



JUNE 2009 NEWSLETTER

www.marinahills.org

COMMUNITY NEWSLETTER

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

20TH ANNUAL MARINA HILLS 4TH OF JULY CARNIVAL

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

Marina Hills' residents and their families are cordially invited to join in the festivities. This annual event just keeps getting better and better every summer! You won't want to miss this event! Attached is your FREE rides/games coupon. ENJOY!



**CLIP & SAVE
GOOD FOR
20 RIDE TICKETS**



ELECTION OF DISTRICT DELEGATES

The Annual Delegate Elections for Marina Hills Master Planned Community Association will be held on June 23, 2009 at 6:00 P.M. in the clubhouse. The purpose of this election is to elect one member for each District to serve as a Delegate. We received interested candidates for every district except Monaco. If you live in the Monaco district and would like to run for your District Delegate, please contact Management. We would like to give a BIG thank you to the current District Delegates that have served as delegates over the years who have decided to re-run.

NOISE REMINDER

With the weather warming up, more homeowners are spending time outdoors and in their backyards. We understand that homeowners like to play music while poolside or doing chores in their backyards, etc. but as a common courtesy, please keep the music low so as to not disturb your surrounding neighbors, as sound does carry. Thank you for your cooperation!

SWIM TEAM SIGNS

Barracuda Aquatics has been installing swim team signs in the grass common areas but someone has been removing these signs. In order to advertise for the Marina Hills swim team, we have allowed Barracuda Aquatics to hang these swim team signs on the palm trees in the community. We are hoping that whoever is removing these signs, stops doing this. Please keep in mind that no one should be removing these signs as they are Association property. If you see anyone removing these signs, please let Management know. Thank you!

SUGGESTIONS FOR REMOVING OIL STAINS FROM ASPHALT DRIVEWAYS

Remove the Excess

To remove an oil stain, first remove the oil puddle, if there is one. Cover the area with kitty litter and let it sit for about 10 minutes. Use a stick to stir the kitty litter around to allow it to absorb more oil. When the kitty litter has absorbed as much oil as possible, sweep up the litter and dispose of it.

Stain Removal Options

One way to remove the oil stain is to use a cleaner that breaks up oil, such as Greased Lightening. Apply the cleaner, let it sit, and then scrub with a brush and hot water. You could also use a powdered laundry

detergent with water to form a paste, and then scrub as before. Once you have cleaned the stain, use a hose to wash the soap away.

Another Option

If you don't feel like experimenting with detergents and cleaners, there is another way to remove an oil stain. Use an asphalt oil stain remover to do most of the work for you. You can find these products in hardware stores and sometimes in auto supply stores.



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, June 10, 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

APRIL 8, 2009 BOARD MEETING RECAP

- . Board approved to ratify the action taken and approve the minutes taken by Management from the March 11, 2009 General Session Board Meeting and the Architectural Report from 2/10/09-3/10/09.
- . Board accepted the February 28, 2009 financial statement as submitted by Keystone Pacific Property Management, Inc.
- . Board approved to allow Jeff Russell from Merrill Lynch to roll over the reserve CD that matures on 4/24/09 in the amount of \$95,000.00 for the same term at the highest interest rate possible in order to keep the CDs staggered.
- . Board approved to place liens on the following delinquent accounts: account APN #653-251-14 that has a balance of \$379.21, account APN #933-27-126 that has a balance of \$399.21, account APN #933-27-147 that has a balance of \$1,008.46 and account APN #653-531-08 that has a balance of \$301.49.
- . Board approved the proposal from Villa Park Landscape for the items from the March landscape drive for a cost of \$2,127.50.
- . Board approved the proposal from Villa Park Landscape to remove and replace the dead Myroporum and shrubs on the corner of Marina Hills Drive/Tropea for a cost of \$13,907.50 as part of the ongoing common area renovation project.
- . Board approved to hold the Annual Election of the District Delegate on Tuesday, June 23, 2009, set the residency ownership date as of May 8, 2009 and to appoint one or three residents or appoint Management as the inspector of election/ballot custodian.
- . Board approved to hold the Annual Election of the Board of Directors on Tuesday, August 25, 2009, to appoint Chuck Johnston, as the chairperson, and Jeff Taylor to the nominating committee, set the residency ownership date as of July 9, 2009 and to appoint one or three residents or appoint Management as the inspector of election/ballot custodian.
- . Board requested Management to ask ARS if they will match RDA's price of \$1,225.00 to update the Association's reserve study without a site inspection. If not, the Board approved ARS to prepare the reserve study for a cost not to exceed \$1,300.00 or have RDA prepare the reserve study for \$1,225.00.
- . Board tabled discussion on new pre-approved paint color schemes so Greg Gill from the Architectural Committee could search out designers that he would like to work with regarding updating the pre-approved paint color schemes and have a designer forward a proposal to Management for their services that can be reviewed by the Board.
- . Board approved proposals from So Cal Coatings for minor site wide stucco block wall repairs for a cost of \$18,252.00, medium site wide stucco block wall repairs for a cost of \$59,680.00 and major site wide stucco block wall repairs for a cost of \$18,000.00 totaling \$95,932.00. The balance of the perimeter reserve line item to pay for these expenditures is \$1,113,047.06 as of 3/31/09.
- . Board approved a proposal from So Cal Coatings to perform general maintenance as needed for the Association, including wood repairs, stucco repairs, painting, concrete repairs, broken roof tiles, replacing mailboxes, cleaning out rain gutters, clean up and misc. repairs for \$42.00 per hour per man.
- . Board tabled discussion for changing the Board meeting date until the May meeting so the entire Board and discuss and make a decision.
- . Board requested that Management send a homeowner a letter thanking him for forwarding his comments/recommendations to the Board.
- . Board denied the request from e-Recycling of California to have an electronic waste collection event at Marina Hills.
- . Board decided not to allow vendors to sell crafts inside the clubhouse during the 4th of July carnival this year.
- . Board tabled discussion on the possibility of installing solar panels at the pool until the May meeting so Jeff Taylor can contact a company he is familiar with and report back to the Board.
- . Board decided to table discussion on amending the governing documents until the May meeting when the entire Board is present.
- . Board approved Management to purchase a new coffee pot for the clubhouse.
- . Board requested that Management place an article in the May newsletter giving homeowners 30 days to comment on revising the Rules/Regulations to remove item #7 under **OUTSIDE INSTALLATIONS/STORAGE**, "No indoor or outdoor furniture such as tables, chairs, lounge chairs, may be stored in the front yard when not in use" and add, "Indoor/outdoor furniture seen from the street in the front yard" as bullet point #4 as listed below in **bold**.

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 and **Indoor/outdoor furniture seen from street in the front yard**.

HELP IN GETTING RID OF RABBITS

It is understood that there are only a couple different ways to get rid of rabbits, repellents or live traps. If you are having trouble with rabbits eating the grass in your front or backyards, you can contact Orange County Farm Supply on Chapman in Orange at 714-978-6500 for helpful hints.



WHAT HAPPENS IF YOU DON'T PAY YOUR ASSESSMENTS ON TIME

1. Regular monthly assessments of **\$107.00** are due on the **1st day of each month.**
2. Monthly assessments become **late after the 15th day of each month and are subject to a late charge not exceeding ten percent (10%) of the delinquent assessment or ten dollars (\$10.00).**
3. In accordance with California Civil Code 1366, section (e)(3), the Board of Directors **shall impose interest** on all sums, including the delinquent assessment, reasonable costs of collection, and late charges, at a rate **not to exceed twelve percent (12%) per annum, commencing 30 days after the assessment becomes due, unless the declaration specifies a rate of a lesser amount.**
4. When any assessment remains **unpaid forty-five (45) days past its due date**, the Association, through its Management Company, shall mail a Pre-Lien Notification to the owner as required by Civil Code Section 1367.1 (a) by certified and first class mail, to the owner's mailing address of record advising you of the delinquent status of the account, impending collection action and the owner's right to request that the Association participate in the "meet and confer" program or in some form of internal dispute resolution process ("IDR"). The owner will be **charged a fee of \$45.00 for the pre-lien notification, which shall be charged to the delinquent member's account.**
5. **Within fifteen (15) days from the date of the postmark of the Pre-Lien Notification, a delinquent owner may submit a written request to the Association to meet with the Board to discuss a payment plan for the amount set forth**

in the Pre-Lien Notification letter. The Board shall meet with the delinquent homeowner in executive session within forty-five (45) days of the date of the postmark of the written request. Each request is handled on a case-by-case basis. The Board is under no obligation to grant payment plan requests. Payment plans shall not interfere with the Association's ability to record a lien on an owner's separate interest to secure payment for the owner's delinquent assessments. If the Board authorized a payment plan, it may incorporate payment of ongoing assessments that accrue during the payment plan period. If a payment plan is approved, additional late fees from the homeowner will not accrue while the owner remains current under the terms of the payment plan. If the owner breaches an approved payment plan, the Association may resume its collection action from the time the payment plan was approved.

6. If an owner fails to pay the amounts set forth in the Pre-Lien notification and fails to request IDR within thirty (30) days of the date of the Pre-Lien notification, the Board shall decide, by majority vote in an open meeting, whether to record a Notice of Delinquent Assessment (Lien) for the amount of any delinquent assessments, late charges, interest and/or costs of collection. This lien shall be recorded in the office of the County Recorder and mailed to the delinquent member. A fee not exceeding \$100.00 for lien processing work, and a fee not exceeding \$150.00 for preparation and mailing said Notice of Delinquent Assessment by the Agent, Trustee or Attorney employed by the Association, shall be charged to the delinquent member's account.

The lien may be enforced in any manner permitted by law, including without limitation, a small claims judgment, judicial or non-judicial foreclosure. No charge shall be made to release

the Association's Lien upon full reinstatement of the delinquent member's account.

7. The decision to foreclose on a lien must be made by a majority of the Board of Directors in an Executive Session meeting and the Board of Directors must record their votes in the minutes of the next open meeting of the Board. The Board must maintain the confidentiality of the delinquent owner(s) by identifying the matter in the minutes by only the parcel number of the owner's property. Prior to initiating any foreclosure sale on a recorded lien, the Association shall offer delinquent homeowners the option of participating in IDR or Alternative Dispute Resolution ("ADR")

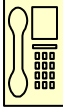

8. After thirty (30) days from recording the Notice of Delinquent Assessment, the Association may turn the members account over to the Association's Attorney or Trustee to enforce the lien by proceeding with judicial or non-judicial foreclosure sale when either (a) the delinquent assessment amount totals One Thousand, Eight Hundred Dollars (\$1,800.00) or more, excluding accelerated assessments and specified late charges and fees or (b) the assessments are delinquent for more that twelve (12) months. However, if the amount of the delinquent regular or special assessments is less than One Thousand, Eight Hundred Dollars (\$1,800.00) or less than twelve (12) months, the Board may decide to take a small claims court action. The Association is authorized under California law to charge the owner reasonable costs of collection for any action utilized.

JUNE IMPORTANT DATES

8	Siena Board Mtg.	4:00 PM	23	District Delegate Elections	6:00 PM
8	Tennis Committee Mtg.	7:00 PM	24	Bunco	9:30 AM
10	Marina Hills Board Mtg.	6:00 PM	24	Architectural Mtg.	7:00 PM
17	Chandon Board Mtg.	6:00 PM			
18	Encore Board Mtg.	6:00 PM			



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

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: Frank Tota
- Vice President: Carol Regan
- Treasurer: Gary Miller
- Secretary: Cathy Subar
- Member-at-Large: Arlene Goldberg




YOUR REPRESENTATIVES

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



<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, and full size head & foot boards.\$1000.00. Good Condition 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>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>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>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>PERSONAL TRAINING: “No Nonsense” training w/ your best interests first. Help w/ weight loss & improvements in energy, strength, conditioning & stamina. Theresa Mays 495-3827 or theresamays@cox.net</p>	<p>West Coast Plg.-Kitchen & Bath Remodel, Service & Repair Lic #796189 call 388-7197</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>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>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>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>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>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>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>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>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>SAS Interior Design. Simplify, beautiful & add style to your home. Let us help you “pull your rooms together.” Stephanie Stahl 584-8120. Allied Member ASID.</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>Health Insurance/Free Quotes-Rosanne Chiarello/ Donald Kelly 949-584-4812 www.healthyamericanonline.com</p>

<p>MARINA HILLS AQUATICS – SWIM TEAM & SWIM LESSONS</p> <p>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.</p> <p>Spring Swim Team will be offered Tuesdays and Thursdays May 26th—June 18th if there is enough interest. Contact us if interested.</p> <p>Summer Swim Team will begin June 22nd Mondays—Thursdays until end the first week in</p>		<p>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.</p> <p>Practice Times for Summer Swim Team:</p> <p>4:30-5:15 p.m. 5-7 yrs</p> <p>5:15-6:00 p.m. 7-16 yrs</p> <p>Practice Times for Summer Swim Team:</p> <p>4:00-4:45 p.m. Under 6 yrs</p>	<table border="0"> <tr> <td>4:45-5:30 p.m.</td> <td>6-8 yrs</td> </tr> <tr> <td>5:30-6:15 p.m.</td> <td>9-16 yrs</td> </tr> </table> <p>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.</p> <p>It's not too late to join Spring Swim Team and Summer Swim Team! Spring workouts will be prorated. Lessons have started and are going well. Contact us at barracuda-aquatics@cox.net for forms or additional information.</p> <p>Go Marlins!!</p> <div style="display: flex; justify-content: space-around;">   </div>	4:45-5:30 p.m.	6-8 yrs	5:30-6:15 p.m.	9-16 yrs
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