



# JULY 2009 NEWSLETTER

www.marinahills.org

## COMMUNITY NEWSLETTER

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

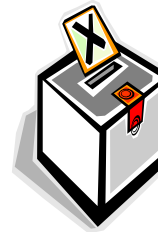


### 4TH OF JULY CARNIVAL

Don't miss the 20<sup>th</sup> Annual 4<sup>th</sup> of July carnival on Saturday, July 4, 2009 from 11:00 A.M. to 3:00 P.M.! All Marina Hills' families are invited to attend the 4<sup>th</sup> of July carnival and join in all the fun! There will be lots of food, rides and activities for all to enjoy! All residents will need to redeem their FREE tickets from the booth near the atrium by the circular drive and your name/address will marked off on a list. Have fun!!!

### ANNUAL MEETING/ELECTION OF THE BOARD OF DIRECTORS

The Annual Meeting/Election of the Board of Directors will be held on August 25, 2009. There will be three (3) positions available on the Board. Please watch for your election package in the mail which will contain a ballot and instructions. Your ballot needs to be returned by secret ballot so when you have filled out your ballot, put it in the white envelope provided and then put the white envelope into the larger yellow. Make sure you write your name, address and sign on the outside, in the upper left hand corner of the yellow envelope so your ballot is valid.



### TENNIS COURT REMINDERS

1. Homeowners need to sign in on the whiteboard with your first and last name and please make sure it is legible.
2. When you are done using the tennis courts, please make sure you clean up after yourself and remove any trash such as water bottles, ball containers, etc.
3. No smoking or animals allowed on tennis courts.
4. If you are interested in joining the tennis committee, please contact Management.

### PROPOSED CHANGES TO TENNIS COURT RULES

At the June meeting, the Board discussed revising Tennis Court Rules #2 & #3 to read as follows:

#2 - "Court time is limited to 90 minutes, from sign-in time, for singles as well as doubles on all courts if there is a waiting list or if other residents/homeowners are waiting for that specific court even if other courts are available. Residents/homeowners waiting for courts must remain outside the court and in the immediate area in order to retain the position in line for court use."

#3 - "Individual practice or use of a ball machine is only allowed for 30 minutes, from sign-in time, if there is a waiting list or if other residents/homeowners are waiting for that specific court even if other courts are available."

Homeowners have 30 days to comment on these proposed change to the Tennis Court Rules. If you have any comments, please email Management at [khockings@keystonepacific.com](mailto: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 August meeting.

#### **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, July 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](mailto:khockings@keystonepacific.com)

##### **COMMON AREA ISSUES:**

Valerie Vu  
Phone: 949-838-3246  
E-mail:[vvu@keystonepacific.com](mailto:vvu@keystonepacific.com)

##### **BILLING**

**QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:**  
Phone: 949-833-2600  
[accounting@keystonepacific.com](mailto:accounting@keystonepacific.com)

##### **RECREATIONAL CENTER:**

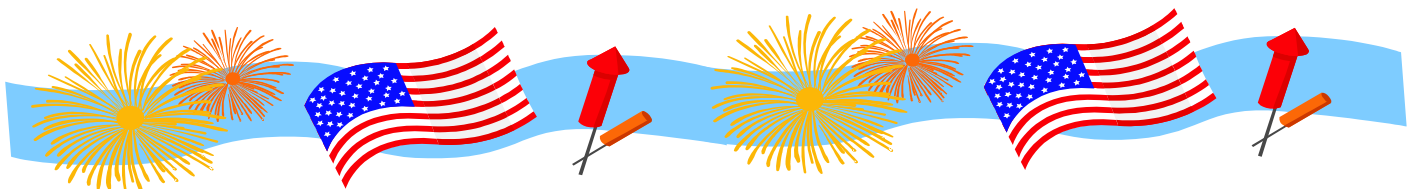
31461 Parc Vista West  
Laguna Niguel, CA 92677  
(949) 495-3150  
Fax (949) 495-2621  
**Recreational Center Operating Hours:**  
Monday-9:00 a.m.-12:00 p.m.  
Tuesday-1:00 p.m.-4:00 p.m.  
Wednesday-11:00 a.m.-2:00 p.m.  
Thursday-12:30 p.m.-3:30 p.m.  
Friday-9:00 a.m.-12:00 p.m.

##### **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

**MAY 13, 2009 BOARD MEETING RECAP**

- ◆ Board approved the minutes taken by Management from the March 11, 2009 General Session Board Meeting and the Architectural Report for the period 3/10/09-4/10/09.
- ◆ Board approved the March 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 operating CD that matures on 5/27/09 in the amount of \$50,000.00 and roll over the reserve CD that matures on 5/13/09 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 an additional reserve CD in the amount of \$95,000.00.
- ◆ Board approved to place a lien on account APN #653-531-22 that has a balance of \$506.21.
- ◆ Board approved a proposal from Villa Park Landscape for the items from the April landscape drive for a cost of \$3,820.50.
- ◆ Board approved a proposal from Villa Park Landscape to remove and replace the dead Myriophorum and install new plant material on the slope on Tropea/Villamoura for a cost of \$8,772.50.
- ◆ Board approved a proposal from Villa Park Landscape to remove and replace the dead plant material behind 191 Chandon for a cost of \$840.00.
- ◆ A majority of the Board approved to renew the Association's insurance policies with LaBarre/Oksnee for an annual premium of \$38,807.00.
- ◆ Board requested that Marsha Wood from Color for Architecture and a representative from Vista Paint and Terry Juhl from Terry Juhl Interiors meet with the Architectural Committee at their May meeting so the committee can meet them so they can explain what services they will provide for the Association to help with pre-approved paint color schemes and flexibility of painting front and garage doors. The Architectural Committee will forward their recommendations to the Board for review.
- ◆ Board decided to not change the monthly Board meeting date and go back to having the financial statements prepared by the modified cash accrual method so the Board can get better real time financial data at their meetings.
- ◆ Board decided to remove the suggestion to heat the pool with solar panels.
- ◆ Board approved a proposal from Villa Park Landscape to replace the irrigation wires that were stolen near Chandon.
- ◆ Board decided that the volunteers working at the 4th of July carnival will wear the same festive vests that they wore last year.
- ◆ Board did not approve the proposal from Aqua Pure to replace the pump at the main fountain on Marina Hills Drive/Parc Vista West. This water feature normally shoots water up in front of the gold monument letters.
- ◆ Board denied a request from a non-homeowner to allow kids to utilize the pool to train for the triathlon camp.
- ◆ Board requested Management to contact the Board President of Chandon and ask that he attend the June meeting so the Board can discuss with him the parking issue regarding Chandon residents parking on Parc Vista East for more than an hour.



**PRIMETIMERS – JULY 21, 2009 DINNER**

Please join us at the Marina Hills Clubhouse for a delightful gathering of neighbors for dinner at 6:00 p.m. Cost is \$5.00 per person. Call Joyce Van Schaack after June 19<sup>th</sup> to coordinate your contribution of appetizer, salad or dessert. (949) 495-4567.

**STOLEN IRRIGATION WIRES**

There are two areas where irrigation wires have been stolen in the community. The first location is on the slope behind Albertson's and between the homes in Chandon and the second location is adjacent to Parc Vista East, across from Agia near Chandon. It cost the Association approximately \$5,000.00 to replace the irrigation wires in these two areas. We need your help! Please keep your eyes open and if you see anyone suspicious that may be working on the slopes in the community on a Saturday, Sunday or at night, please contact the police as the landscaping company does not work during these times. Thank you!

VISIT [www.Marinahills.org](http://www.Marinahills.org)

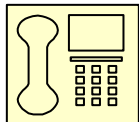
Log onto the community website to:

\*Submit maintenance requests, address changes \*Get the latest community news & updates \*Obtain minutes, newsletters, policies, forms \*Access your account online \*Pay your HOA bill online

Should you have problem logging onto the community website, please call Customer Service at 949-833-2600.

**Keystone Pacific Offices & Clubhouse will be closed in Observance of Independence Day - Friday, July 3rd**

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



**JULY IMPORTANT DATES**

4	Carnival	11AM to 3PM		
8	Marina Hills Board Mtg.	6:00 PM	21	Primetimers 6:00 PM
13	Tennis Committee Mtg.	6:00 PM	29	Bunco 9:30 AM
13	Siena Board Mtg.	4:00 PM	29	Architectural Mtg. 7:00 PM
15	Chandon Board Mtg.	6:00 PM		
16	Encore Board Mtg.	6:00 PM		



**SUB ASSOCIATIONS:**

**CHANDON**

President	Larry Buss
Vice President	Dale Lemmon
Secretary	Janene McGrail
Treasurer	Darlene Carpenter
Member-at-Large	Dave Michel

**ENCORE**

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

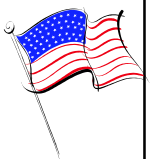
**SIENA**

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><b>POLICY-EFFECTIVE WITH THE SEPTEMBER 1993 ISSUE:</b> ITEMS for sale ads limited to 3 lines &amp; 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 &amp; services &amp; integrity is my commitment. Thank you for all referrals 363-9848 or monika@monikascott.com.</p>	<p>COAST RESTORATION INC. specializing in general repair &amp; improvements of MH Homes. Fare &amp; 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 &amp; foot boards.\$1000.00. Good Condition 249-0102</p>
<p>Large Big Bear Cabin; weekend rental Pool table, spa &amp; 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 <a href="mailto:brianfischer@cox.net">brianfischer@cox.net</a> 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>PERSONAL TRAINING: "No Nonsense" training w/ your best interests first. Help w/ weight loss &amp; improvements in energy, strength, conditioning &amp; stamina. Theresa Mays 495-3827 or <a href="mailto:theresamays@cox.net">theresamays@cox.net</a></p>	<p>West Coast Plg.-Kitchen &amp; Bath Remodel, Service &amp; Repair Lic #796189 call 388-7197</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 <a href="http://www.vrbo.com/140936">www.vrbo.com/140936</a> for details.</p>	<p>Is this time of yr. presenting a stressful time for you or your family? I do counseling w/ individuals, couples &amp; family. My office is nearby in Dana Point. call me at 949-740-4900 or visit my Webpage at <a href="http://www.psychekeeper.com">www.psychekeeper.com</a></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>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>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 <a href="mailto:marklucy@cox.net">marklucy@cox.net</a></p>	<p>PROFESSIONAL DESIGN SERVICES hardscape, landscape. &amp; special features. COMPETITIVE FEES by Marina Hills Resident. Don Cantacessi, Landscape Architect. CALL 949 - 495 - 5746 for FREE SITE REVIEW.</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>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 <a href="http://www.agiftingservice.com/sunvalley.html">www.agiftingservice.com/sunvalley.html</a>.</p>
<p>Need a reliable contractor call Bonin Construction Custom remodels, design &amp; 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 &amp; service. 949-246-4090 or <a href="mailto:judy@judyfield.com">judy@judyfield.com</a></p>	<p>Macintosh, iPhone &amp; iPod Service &amp; Repair, training &amp; 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 &amp; 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 <a href="http://www.healthyamericanonline.com">www.healthyamericanonline.com</a></p>
<p>Blue Doggie Stroller for Sale \$50 - Like New! Call (949) 363-7801</p>	<p>Looking for new job:Executive w/ 20+ years building co's w/growth up to 300% as COO/VP Marketing. Expert in marketing - direct &amp; e-mail, brochures, seminars, web, CRM, databases &amp; telemarketing.Steve92677@cox.net</p>	<p>Elna Sewing Machine with Carrying Case Model 1002 \$150.00 Singer Featherweight Sewing Machine 1935 Model, carrying case, instruction book. \$275 949-495-6943</p>

<p><b>MARINA HILLS AQUATICS – SWIM TEAM &amp; SWIM LESSONS</b></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 <a href="mailto:barracuda-aquatics@cox.net">barracuda-aquatics@cox.net</a>. Their website is <a href="http://barracuda-aquatics.com">barracuda-aquatics.com</a>. 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><b>Spring Swim Team</b> will be offered Tuesdays and Thursdays May 26th—June 18th if there is enough interest. Contact us if interested.</p> <p><b>Summer Swim Team</b> 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 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>	<p>4:45-5:30 p.m. 6-8 yrs 5:30-6:15 p.m. 9-16 yrs</p> <p><b>Swim Lessons</b> will be offered during the Spring and Summer. Lessons are available Monday &amp; Wednesday or Tuesday &amp; 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 <a href="mailto:barracuda-aquatics@cox.net">barracuda-aquatics@cox.net</a> for forms or additional information.</p> <p>Go Marlins!!</p> 
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