



SEPTEMBER 2009 NEWSLETTER

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COMMUNITY NEWSLETTER

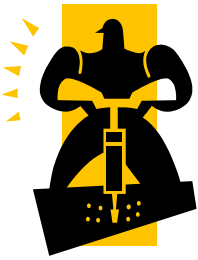
Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, Irvine, CA 92606

TRASH CAN REMINDERS

We have noticed that some homeowners are leaving their trash cans out for days and not bringing them in after trash has been picked up. We would like to remind you of the following rules. Thank you for your cooperation!



- *All trash must be securely tied or completely covered when set out onto the curb.
- *Trash barrels/sacks must not be set out more than 12 hours prior to trash pick up, and **must be removed** from the curb not more than 12 hours after scheduled collection time.
- *Trash containers are to be stored behind a gate or must not be visible from the street.



STREET WORK IN THE COMMUNITY

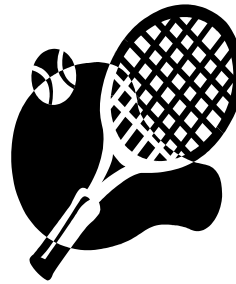
We would like to remind you that the City of Laguna Niguel is responsible for maintaining the streets within Marina Hills and they are performing a lot of work right now. The City of Laguna Niguel has contracted with R.J. Noble to perform this work. If you have any questions, comments or concerns, please contact Frank Borges at 949-362-4325 or email him at borges@ci.laguna-niguel.ca.us. Hopefully this street work will be completed by the end of September. Thank you for your cooperation in helping to keep your community the best that it can be!

REVISIONS TO TENNIS COURT RULES

At the August 12, 2009 meeting, the Board of Directors revised Tennis Court Rules #2 & #3 to be effective October 1, 2009 as follows:

Rule #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 their position in line for court use."

Rule #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."



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, September 9, 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



JULY 8, 2009 BOARD MEETING RECAP

- ◇ Board ratified the action taken and approved the minutes taken by Management at the June 10, 2009 General Session Board Meeting/Annual District Delegate Meeting and Election Minutes from June 23, 2009 and the Architectural Report from 5/10/09-6/10/09.
- ◇ Board approved the May 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 reserve CD that matures on 7/23/09 in the amount of \$50,000.00 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: APN #933-27-156 that has a balance of \$506.21 and APN #933-27-198 that has a balance of \$626.51. A lien will be placed against account APN #933-40-294, that has a balance of \$496.21, if the homeowner does bring the account current by 7/10/09.
- ◇ Board approved the proposal from Villa Park Landscape for the items from the June landscape drive for a cost of \$6,425.00.
- ◇ Board approved proposals from So Cal Coatings to repair cracks on common area perimeter stucco walls for a cost of \$6,450.00.
- ◇ Board approved the new pre-approved paint colors by Dunn Edwards that Terry Juhl from Terry Juhl Interiors put together for the Association. The new paint colors are will replace the current ones by Vista Paints.
- ◇ Board decided to not take any action regarding continued use of honeysuckle in the community but to make sure that Villa Park Landscape maintain it on a regular basis.
- ◇ Board tabled the 5 pool area improvement proposals from Aqua Pure so Management could obtain two additional proposals price comparison.
- ◇ Board tabled the cost plus proposal for the balancing of light on tennis courts so Management can obtain proposals from two additional electrical engineers for price comparison. The Board requested Management to speak to Richard Zaino regarding removing the existing 40 amp breaker and replace it with a 30 amp breaker immediately.
- ◇ Board concurred with the Architectural Committee's decision to deny the appeal by a homeowner for installation of a stainless steel front door as being too contemporary for the community.
- ◇ Board approved the proposal from Villa Park Landscape to replace two 32 station irrigation controllers in the Siena area and one 16 station irrigation controller for a cost of \$10,225.00.
- ◇ Board approved the proposal from Villa Park Landscape to replace the wiring for the irrigation controllers for a cost of \$3,090.00.

DELINQUENT HOMEOWNERS WILL LOSE VOTING RIGHTS/AMENITY PRIVILEGES

Starting October 1, 2009, if a homeowner is delinquent in assessments for two months or more, the homeowner will lose their voting rights and amenity privileges. This means you won't be able to vote for the Board of Directors or be able to use the pool/spa area, tennis courts or park inside the recreation center parking lot. Delinquent homeowners cost everyone in the Association money so please try to pay your assessments on time!

LATE CHARGES

Per the Association's delinquency policy, when any regular or special assessment remains unpaid fifteen (15) days past its due date, said assessment shall be subject to a late charge not exceeding ten percent (10%) of the delinquent assessment or ten dollars (\$10.00), whichever is greater in accordance with California Civil Code 1366, section (e)(2), unless the declaration specifies a smaller amount. The Association is going to begin strictly enforcing this portion of the delinquency policy so please make sure you are paying your assessments on time! Please be aware that delinquent charges can be more costly starting October 1, 2009.





PRIMETIMERS

Primetimers Perfect Patio Party, Tuesday, September 15th, dinner at 6 P.M. Cost \$5 per person. Come on down to Marina Hills' Clubhouse. Whatcha wanna bring? Phone: Ester & Ken Downing at 363-5480, Nita MacCracken at 363-0538 or Irmgard Sorge at 495-0917.

SIENA TRESPASSERS

The Siena Board of Directors wishes to remind other Marina Hills' residents that Siena is a private community within Marina Hills, and although we do not wish to be unfriendly to our neighbors, Siena streets, common areas, and the pool are maintained in the private enclave by its residents' for additional monthly dues. Lately, Siena has experienced two major types of trespassers (i.e., anyone who is neither a resident nor a guest of Siena), Marina Hills' teenagers climbing over the gate to swim and/or party at the pool and dog walkers who enter at one end of Pienza and exit the other, often with dogs off leashes. Siena seeks your assistance in reminding you and your youngsters that the Siena pool is off limits and that dog walkers should utilize the parks and not the private Siena streets. We appreciate your cooperation!



SIGN UP FOR THE ACH PROGRAM

Save time and money! Sign up for our ACH program to have your assessment payment automatically debited from your checking or savings account. Please call customer service at 949-833-2600 or send an e-mail to accounting@keystonepacific.com for an ACH application.



SEPTEMBER IMPORTANT DATES

Keystone Pacific/Clubhouse Office will be closed in Observance of Labor Day - Monday, September 7th

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

9 Marina Hills Meeting	6:00 PM	17 Encore Board Mtg.	6:00 PM
14 Tennis Committee Mtg.	6:00 PM	30 Bunco	9:30 AM
14 Siena Board Mtg.	6:00 PM	30 Architectural Mtg.	7:00 PM
15 Primetimers	6:00 PM		
16 Chandon 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:	Vacant	
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>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>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>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>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>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>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>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 HANDYMAN! Call Ryan 949-456-0362</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>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>Looking for new job:Executive w/ 20+ years building co's w/growth up to 300% as COO/VP Marketing. Expert in marketing - direct & e-mail, brochures, seminars, web, CRM, databases & telemarketing.Steve92677@cox.net</p>	<p>Health Insurance/Free Quotes-Rosanne Chiarello/ Donald Kelly 949-584-4812 www.healthyamericanonline.com</p>
<p>Blue Doggie Stroller for Sale \$50 - Like New! Call (949) 363-7801</p>	<p>Iron wine/bakers rack new condition \$160.00 (949) 429-6765</p>	<p>PIANO LESSONS FOR CHILDREN: Creative approach by a dedicated teacher. Lessons focus on tone, rhythm, technique, musicality & theory. Call Miss Sophi 949-429-5702</p>
<p>SEMI-PERMANENT LIP COLOR. LipSense is SmearProof, SmudgeProof & WaterProof. Packed w/Botanicals. Call for a FREE DEMO Allyson (949) 248-5319 www.yourlovelylips.com</p>	<p>pomeranian dog for sale contact angela pretty1smile@live.com</p>	<p>"We will buy your Elvis records. Call Liz & Jim 495-7597"</p>
<p></p>	<p>For Sale: Little Girls Picket Fence Headboard(Twin) and other accessories. Excellent condition. \$50.00 or Best Offer. 249-3512.</p>	<p>Like new, Powder-coated brown aluminum; consisting of two:4-Positioned Chaise Lounge Chairs; w/ cushions. 2. & 4 Swival Bar Chairs, w/ cushions.Accepting Bids: Original Cost \$3,399+, inc. Custom Sewn Vinyl Covers. Barbara 249-4984</p>