



MAY 2009 NEWSLETTER

www.marinahills.org

COMMUNITY NEWSLETTER

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

MARINA HILLS AQUATICS – SWIM TEAM & SWIM LESSONS

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

Spring Swim Team will be offered Tuesdays and Thursdays May 26th—June 18th if there is enough interest. Contact us if interested.

Summer Swim Team will begin June 22nd Mondays—Thursdays until 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. 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 (25yds) by of the pool without a kickboard. Swim team will cost \$325.00.

Practice Times for Summer Swim Team:		Practice Times for Summer Swim Team:	
4:30-5:15 p.m.	5-7 yrs	4:00-4:45 p.m.	Under 6 yrs
5:15-6:00 p.m.	7-16 yrs	4:45-5:30 p.m.	6-8 yrs
		5:30-6:15 p.m.	9-16 yrs

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.



PROPOSED CHANGE TO RULES/REGULATIONS REGARDING PATIO FURNITURE

At the April meeting, the Board discussed revising the section in the Rules/Regulations regarding patio furniture in front yards. Currently, under **OUTSIDE INSTALLATIONS/STORAGE**, item 7 states, "No indoor or outdoor furniture such as tables, chairs, lounge chairs, may be stored in the front yard when not in use." **The Board is considering removal of this item from this section of the Rules/Regulations and revise page 2 by adding a 4th bullet point in bold as shown below. This way Management would have to receive 3 written complaints from 3 different homeowners or 1 written complaint with written verification from a District Delegate before a violation notice could be sent to a homeowner regarding patio furniture in front yards.** Homeowners have 30 days to comment on this proposed change to the Rules/Regulations. If you have any comments, please email Management at khockings@keystonepacific.com or send them in writing to Management at 16845 Von Karman, Suite 200, Irvine, Ca. 92606. The Board will take all comments into consideration before making a final decision at their June meeting.

Three written complaints or one written complaint with written verification from a District Delegate shall be required for the following violations:

- Animal Issues
- Parking Violations – Failure to utilize garage & driveway for vehicle parking
- Garage Door remaining open for extended period of time
- **Indoor and Outdoor patio furniture in front yards when not in use**

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, May 13, 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.

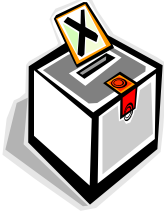
SUB ASSOCIATIONS

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

MARCH 11, 2009 BOARD MEETING RECAP

- * Board approved the minutes taken by Management from the February 11, 2009 General Session Board Meeting and the Architectural Report from 1/10/09-2/10/09.
- * Board approved the January 31, 2009 financial statement as submitted by Keystone Pacific Property Management, Inc.
- * Board approved to allow Jeff Russell from Merrill Lynch to roll over the 4 reserve CDs that mature in March each 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 lien on the following accounts: APN #933-27-152 that has a balance of \$521.21, APN #653-601-10 that has a balance of \$399.21 and APN #933-27-198 that has a balance of \$863.63.
- * Board approved the draft audit prepared by Robert A. Owens, C.P.A. for the year ended December 31, 2008.
- * Board approved the 3 proposals from Villa Park Landscape to remove 3 Acacia trees and install plant material on the side and towards the back of 2 Via Vetti for a cost of \$1,792.50, remove 1 large Cypress tree that is a volunteer behind 95 Siena for a cost of \$425.00 and remove 3 Pine trees that are leaning on the turf area along Marina Hills Drive between Parc Vista East corner to St. Germain for a cost of \$525.00, totaling \$2,742.50.
- * Board approved the proposal from Villa Park Landscape to replace the dead Myroporum that was recently removed from the slope along Valle Vista across from Turano, Milos, Amarante and at the corner of Sorbonne/Coursan to Valle Vista for a cost of \$8,455.50.
- * Board approved the draft mailbox committee charter subject to revising item #4 so it states, “Appointment of Chairman: The Board of Directors shall collectively appoint one member to serve as Chairman of the MHMC. The Chairman shall be appointed for a term of 90 days and a report is to be submitted by the chairman to the Board of Directors within 90 days.”
- * Board tabled adding new pre-approved paint color schemes in order for Greg Gill from the Architectural Committee to be able to search out designers that he would like to work with regarding updating the pre-approved paint color schemes and have a designer submit a proposal to Management for their services and for Board review.
- * Board tabled the proposals for site wide perimeter stucco block wall repairs so the specific scope of work from So Cal Coatings for the major stucco block wall repairs can be reviewed architect/engineer, Grant Davis.
- * Board approved the proposal from Aqua Pure to clean the furniture inside the clubhouse for a cost of \$650.00.
- * Board approved the proposal from So Cal Coatings to repair 10 sections of cobblestones on the medians along Marina Hills Drive for a cost of \$5,970.00 and approve the proposal from Villa Park Landscape to remove the tree roots and install root barriers in 8 locations for a cost of \$4,500.00 for a total cost of \$10,470.00.
- * Board tabled discussion of allowing vendors to sell crafts inside the clubhouse during the 4th of July carnival this year.
- * Board denied a request from a homeowner for the Association to clean the gutters on the house because it is the homeowner’s maintenance responsibility to clean out the gutters and all homeowners have the same problem with leaves/pine needles dropping into their gutters.
- * Board approved to have Management contact two homeowners regarding their paint applications and explain that although they are only submitting to paint a portion of their homes such as the garage doors or painting the stucco and trim to match the existing color, they still need to submit paint chips with their applications so they can be reviewed by the Architectural Committee.
- * Board decided to allow Greg Gill to discuss painting of front doors, garage doors, etc. with the designer when he meets with him/her to come up ideas of what would look good in the community and share those ideas with the Board.
- * Board decided to allow Jeff Taylor to contact the company that he is familiar with regarding the possibility of installing solar panels at the pool and report back to the Board.
- * Board decided to send out a separate ballot to be included in with the Annual Election of the Board of Directors ballot in August for the homeowners to vote on revising the governing documents so the District Delegates no longer need to hold elections in order to be elected to their positions. If approved by the homeowners, their status will be re-classified as volunteers, without the need of an election, thus saving the Association thousands of dollars in unnecessary election expense each year.

ANNUAL ELECTION OF DISTRICT DELEGATES



The Annual District Delegate Elections for Marina Hills Master Planned Community Association will be held on June 23, 2009. The purpose of these elections is to elect one member for each District to serve as a Delegate. If you are interested in serving as a District Delegate, please contact Management for a candidacy application. We would like to have a homeowner represent every District so your voices can be heard. We are specifically searching for a homeowner in Monaco to come forward and place their name on the ballot for their District because the current delegate will not be re-running. If you aren't sure what District you live in, please contact Management for clarification. Thanks!

ANNUAL ELECTION OF THE BOARD OF DIRECTORS

The Annual Election of the Board of Directors will take place on August 25, 2009. There will be three positions available, each for a term of two years. The Board meets on a monthly basis on the second Wednesday of every month and discusses community issues. If you are interested in running for the Board, please fill out the attached candidacy application and return it to Management by June 20, 2009.

4TH OF JULY CARNIVAL

SATURDAY, JULY 4, 2009 — 11:00 A.M. TO 3:00 P.M.

It's never too early to mark your calendar! Look for more details in the upcoming June/July newsletters. Summer is right around the corner and the 4th of July carnival will be here before you know it!

PRIMETIMERS

Primetimers is Marina Hills' friendly 55+ group which meets on the third Thursday every other month. Our next get together will be on May 19th at 6:00 P.M. We would love to see all of you there. Please make reservations with either Ginny and Dan Mulhern at 363-1592 or Margo and Ted Litwiller at 495-0164. Let us know if you will be bringing an appetizer, salad or desert. Look forward to seeing you there!

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

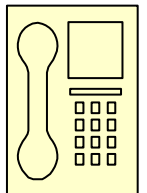
MAY IMPORTANT DATES

10	Mother's Day	
11	Siena Board Meeting	4:00 PM
11	Tennis Committee Meeting	7:00 PM
13	Marina Hills Board Meeting	6:00 PM
19	Primetimers	6:00 PM
20	Chandon Board Meeting	6:00 PM
21	Encore Board Meeting	6:00 PM
25	Memorial Day	Clubhouse Office Closed
27	Bunco	9:30 AM
27	Architectural Committee Meeting	7:00 PM



Keystone Pacific & Clubhouse Office Closed in Observance of Memorial Day - Monday, May 25th

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



<p>POLICY-EFFECTIVE WITH THE SEPTEMBER 1993 ISSUE: ITEMS for sale ads limited to 3 lines & remain at no cost to MH residents. Services for sale ads will be limited to 4 lines and cost \$10/issue. Only one monthly ad per household will be permitted. Newsletter ads must be received by the 10th. Advertisers may pay up to six months in advance. Quantity discounts are not offered. All advertisements are from residents of MH and are not endorsed by the Marina Hills Planned Community Association.</p>	<p>Steve Devre, Real Estate Broker, L.C.R.E. Office 495-2092 Cell 533-4010- selling Marina Hills homes for more than 20 years-call today for free M.H. updates and great service</p>	<p>Arrowhead Lake-Front Condo available for vacation/weekend rental - sleeps 6 - 8. Call Dave Hall (714)998-9191</p>
<p>Monika Scott Altera Realtor/Notary. As MH resident, value of our homes & services & integrity is my commitment. Thank you for all referrals 363-9848 or monika@monikascott.com.</p>	<p>COAST RESTORATION INC. specializing in general repair & improvements of MH Homes. Fare & reasonable. Your MH neighbors for over 15yrs. Contact Pat or Patti @ 246-6715, 363-8236 or pkane84@cox.net to schedule a free in home estimate.</p>	<p>Antique bedroom furniture set from the 1930's. Dresser w/mirror, armoire, vanity w/mirror, full size bed head & foot boards. \$2,000. 249-0102.</p>
<p>Large Big Bear Cabin; weekend rental Pool table, spa & walk to Bear Mountain. Christine Beilby 949-363-1899</p>	<p>Palm Springs/La Quinta Rental: 2 BR and 2 BH single story in Trilogy. Furnished with private pool/hot tub, full spa, gym, golf, tennis cafe. Renting \$1500/week. Contact Brian at brianfischer@cox.net or call 949-422-5113.</p>	<p>Elliptical \$545, Folding Treadmill \$625 Fitness Cycle \$315 For Sale!! Last years model. Never used, mfg warranty, Blade Z: brand, 1/2 of original price Diane 230-4116</p>
<p>Baker/wine iron rack -\$175, patio table/4chairs- \$70, 2 concrete bench tops-\$18 each, 949-429-6765</p>	<p>SEMI-PERMANENT LIP COLOR. LipSense is SmearProof, SmudgeProof & WaterProof. Packed w/Botanicals. Call for a FREE DEMO Allyson Musick (949) 248-5319</p>	<p>Re-entering the workforce? Recent college graduate? Laid-off executive? Since 1987, we have helped job-seekers move on to rewarding new careers. Paul Bridgeman, (949) 363-8408.</p>
<p>Violin for sale. Girls 7 foot surf board call 949-683-3669.</p>	<p>PIANO LESSONS: Creative approach for children or adults: focus on tone, rhythm, technique, musicality & theory. Group piano lessons available to children 3-5 years old. Lessons taught by a dedicated teacher. Call Miss Sophi 429-5702.</p>	<p>West Coast Plg.-Kitchen & Bath Remodel, Service & Repair Lic #796189 call 388-7197</p>
<p>Sea Ray, 44ft, 1991 ,2 st. rooms, new electronics, sat TV, 2 diesel eng. Condo on water, walk to rest, party, dinghy incl. \$105k. or best offer. Call Lloyd 949-350-8023.</p>	<p>Is this time of yr. presenting a stressful time for you or your family? I do counseling w/ individuals, couples & family. My office is nearby in Dana Point. call me at 949-740-4900 or visit my Webpage at www.psychekeeper.com</p>	<p>Compassionate, dependable ELDER CARE. Leisure Care Home Care Agency will provide English-speaking, reliable caregivers family business for 20 yrs. We're here to meet your needs 949-363-7401</p>
<p>Looking to get away? Rancho La Quinta vacation home - beautiful 3 BR, 3.5 baths, private pool/spa located on golf course. Call Mark Williams 949-456-9577 or Visit www.vrbo.com/140936 for details.</p>	<p>As a Marina Hills resident for the past 20 years and a Real Estate Professional for 21 years, it would give me great pleasure to represent you for all your real estate needs. Mark Lucy Realtor call 547-6661 HomeVest Realty or marklucy@cox.net</p>	<p>PROFESSIONAL DESIGN SERVICES hardscape, landscape & special features. COMPETITIVE FEES by Marina Hills Resident. Don Cantacessi, Landscape Architect. CALL 949 - 495 - 5746 for FREE SITE REVIEW.</p>
<p>2 dusty rose upholstered swivel rockers, 30"H, 36" D, 31"W, \$100 ea. 1 med-blue print love seat, 30" H, 58" L, 36"D, \$150. All pieces in immaculate condition. Michelle, (949) 218-0007.</p>	<p>FOR SALE: HP Officejet Pro L7680 All-in-One Printer including new ink cartridges, manual and starter CD's. \$480.00 value for \$175.00. 949-933-4626</p>	<p>Sun Valley Idaho - winter/summer. Very nice 2br/2ba mobile home 3mi S. of Ketchum/ski lifts. Mtn views, open space - on bike path. Walk to Fly Fishing. \$100/night. David 949-290-8420 www.agiftingservice.com/sunvalley.html.</p>
<p>Poipu Beach, HI, 2 bdrm OV, for rent over July 4 June 28 - July 5, 2009, sleeps 6/8. \$2900/week. Marriott's Waiohai, call Anthony at 949 388 1812</p>	<p>Judy Field, Coldwell Banker Realtor. Listing Specialist, 17 yrs. MH resident. Unwavering commitment to integrity, knowledge & service. 949-246-4090 or judy@judyfield.com</p>	<p>Three sets of children's golf clubs w/ bag. one bag of legos 949-300-3329 or 949-831-5434 dmdevlin@cox.net</p>
<p>You can now earn 7.75% annual return on your money contact Thomas J. Calva a licensed R.E. Broker for more details office 949-951-5200 cell 951-255-7477</p>	<p>Mobile Chiropractic Services, receive the chiropractic care you need in the privacy of your own home. Dr. Cary Finale 949-302-6806</p>	<p>Macintosh, iPhone & iPod Service & Repair, training & upgrades, OS X, data recovery, secure wireless home networking, run several computers on single cable/DSL connection, 20+ yrs. experience, call Hans at MacUpgrade Specialist 234-1870</p>
<p>Need a reliable contractor call Bonin Construction Custom remodels, design & everything else! License #892251, call: Ryan Geary 949-456-0362 or Ben Bonin 949-547-0672</p>		<p>Health Insurance/Free Quotes-Rosanne Chiarello/ Donald Kelly 949-584-4812 www.healthyamericansonline.com</p>