



OCTOBER 2009 NEWSLETTER

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COMMUNITY NEWSLETTER

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

POSSIBLY CHANGING DATE OF 2010 4TH OF JULY CARNIVAL

The Board will be discussing the details of the 4th of July carnival in 2010 at their October 14th meeting. The Board is considering changing the date from Sunday, July 4th to Saturday, July 3rd in order to encourage a greater turnout due to July 4th falling on a Sunday with many people having Monday, July 5th off as a holiday. Please contact Management with your thoughts about changing the date by October 1st. The Board will take your comments into consideration in their decision regarding the 4th of July carnival at their October 14th meeting. Thank you!

POOL CLOSED FOR ROUTINE MAINTENANCE IN NOVEMBER

The pool/spa area will be closed for routine maintenance sometime in November. If at the October 14th meeting, the Board approves to have the pool/spa/wader re-plastered this year, the pool/spa area will more than likely be closed from November 1st - November 25th and reopened in time for Thanksgiving.

SEARCHING FOR TENNIS COMMITTEE MEMBERS

If you enjoy playing tennis and would be interested in joining the tennis committee, please contact Kim at Keystone Pacific Property Management, Inc. at 949-838-3250 or khockings@keystonepacific.com or attend a meeting. The meetings are usually held on the second Monday of every month at 6:00 p.m. in the Marina Hills' clubhouse. You might want to contact Management prior to the meeting if you think you might attend just to make sure it is still being held as sometime the meetings are canceled.

SEARCHING FOR MONACO DISTRICT DELEGATE

We are still in need of finding someone who would like to serve as the District Delegate for Monaco. If you are a homeowner and live on Alsace, Andorra, Bellagio, Chamonix, Gaeta, Genoa, Joyeuse, Mercato, Son Bon, Son Morell, Verde, Vienna or Villamoura and are interested in helping your district, please contact Management. Monaco is the only district that does not currently have a delegate. Thank you!

POOL RULE REMINDERS

Parents, please remember that you cannot leave anyone under 14 years of age in the pool area by themselves. Anyone under 14 years of age needs adult supervision at all times. Only Association members, residents and their guests may use the pool/spa facilities. Each adult member is permitted to bring up to three guests. Anyone registered between the ages of 14-17 is not permitted to bring non-resident guests unless accompanied by an adult. Please contact the clubhouse at 949-495-3150 for information on registering anyone between the ages of 14-17 years old. Either a parent or a guardian is asked to accompany anyone between the ages of 14-17 to the clubhouse; also bring birth certificates or school certificates verifying date of birth. An ID photo of each person between the ages of 14-17 will be taken at this time.



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, October 14, 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

AUGUST 12, 2009 BOARD MEETING RECAP

- ◇ Board ratified the action taken and approve the minutes taken by Management from the July 8, 2009 General Session Board Meeting/Adjourned Annual District Delegate Meeting and Election Minutes from July 7, 2009 and the Architectural Report from 6/10/09-7/10/09.
- ◇ Board accepted the June 30, 2009 and July 31, 2009 financial statements as submitted by Keystone Pacific Property Management, Inc.
- ◇ Board approved to allow Jeff Russell from Merrill Lynch to roll over the operating CDs that are maturing on 8/13/09 in the amount of \$50,000.00 and on 8/25/09 in the amount of \$50,000 and roll over the 3 reserve CDs that are maturing on 8/27/09, 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 also to open an additional reserve CD in the amount of \$95,000.00.
- ◇ Board approved to place liens on the following accounts: APN #653-231-04 that has a balance of \$399.21, APN #653-271-01 that has a balance of \$399.26, APN #653-261-42 that has a balance of \$399.21, APN #653-302-18 that has a balance of \$667.13 and APN #653-261-42 that has a balance of \$640.11.
- ◇ Board approved the proposal from Villa Park Landscape for the items from the July landscape drive for a cost of \$13,117.50.
- ◇ Board appointed Alex Spillane, homeowner at 6 Genoa to the tennis committee.
- ◇ Board approved the proposal from So Cal Coatings to repair two sections of the perimeter common area wall that have shifted away from a homeowner's divider wall at each column for a cost of \$2,440.00.
- ◇ Board approved the proposal from W.C. Friend to install one free exit loop and one close loop at the exit gate in the recreation center parking lot for a cost of \$1,041.75.
- ◇ Board approved the proposal from Zaino Tennis Courts to repair the cracks in the foundation on tennis court #5 for a cost of \$652.00 which work to be completed after So Cal Coatings removes sections of the sidewalk and Villa Park Landscape removes the tree roots and installs a root barrier. Management will obtain proposals from So Cal Coatings and Villa Park Landscape for these items and have an Action Without Meeting for approval.
- ◇ Board tabled approving the pool area proposals and have Management work with Jim Sabatello to obtain additional proposals from two different companies.
- ◇ Board requested that Management forward the tennis committee's proposed revisions to the independent sports instructor agreement to the Association's legal counsel for review and input and ask legal counsel for the best way to deal with and resolve the issues the Association is having regarding tennis instructors giving lessons on the courts.
- ◇ Board denied a request from a homeowner to remove the Eucalyptus tree that borders their backyard because Villa Park Landscape inspected this tree and determined that it is stable. If the homeowners would like to pay to have the tree removed, they can do that, but would need to get written permission from the homeowners that would be affected. They would also need to pay to have a different kind of tree replaced in that area.
- ◇ Board decided to continue to close the pool for 24 hours when someone defecates in the pool.
- ◇ Board approved the draft reserve study for 2010 that was performed by Advanced Reserve Solutions showing the Association being 72.38% funded.
- ◇ Board agreed to have the Association pay to have a glass contractor to reset the glass panels or add aluminum extensions to the two glass panels that have come loose from the vertical aluminum stations at a residence within the community.
- ◇ Board tabled making a decision on whether or not to hold the 4th of July carnival in 2010.
- ◇ Board requested that Management have the pool furniture that is badly stained, re-strapped after the summer pool season is over and prior to spring.

PRIMETIMERS

Please join us for the last of the year Primetimers dinner at 6:00 P.M. on November 17th. Call Idell Holburt 495-8761 or Gloria Scagliotti 495-2240 to let us know what delicious side dish you will bring.

ADJOURNED ANNUAL ELECTION RESULTS FOR BOARD OF DIRECTORS

On September 3, 2009, the adjourned annual election for the Marina Hills Planned Community Association was conducted. On behalf of the Board of Directors, Management would like to thank those of you who attended. This year there were three (3) seats available; each for a two (2) year term.

The following were elected to serve as Directors:

- ⇒ Vito Ferrante – Term Expires 8/11 – Received 430 Votes
- ⇒ Loretta Pierce – Term Expires 8/11 – Received 418 Votes
- ⇒ Jim Sabatello – Term Expires 8/11 – Received 388 Votes



The Board of Directors will appoint officers at the next Board of Directors meeting scheduled to be held on October 14, 2009.

In the recent election results letter you received in the mail, **the figures 438 and 388 were transposed.** In the election results letter it said, “In regards to the IRS Revenue Ruling 70-604 results, of the **388 members** represented in person or by ballot, **438 members** voted in favor of applying excess income to the following year’s assessments, 10 members voted against and 26 abstained” and it should have read, “*In regards to the IRS Revenue Ruling 70-604 results, of the **438 members** represented in person or by ballot, **388 members** voted in favor of applying excess income to the following year’s assessments, 10 members voted against and 26 abstained.*” Sorry for the confusion!

COYOTES IN THE AREA

A homeowner that lives on Villamoura has sited coyotes in the area. One night while the homeowner was sitting out in their backyard, their indoor cat snuck outside and was chased by at least two coyotes in the greenbelt area behind their fence. The homeowner was able to chase one of the coyotes down the street but wasn’t sure where the other coyote went. We know homeowners like to walk their dogs around the community at night but we want you to be aware that there are coyotes in the area right now.


OCTOBER IMPORTANT DATES



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



12 Tennis Committee Mtg.	6:00 PM	28 Bunco	9:30 AM
12 Siena Board Mtg.	6:00 PM	28 Architectural Mtg.	7:00 PM
14 Marina Hills Meeting	6:00 PM		
15 Encore Meeting	6:00 PM		
21 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 Teresa Passwater
 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>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>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>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>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>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>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>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>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>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>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>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 HANDYMAN! Call Ryan 949-456-0362</p>	<p>Iron wine/bakers rack new condition \$160.00 (949) 429-6765</p>	<p>Health Insurance/Free Quotes-Rosanne Chiarello/ Donald Kelly 949-584-4812 www.healthyamericansonline.com</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>pomeranian dog for sale contact angela pretty1smile@live.com</p>	<p>PIANO LESSONS FOR CHILDREN: Creative approach by a dedicated teacher. Lessons focus on tone, rhythm, technique, musicality & theory. Call Miss Sophie 949-429-5702</p>
<p>Blue Doggie Stroller for Sale \$50 - Like New! Call (949) 363-7801</p>	<p>For Sale: Little Girls Picket Fence Headboard(Twin) and other accessories. Excellent condition. \$50.00 or Best Offer. 249-3512.</p>	<p>"We will buy your Elvis records. Call Liz & Jim 495-7597"</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>Selling Champion Bloodline, Black English Labrador Retriever Puppies, Bred for temperament. Are great companion and family dogs! Family raised,Will be 8 wks on Oct 1st.949-533-5048 or lagunalabs@cox.net</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>
<p>For sale: inversion table (helps reduce back stress) \$120, trampoline (13") \$80 363-6602</p>	<p>Need a BABYSITTER who is kind, caring and great with toddlers & kids & always on time? Call MH resident Courtney Suhr at 949-249-3512. Smart 7th grader with experience,</p>	