



# NOVEMBER 2009 NEWSLETTER

www.marinahills.org

## COMMUNITY NEWSLETTER

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

### PROPOSED ADDITION TO POOL RULES

At the October 14, 2009 meeting, the Board discussed revising the Pool Rules to add #10 as the following:

#10 – “Swim diapers are not allowed in the pool. Anyone that has to wear them must only use the wader and anyone that causes the pool to be closed by defecating in it will be held financially responsible for the cost billed to the Association from the pool company.”



Homeowners have 30 days to comment on this proposed change to the Pool 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 December meeting.

### POOL CLOSED FOR ROUTINE MAINTENANCE

The pool/spa/wader areas will be closed for routine maintenance from November 1, 2009 through November 10, 2009. The pool will also be closed for regular maintenance on Mondays, Wednesdays and Fridays from 9:00 a.m. to 10:00 a.m. We appreciate your understanding!



### BREAKFAST WITH SANTA



Santa Claus is coming to town **EARLY** this year in Marina Hills! He will be at the clubhouse on **Saturday, December 12, 2009 from 9:00 A.M. to 11:00 A.M.** and is looking forward to seeing all the kids in the community! Please note that this event is being put on by volunteers in your community and is not being sponsored by the Association. Donated treats/services would be greatly appreciated. Please contact Valerie at 949-495-3150 if you would like to participate. There will be donuts, hot cocoa, crafts and of course **SANTA!!!!!!** If you bring your own camera, you can have your picture taken! Have you been **NAUGHTY OR NICE?** Come join in the fun and help celebrate the holidays with Santa!!! We are also collecting toys for needy children. If you would like to participate, please bring an unwrapped toy with you to the clubhouse. Mark your calendar!

### DAY LIGHT SAVINGS ENDS

On the first Sunday in November, 11/1/09, clocks are set back one hour at 2:00 a.m. local daylight savings time, which becomes 1:00 a.m. local standard time. When you aren't sure when to turn the clocks forward or back, remember the phrase, "Spring Forward, Fall Back." Don't forget to set your clocks back an hour before you go to bed on Sunday, November 1st.



### REMINDER TO PARENTS RE: CHILDREN DAMAGING PROPERTY

It has been brought to our attention that children are skateboarding and playing ball on the sidewalks/streets within the community and damaging other homeowners' properties and/or common areas. Parents, please remind your children to be careful when playing in the community in order to not damage other homeowners' properties and/or common areas. Parents will be responsible for any damage done to the common areas. Thank you!

### **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, November 11, 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  
Email:  
[customer-care@keystonepacific.com](mailto:customer-care@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

**SEPTEMBER 9, 2009 BOARD MEETING RECAP**

- ◇ Board ratified the action taken and approved the minutes taken by Management from the August 12, 2009 General Session Board Meeting/Architectural Report from 7/10/09-8/10/09.
- ◇ Board approved Jeff Russell from Merrill Lynch to roll over the reserve CD's that are maturing on 9/21/09 in the amount of 98,000.00, 9/24/09 in the amount of \$90,000.00 and 9/25/09 in the amount of \$95,000.00 for the same terms at the highest interest rates possible in order to keep the CD's staggered.
- ◇ Board approved to place liens on the following delinquent accounts: APN #653-391-04 that has a balance of \$537.66, APN #933-27-239 that has a balance of \$399.21, APN #653-531-22 that has a balance of \$1,086.47, APN #653-611-21 that has a balance of \$387.07 and APN #653-611-24 that has a balance of \$399.21.
- ◇ Board approved the proposal from So Cal Coatings to remove/replace 97 square feet of concrete walkway outside of tennis court #5 for a cost of \$1,685.00.
- ◇ Board approved the proposal from So Cal Coatings to perform a stucco wall repair at 19 Pallazo for a cost of \$930.00.
- ◇ Board tabled the \$11,815.00 proposal from Villa Park Landscape for the items from the August landscape drive until the October meeting.
- ◇ Board tabled the proposal from Villa Park Landscape to remove the Red Apple in the pool/spa areas and replace it with different grasses and mulch for a cost of \$2,380.50.
- ◇ Board tabled the proposal from Villa Park Landscape for winter over seeding the turf for a cost of \$4,050.00.
- ◇ Board approved the proposal from California Christmas Lighting to install the same holiday lighting display as last year, with the following exception: Instead of installing red bows on the monuments, Management will see if wreaths can be installed in place of the bows for the same price of \$4,700.00.
- ◇ Board accepted the August 31, 2009 financial statement as submitted by Keystone Pacific Property Management, Inc.
- ◇ Board tabled the pool/spa/wader area proposals and is considering having the items performed that are due to be done this year per the Association's reserve study, including re-plastering the pool and spa and possibly the wader since it would save the Association money to have them all completed at the same time.
- ◇ Board approved to hold a 4th of July carnival in 2010 and iron out the details at the October meeting.
- ◇ Board denied a homeowner request to have the Association pay to replace the glass panel that was vandalized since this is the homeowner's responsibility.
- ◇ Board approved to have an electrical contractor come out to inspect the lights on the tennis courts #4 & #6 that do not seem to come on unless a breaker is flipped on tennis courts and provide a proposal to resolve the issue.
- ◇ Board approved a homeowner request to have So Cal Coatings repair and paint the common area perimeter, side and front stucco walls.
- ◇ Board tabled revising the pool rules to state that swim diapers are not allowed in the pool, anyone that has to wear them must only use the wader and anyone that causes the pool to be closed by defecating in it will be held financially responsible. Management will check with the Association's legal counsel to see if legally the pool rules can be revised to include this language, and if not, ask legal counsel to provide options on how to handle this problem and this item will be discussed again at the October meeting.
- ◇ Board tabled approving the proposed budget for 2010 until the October meeting.

**HOMEOWNERS NEED APPROVAL FOR ALL EXTERIOR IMPROVEMENTS**

Please remember that you need architectural approval for all exterior improvements which includes painting your house, replacing your garage or front door, replacing grass in your front or backyard with pavers, etc., installing trees and plant material in your front or backyard, installing new windows if different than the original, re-roofing, replacing the material on your driveway with different material, etc. If you are unclear about what you need or don't need approval for, please contact Management for clarification. If you need an architectural application, you can print one from the website, [www.marinahills.org](http://www.marinahills.org), click on architectural guidelines and home improvement/architectural application or pick one up from Valerie at the clubhouse. If you are planning on painting your house, there are new pre-approved paint binders in the clubhouse that you can check out. You will need to choose from one of these color schemes and fill out a pre-approved paint application that you can find on the website, [www.marinahills.org](http://www.marinahills.org), click on architectural guidelines, pre-approved paint application or pick one up from Valerie at the clubhouse.



**MARINA HILLS SHINES**  
 The 16<sup>th</sup> annual “Best of Orange County” magazine, issue 9/18/09, lists Marina Hills as the BEST neighborhood in Laguna Niguel. Congratulations to all our residents and the landscape company, Villa Park Landscape for making this recognition possible.

**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.



**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 Care at 949-833-2600 or send an e-mail to [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) for an ACH application.

**PROPOSED ADDITION TO RULES/REGULATIONS**

At the October 14, 2009 meeting, the Board discussed adding a rule regarding portable fire pits to the Rules/Regulations as follows:

“No portable fire pits are allowed to be used 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](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 December meeting.

**HOW TO HELP YOUR BROWN GRASS TURN GREEN**

Are you watering your lawn 15 minutes per day, three days a week, but your grass is turning brown? Moulton Niguel Water District says homeowners are allowed to water lawns and gardens at any time by hand using a hose with a shutoff nozzle. So if your grass is browning and needs some additional water, bring out your hose and hand water it.

**Thursday, 11/26 & Friday, 11/27 - Thanksgiving Holiday**  
**Keystone Pacific Offices & Clubhouse Closed**  
 For after-hours association maintenance issues, please call 949- 833-2600 to be connected with the emergency service line.

**NOVEMBER IMPORTANT DATES**

1 Daylight Saving Time Ends (adjust your clocks back one hour!)	18 Chandon Board Mtg.	6:00 PM	
9 Siena Board Mtg.	4:00 PM	19 Encore Board Mtg.	6:00 PM
9 Tennis Committee Mtg.	6:00 PM	25 Bunco	9:30 AM
11 Marina Hills Board Mtg.	6:00 PM	28 Architectural Mtg.	7:00 PM
17 Primetimers	6:00 PM		

**SUB ASSOCIATIONS:**

<b>CHANDON</b>	
President	Larry Buss
Vice President	Dale Lemmon
Secretary	Janene McGrail
Treasurer	Darlene Carpenter
Member-at-Large	Dave Michel
<b>ENCORE</b>	
President	Morris Passwater
Vice President	Vacant
Secretary	Teresa Passwater
Treasurer	Arlene Woods
Member-at-Large	Lisa Schnell
<b>SIENA</b>	
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 &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>West Coast Plg.-Kitchen &amp; Bath Remodel, Service &amp; Repair Lic #796189 call 388-7197</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>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>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 <a href="mailto:marklucy@cox.net">marklucy@cox.net</a></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>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>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>Health Insurance/Free Quotes-Rosanne Chiarello/ Donald Kelly 949-584-4812 <a href="http://www.healthyamericanonline.com">www.healthyamericanonline.com</a></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 &amp; service. 949-246-4090 or <a href="mailto:judy@judyfield.com">judy@judyfield.com</a></p>	<p>PIANO LESSONS FOR CHILDREN: Creative approach by a dedicated teacher. Lessons focus on tone, rhythm, technique, musicality &amp; theory. Call Miss Sophi 949-429-5702</p>
<p>Nissan Maxima GLE, 1995, original owner, great car, lots of extras, well maintained, 145K miles, \$3,500 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 &amp; e-mail, brochures, seminars, web, CRM, databases &amp; telemarketing.Steve92677@cox.net</p>	<p>"We will buy your Elvis records. Call Liz &amp; Jim 495-7597"</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>Like new, Powder-coated brown aluminum; consisting of 2: 4-Positioned Chaise Lounge Chairs; w/ cushions. 2. &amp; 4 Swival Bar Chairs, w/ cushions.Accepting Bids: Original Cost \$3,399+, inc. Custom Sewn Vinyl Covers. Barbara 249-4984 bookcase &amp; chest drawer contact 648-2222</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>pomeranian dog for sale contact angela <a href="mailto:pretty1smile@live.com">pretty1smile@live.com</a></p>	<p>For Sale: Little Girls Picket Fence Headboard( Twin) and other accessories. Excellent condition. \$50.00 or Best Offer. 249-3512.</p>
<p>Blue Doggie Stroller for Sale \$50 - Like New! Call (949) 363-7801</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 <a href="mailto:lagunalabs@cox.net">lagunalabs@cox.net</a></p>	<p>Need a BABYSITTER who is kind, caring and great with toddlers &amp; kids &amp; always on time? Call MH resident Courtney Suhr at 949-249-3512. Smart 7th grader with experience,</p>
<p>LIP COLOR THAT STAYS ON FOR HOURS. LipSense is SmearProof. Wont bleed into lip lines. Call Allyson for a FREE Demo &amp; see it work (949) 248-5319 <a href="http://www.yourlovelylips.com">www.yourlovelylips.com</a></p>	<p>Upbeat experienced instructor seeks motivated piano, violin &amp; vocal students. All ages levels and styles from Bach to Rock! In your home or my home studio. Contact Teresa or Jesse at (949) 460-9339.</p>	<p>Experienced, reliable, &amp; loving professional dog care provider in Laguna Niguel area. Please call Pam at 949-412-7994 or 949-495-6588</p>
<p>For sale: inversion table (helps reduce back stress) \$120, trampoline (13") \$80 363-6602</p>	<p>I am looking for new job: Executive w/ 20+ years building co's w/growth up to 300% as VP Marketing. Expert in marketing - direct&amp;e-mail, brochures, seminars, web, text, CRM, databases &amp; telemarketing. <a href="mailto:Stevenfox@cox.net">Stevenfox@cox.net</a></p>	<p>BOY's BICYCLE, SCHWINN Spitfire, 20", Red w/ yellow flames. Great Condition. Paid \$100, asking \$50. Call Jasa @ 949.388.4748 or email at <a href="mailto:jasadelle@aol.com">jasadelle@aol.com</a> for photos.</p>