



APRIL 2009 NEWSLETTER

www.marinahills.org

COMMUNITY NEWSLETTER

Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, Irvine, CA 92606

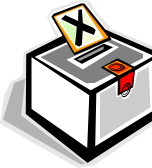


KEYFOB REMINDER

We would like to remind all homeowners that Management has no control and/or records of tenants of homeowners when they move in/out. If you are renting out your unit to a tenant, please notify Management when your tenants move out so we can deactivate their keyfobs. Recently, we caught someone who used to rent a house in Marina Hills, using their former homeowner's keyfob to gain access to the tennis courts. Thank you for your cooperation in keeping the amenities at Marina Hills so they are used for residents and their guests only!

ANNUAL ELECTION OF DISTRICT DELEGATES COMING

The Annual District Delegate Elections for Marina Hills Master Planned Community Association will be held in June 2009. The purpose of this election will be to elect one member for each District to serve as the Delegate. If you are interested in serving as a District Delegate, please complete the candidacy application included in this newsletter and return it to Management by April 15, 2009. The District Delegate should attend the monthly Board of Directors meetings, which are held on the 2nd Wednesday of every month at the Marina Hills clubhouse and begins at 6:00 P.M. Each District Delegate is provided with a detailed agenda of information prepared for the Board members prior to the Board meeting. During the General Session meeting, roll call is taken by the Board President to determine which Delegates are present. The Delegate is responsible for reporting any issues or concerns within his/her District to the Board of Directors. If the Delegate does not have any information to share with the Board or those in attendance at the meeting, the District Delegate simply needs to state upon the calling of his/her name "no report."



MAINTENANCE ON HOMES

With the warm weather approaching, take a look at your house to see what improvements need to be made, including painting, landscaping, etc. Just remember that you need to submit for architectural approval for any exterior improvements can begin. Thank you!

MARINA HILLS AQUATICS – SWIM TEAM & SWIM LESSONS

Barracuda Aquatics is excited to be back at Marina Hills. We will be offering swim lessons and a great swim team program this season. You may contact us by phone at 949-496-7665 or e-mail us at barracuda-aquatics@cox.net. Our website is barracuda-aquatics.com. All forms may be downloaded from our website or picked up at on site at the Recreation Office at 31461 Parc Vista West.

Summer Swim Team will begin June 22nd and end the first week in August. The Marina Hills Marlins will be competing with Big Canyon Barracudas, Crystal Cove Dorados, Newport Ridge North Stingrays and the One Ford Road Flying Fish. We will have a parent meeting on April 25th at the Marina Hills pool from 9:00-10:00am. Registration is limited to Marina Hills' residents only. Children must be between ages 4 to 16 yrs as of June 23, 2009. Swimmers must be able to complete one length (25 yds) by of the pool without a kickboard. Swim team will cost \$325.00.

Practice Times are:

4:00-4:45 p.m.	6 yrs and under
4:45-5:30 p.m.	7 – 8 yrs
5:30-6:15 p.m.	9 – 16 yrs



Spring Swim Team will be offered Tuesdays and Thursdays if there is enough interest. Contact us if interested.

Swim Lessons will be offered during the Spring and Summer. Lessons are available Monday & Wednesday or Tuesday & Thursday. Both private and semi-private lessons will be available. See the website for sessions, times and fees.

BOARD OF DIRECTORS:

President: Loretta Pierce
Vice-President: Chuck Johnston
Secretary: Vito Ferrante
Treasurer: Jeff Taylor
Member-at-Large: Jim Sabatello

NEXT BOARD MEETING:

Wednesday, April 8, 2009
6:00 P.M. in the Marina Hills Clubhouse. All homeowners are welcome to attend.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Kim Hockings
Phone: 949-838-3250
Emergency After Hours:
949-833-2600
Fax: 949-833-0919
E-mail:
khockings@keystonepacific.com

COMMON AREA ISSUES:

Valerie Vu
Phone: 949-838-3246
E-mail:vvu@keystonepacific.com

BILLING

QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:
Phone: 949-833-2600
accounting@keystonepacific.com

RECREATIONAL CENTER:

31461 Parc Vista West
Laguna Niguel, CA 92677
(949) 495-3150
Fax (949) 495-2621
Recreational Center Operating Hours:
Monday-9:00 a.m.-12:00 p.m.
Tuesday-1:00 p.m.-4:00 p.m.
Wednesday-11:00 a.m.-2:00 p.m.
Thursday-12:30 p.m.-3:30 p.m.
Friday-9:00 a.m.-12:00 p.m.

SUB ASSOCIATIONS

Siena Association: Classic Property Management (949) 716-3998
Chandon Association: Transpacific Management Services (949) 248-2822
Encore Association: Accell Property Management, Inc. (949) 851-9785

FEBRUARY 11, 2009 BOARD MEETING RECAP

- ◇ Board approved the minutes taken by Management from the January 14, 2009 General Session Board Meeting and the Architectural Report from 12/10/08-1/8/09.
- ◇ Board approved the December 31, 2008 financial statement as submitted by Keystone Pacific Property Management, Inc.
- ◇ Board approved to allow Jeff Russell from Merrill Lynch to roll over the operating CD that matures on 2/27/09 for a term of 3 or 6 months at the highest interest rate possible, roll over the 3 reserve CDs that are maturing in March all in the amount of \$95,000.00, for the same terms at the highest interest rates possible in order to keep the CDs staggered and open one additional operating CD in the amount of \$50,000.00.
- ◇ Board approved to place liens on the following delinquent accounts: APN #933-27-067 that has a balance of \$399.21, APN #933-27-120 that has a balance of \$399.21, APN #933-27-198 that has a balance of \$388.66 and APN #653-431-31 that has a balance of \$388.42.
- ◇ Board approved the new proposal from Aqua Pure to empty all trash cans and fill the doggie walk dispensers at a substantial reduced monthly rate of \$382.50.
- ◇ Board approved to have the Vista Paint representative that put together the current paint color boards contact and work with Greg Gill, an Architectural Committee member, to come up with 15 additional new paint pre-approved color schemes so the homeowners have more to choose from. The Architectural Committee and Board will review them prior to the Board adopting the additional pre-approved paint color schemes.
- ◇ Board tabled the site wide proposals to repair perimeter stucco block walls so Management can obtain the pending third proposal. The Board will then review all three proposals at their March 11, 2009 meeting.
- ◇ Board approved to have Management enforce the current rule that states, "No indoor or outdoor furniture such as tables, chairs, lounge chairs, may be stored in the front yard when not in use."
- ◇ Board approved the proposal from Barracuda Aquatics to provide pool monitoring for the Association for a cost of \$22,806.00 subject to President, Loretta Pierce's approval. The Board also approved Barracuda Aquatics to provide swim lessons and a swim team for the residents.
- ◇ Board tabled considering turning off the pool heat during the winter months and will obtain more definite numbers from Aqua Pure on how much the Association could save on gas, chemicals and supplies.
- ◇ Board formed a mailbox committee and appointed a homeowner as chairman of the committee. The Board approve will approve a charter for the mailbox committee at their March meeting.
- ◇ Board denied a request from the tennis committee to install awnings on the tennis courts because the Association does not have the funds and is looking for ways to cut costs due to the economy at this time.
- ◇ Board denied a homeowner's request to install additional trash cans along Marina Hills Drive to replace the ones that were removed. Management explained to the homeowner that she needs to contact the City of Laguna Niguel because the trash cans that were removed belonged to the City.
- ◇ Board tabled a proposal to clean the furniture in the clubhouse so Management can obtain an additional bid for the Board to review.
- ◇ Board denied a homeowner request to split the cost to replace the section of wrought iron that has rusted out between him and his neighbor as this is a neighbor to neighbor issue.
- ◇ Board tabled approving a proposal from So Cal Coatings to repair 6 sections of cobblestones on the medians along Marina Hills Drive so Management can obtain a cost from Villa Park Landscape to remove the tree roots and install root barriers if necessary so the cobblestones won't lift in the future. The Board will review the proposals from Villa Park Landscape and So Cal Coatings at the same time. The Board will also secure a cost to replace the cobblestones with pavers as they would be easier to replace if necessary in the future.

PLAYING IN COMMON AREAS IS OFF LIMITS

It has been brought to our attention that children are playing in common areas and trampling the plant material and breaking sprinkler heads. Not only does Association property become damaged and expensive to repair but children playing in these common areas could possibly get hurt and we would hate to see that happen. We would appreciate it if parents would speak to their children and remind them that the common areas in the community are not playgrounds and are off limits.

CLEANING/HOSING OF TENNIS COURTS

The tennis courts are closed, cleaned and hosed down by the Association's janitorial company during the following days/times so please make a note of it so you don't schedule time on these courts during the times below:

Mondays: Courts #1, 2, & 3 from 11:00 A.M. - 2:00 P.M.

Wednesdays: Courts #4, 5 & 6 from 11:00 A.M. - 2:00 P.M.



We appreciate your patience while the courts are being cleaned. The courts dry by themselves and should be dry by 2:00 P.M. on the days above.

STEVE DE VRE'S 19TH ANNUAL MARINA HILLS GARAGE SALE



Register now for the 21st Annual Marina Hills Garage Sale sponsored by Steve DeVre, Laguna County Real Estate, Inc. on April 18, 2009 from 8am until? Call us at 949-495-2092, e-mail to stevdevre@cox.net or register on our website at www.stevdevre.com. Please be sure to include your address. We will provide signs and advertising in the Weekender of the Pennysaver. We look forward to meeting you and happy selling!



YOUR REPRESENTATIVES

SUB ASSOCIATIONS:

CHANDON

President	Larry Buss
Vice President	Kelly Franklin
Secretary	Janene McGrail
Treasurer	Pat Kassam
Member-at-Large	Dale Lemmon

ENCORE

President	Morris Passwater
Vice President	Vacant
Secretary	Karen Gartner
Treasurer	Arlene Woods
Member-at-Large	Lisa Schnell

SIENA

President	Carol Regan
Vice President	Frank Tota
Secretary/Treasurer	Phil Schreiber & Janice Dalrymple
Member-at-Large	Cathy Subar

DISTRICT DELEGATES:

Amarante:	Gaby Buscher	949-281-7399
Bel Fiore:	George Webster	949-495-9541
Cabo Del Mar:	Carol Albert	949-388-7655
Chandon:	Larry Buss	949-495-0746
Encore:	Morris Passwater	949-495-4632
Heights:	Hector Rodriguez	949-429-3199
Monaco:	Harvey Holden	949-363-5658
Palacio:	Rick Butler	949-495-0858
Siena:	Calvin Stewart	949-363-0527
Terracina:	Manny Piceno	949-285-0216
Vistara:	Andrew Kienle	949-363-7331

APRIL IMPORTANT DATES

8	Marina Hills Board Meeting	6:00 PM
10	Good Friday (Keystone/Clubhouse)	CLOSED
13	Siena Board Meeting	4:00 PM
13	Tennis Committee Meeting	6:00 PM
15	Chandon Board Meeting	6:00 PM
16	Encore Board Meeting	6:00 PM
29	Bunco	9:30 AM
29	Architectural Committee Meeting	7:00 PM



Keystone Pacific & Clubhouse Office Closed in Observance of Good Friday - Friday, April 10th

For after-hours association maintenance issues, please call 949- 833-2600 to be connected with the emergency service line.

