



DECEMBER 2009 NEWSLETTER

www.marinahills.org

COMMUNITY NEWSLETTER

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

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, so if you would like to participate, please bring an unwrapped toy with you to the clubhouse. Mark your calendar!

HOLIDAY LIGHTS/DECORATIONS

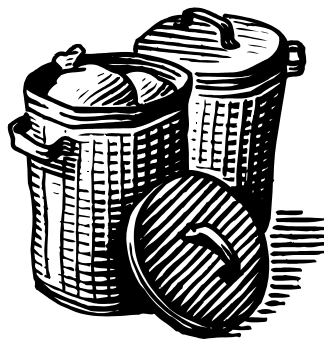
We all look forward to seeing all the homes in the community lit and decorated during the holidays! Everyone does such a great job! Outdoor lights are permitted as long as they are securely and safely mounted and any mounting materials are removed when the lights are removed. As it states in the Association's Rules/Regulations, please have all holiday lights/decorations removed by January 10, 2010 in order to not receive a violation notice from Management. Thank you!



REFUSE/TREE PICK UP

CR&R Observes the Following Holidays:

- ⇒ New Years Day
- ⇒ Labor Day
- ⇒ Memorial Day
- ⇒ July 4th
- ⇒ Thanksgiving Day
- ⇒ Christmas Day



If the holiday falls during the week, collection for the remainder of the week is one day behind. For example, if July 4th is a Monday, and your normal collection day is Thursday, trash collection will be on Friday.



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, December 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
Email:
customercare@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

OCTOBER 14, 2009 BOARD MEETING RECAP

- ◇ Board ratified and approved the minutes taken by Management from the September 9, 2009 General Session Board Meeting/Architectural Report from 8/10/09-9/10/09.
- ◇ Board accepted the September 30, 2009 financial statement as submitted.
- ◇ Board approved to place a lien on post judgment account APN #653-601-04 that has a balance of \$3,387.13 and place a lien on account APN #933-40-292 that has a balance of \$506.91.
- ◇ Board did not approve a proposal from Villa Park Landscape to remove/replace the red apple in the pool area for a cost of \$2,380.50.
- ◇ Board approved a proposal from Villa Park Landscape for winter over seeding the grasses for a cost of \$4,050.00.
- ◇ Board approved a proposal from Villa Park Landscape to replace the two irrigation controllers for a cost of \$7,560.00.
- ◇ Board approved a proposal from So Cal Coatings to repair part of the perimeter stucco wall that separated from the common area pillar at two locations for a total cost of \$1,340.00. Board approved a proposal from So Cal Coatings to repair a homeowner's metal framing, re-install one glass panel and secure one glass panel for a cost of \$865.00.
- ◇ Board did not approve to replaster the pool/spa/wader area this year and see if Aqua Pure can perform appropriate repairs to the steps in the spa and clean the discoloration on the plaster in the pool.
- ◇ Board approved a proposal from James Events Production to hold the 2010 4th of July carnival for a cost of \$25,237.96.
- ◇ Board approved a proposal from Three Phase Electric to troubleshoot the short circuit that is causing the breaker to trip for the lights on tennis court #6 for a cost not to exceed \$500.00.
- ◇ Board approved for Management to put an article in the November newsletter regarding revising the pool rules to state, "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."
- ◇ Board tabled approving a proposed budget for 2010 until the November meeting so Management can have the reserve study re-run and excluding funding \$300,000.00 over the next 3 years for landscape renovation.
- ◇ Board decided to reseat the Board as follows:
 - President – Loretta Pierce
 - Vice President – Chuck Johnston
 - Treasurer – Jeff Taylor
- Secretary – Vito Ferrante
- Member at Large – Jim Sabatello
- ◇ Board approved the revised landscape proposal from Villa Park Landscape generated from the August 6, 2009 drive for a cost of \$4,085.00.
- ◇ Board approved the revised landscape proposal from Villa Park Landscape generated from the September 3, 2009 drive for a cost of \$1,995.00.
- ◇ Board tabled the landscape proposal from Villa Park Landscape for landscape renovation to remove/replace all the dying Myriophorum throughout the community as the Board would like to discuss this proposal further with the company's owner, Javier Reyes.
- ◇ Board approved a proposal from So Cal Coatings to repair a homeowner's perimeter stucco wall for a cost of \$420.00.
- ◇ Board tabled the proposal from Aqua Pure to perform the bi-yearly draining/cleaning of all the fountains at a cost of \$1,640.00 as the Board would like a more cost breakdown.
- ◇ Board tabled the proposal from Aqua Pure to inspect, test and blow out the lines to the fountain pipes underground at the Valle Vista fountain until the November meeting to determine why two fountains that shoot water up in front of the monument sign are not working.
- ◇ Board approved to install "Private Property - No Trespassing" signs with the appropriate civil codes, one on the wrought iron gate next to 30 Villamoura and one on the slope facing up towards Hidden Hills Apts. as kids are trespassing from the apartments onto the Association's property.
- ◇ Board agreed that the pool will continue to be heated year round.
- ◇ Board accepted Jim Sabatello's resignation from the Architectural Committee and appointed Rob Gallitto, a homeowner to the Architectural Committee effective October 29, 2009.
- ◇ Board approved to have Management replace the clubhouse podium for a cost not to exceed \$350.00 and check with So Cal Coatings to see if they can drill a hole in the podium and attach the microphone at no additional cost.
- ◇ Board denied a request from a homeowner to offer aqua therapy in the Association's pool.
- ◇ Board tabled the 13 paint color schemes for Cabo Del Mar until the November meeting and requested, Architectural Committee member, Greg Gill to attend the November meeting to discuss this item further with the Board.
- ◇ Board tabled the new pre-approved paint color schemes for how the paint colors can be used for front and garage doors until the November meeting and requested Greg Gill to attend the November meeting to discuss this item further with the Board.

WATER USE RESTRICTIONS/CONSERVATION TIPS

Please keep in mind that the Moulton Niguel Water District only allows homeowners in Laguna Niguel to water on 3 days a week - Tuesdays and Fridays and Saturdays or Sundays. Below are some water conservation tips offered by the Moulton Niguel Water District:



- ◆ Irrigation of lawns, landscapes or other vegetation is prohibited between the hours of 10:00 A.M. and 5:00 P.M.
- ◆ Watering is limited to no more than 15 minutes per day, per station. This does not include drip irrigation or high-efficiency sprinkler systems.
- ◆ Excessive watering resulting in runoff is prohibited.
- ◆ No hosing down hard or paved surfaces.
- ◆ All major leaks, breaks or malfunctions must be fixed in a timely manner.
- ◆ Fountains and decorative water features must use re-circulated water.
- ◆ A bucket or hose with a positive shutoff nozzle must be used when washing vehicles.



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 for an ACH application.

Keystone Pacific will be closed in observance of the holiday season as follows:

- * *Thursday, 12/24 - Closed at noon*
- * *Friday, 12/25 - Closed all day*
- * *Thursday, 12/31 - Closed at noon*

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

Please call 9-1-1 for life-threatening emergencies.



DECEMBER IMPORTANT DATES

4 Clubhouse Office Closed	17 Encore Board Mtg. 6:00 PM
9 Marina Hills Board Mtg. 6:00 PM	21 Tennis Committee Mtg. 6:00 PM
9 Tennis Committee Mtg. 6:00 PM	24 & 25 Clubhouse Office Closed
12 Breakfast with Santa 9:00 AM	30 Bunco 9:30 AM
14 Sienna Board Meeting 4:00 PM	30 Architectural Mtg. 7:00 PM
16 Chandon Board Mtg. 6:00 PM	31 Clubhouse Office Closed

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>West Coast Plg.-Kitchen & Bath Remodel, Service & Repair Lic #796189 call 388-7197</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>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 marklucy@cox.net</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>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>Health Insurance/Free Quotes-Rosanne Chiarello/ Donald Kelly 949-584-4812 www.healthyamericanonline.com</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>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>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 & e-mail, brochures, seminars, web, CRM, databases & telemarketing.Steve92677@cox.net</p>	<p>"We will buy your Elvis records. Call Liz & Jim 495-7597"</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>Iron wine/bakers rack new condition \$160.00 (949) 429-6765</p>	<p>Proactive Security Systems (949) 388-4100 Alarm System 24 Hrs. monitoring. Installation & Service of new or existing burglar/fire alarms, security cameras & home audio systems, 25yrs. Experience. Lic#C10-861472ACO 6169</p>
<p>LIP COLOR THAT STAYS ON FOR HOURS. LipSense is SmearProof. Wont bleed into lip lines. Call Allyson for a FREE Demo & see it work (949) 248-5319 www.yourlovelylips.com</p>	<p>pomeranian dog for sale contact angela pretty1smile@live.com</p>	<p>AQUA EXERCISE THERAPY Ease pain & stiffness, tone muscles, increase metabolism. Taught by former Olympic swimmer & coach, Arthritis Foundation, CPR, WSI certified. Ability to swim NOT required. Sr. training specialty. Call Resa (949) 388-0612</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 jasadelle@aol.com for photos.</p>	<p>For Sale: Little Girls Picket Fence Headboard(Twin) and other accessories. Excellent condition. \$50.00 or Best Offer. 249-3512.</p>	<p>For Sale: Original GE Monogram built-in refrigerator to Sienna homes. New compressor with a 5 year warranty. Great condition. \$600. 949 481-7793</p>
<p>Need a Reliable Contractor call RG Construction No Job too Small !! California License #937382 Call Ryan 949-456-036</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>Great Christmas Gifts! 2 "AMERICAN GIRL" dolls: Bitty Baby w/crib, bassinet, mult. outfits & accessories (\$460 value)-\$125, & Kirsten w/mult. outfits, horse, books,etc.(\$535 value)-\$130. 17 pc. porcelain XMas tea set-\$25. All-Exc. condition! 949-363-1124</p>
<p>Guitar Lessons-Beginner to Advanced call John Vanca 949-278-5641</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>	<p>For Sale: Diamondback Mtn. bike, Xbox guitar hero drums & guitar, youth elec. Guitar, scalex slot car track, lego racecar kit, Wii dance Rev. game & pad, text/call Dane 280-1066</p>
<p>Attention: All Dog Lov'in Friends. I have the perfect gift giving idea. A "light up" dog collar and or leash! \$15-\$25, many colors to choose from. Call Loretta 249-4999. Hurry, while supplies last!</p>	<p>Upbeat experienced instructor seeks motivated piano, violin & 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>For sale: antique church bench \$450, Tommy Bahama TV/5 drawer cabinet \$200, wanted Dum Bells 363-6602</p>
	<p>Experienced, reliable, & loving professional dog care provider in Laguna Niguel area. Please call Pam at 949-412-7994 or 949-495-6588</p>	