



MAY 2010 NEWSLETTER

www.marinahills.org

COMMUNITY NEWSLETTER

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

MARINA HILLS AQUATICS – SWIM TEAM & SWIM LESSONS

Barracuda Aquatics is excited to be back at Marina Hills! They will be offering swim lessons and a great swim team program this season. You may contact them by phone at 949-496-7665 or e-mail at marina.hills.aquatics@gmail.com. Barracuda Aquatics can email you the forms or you may pick them up at the Marina Hills clubhouse.

Summer Swim Team will begin June 28th and end August 10th. The Marina Hills Marlins will be competing with Big Canyon Barracudas, Crystal Cove Dorados, Newport Ridge North Stingrays, Pacific Ridge and the One Ford Road Flying Fish. Meets will be held Wednesdays or Thursdays at 4:00 p.m. An parent information meeting will be held Sunday, May 2nd at the Marina Hills pool from 3:00 –5:00 p.m. Registration is limited to Marina Hills’ residents only. Children must be between ages 4 to 16 yrs to compete on the swim team. Swimmers must be able to swim one length of the pool with good form. Swim team will cost \$325.00 for the 1st child within a family. If there is a 2nd child in the same family, the 2nd child will cost \$320.00. Any additional children in the same family will cost \$315.00.

Spring Practice Time:

5:00-6:00 p.m. 4 yrs to 16 yrs

Spring Swim Team will be offered Tuesdays and Thursdays (June 1st—June 24th) if there is enough interest. Please contact Barracuda Aquatics if you are interested.

Summer Practice Times:

4:00-5:00 p.m. 4 yrs to 8 yrs

5:00-6:00 p.m. 9 yrs to 16 yrs

Summer Swim Team will be offered Monday—Thursday (June 28th—August 10th)

Swim Lessons will be offered during the Spring and Summer. Lessons are available Monday & Wednesday or Tuesday & Thursday for two weeks (4 lessons). Both private and semi-private lessons will be available. Contact Barracuda Aquatics or stop by the clubhouse for flyers regarding sessions, times and fees.



ANNUAL ELECTION OF DISTRICT DELEGATES

The Annual District Delegate Elections for Marina Hills Master Planned Community Association will be held on Tuesday, June 29, 2010. The purpose of these elections is to elect one member for each District to serve as a Delegate. If you are interested in serving as a District Delegate, please contact Management for a candidacy application. We would like to have a homeowner represent every District so your voices can be heard. If you aren’t sure what District you live in, please contact Management for clarification. Thanks!

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, May 12, 2010
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:
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 (714) 285-2626
Encore Association: Accell Property Management, Inc. (949) 581-4988

MARCH 10, 2010 BOARD MEETING RECAP

- ◇ Board ratified the action taken and approved the minutes taken by Management from the February 10, 2010 General Session Board Meeting/Architectural Report from 1/10/10-2/16/10.
- ◇ Board approved the February 28, 2010 financial statement as submitted.
- ◇ Board approved the proposal from Villa Park Landscape generated from the February 4, 2009 landscape drive for a cost of \$973.00.
- ◇ Board approved the proposal from Villa Park Landscape to re-route the drainage system behind a home, so the drains in the backyard are no longer connected to the common area drains that run through the homeowner's backyard, for a cost of \$4,518.50.
- ◇ Board approved the draft audit prepared by Robert A. Owens, C.P.A. for the year ended December 31, 2009.
- ◇ Board approved to place a lien on APN #653-261-30 for the outstanding assessments and applicable charges.
- ◇ Board approved the proposal from So Cal Coatings to repair the major crack in the common area perimeter stucco/block wall of a home and replace the glass panel that broke, due to the movement of the wall, for a cost of \$1,745.00.
- ◇ Board approved the proposal from So Cal Coatings to repair one section of the common area perimeter stucco/block wall of a home where the top half has shifted away from the homeowner divider wall at the pilaster, and one glass panel, for a cost of \$1,980.00.
- ◇ Board approved the proposal from So Cal Coatings to repair two sections of the common area perimeter stucco/block wall of a home where the top half has shifted away from the homeowner divider wall at each pilaster, for a cost of \$2,985.00.
- ◇ Board approved the proposal from So Cal Coatings to repair one section of common area stucco/block wall of a home where the top half has shifted away from the homeowner divider wall at the column, and to replace one glass panel that has shifted due to the movement of the wall, for a cost of \$2,280.00.
- ◇ Board acknowledged the resignation of Calvin Stewart and appointed Dan Mulhern as the new District Delegate for Siena.
- ◇ Board denied a request from the Marina Hills Animal Hospital to post their signage on the waste stations in the area.
- ◇ Board approved the proposal from Villa Park Landscape to remove 328 trees (311 Eucalyptus, 7 Pines, 1 Acacia, 5 Agonis, 2 Brazilian Peppers and 2 Melalucas), for a cost of \$150.00 each, totaling \$49,200.00.
- ◇ Board tabled the reserve line items that are due to be completed this year and will discuss them further at the April 10, 2010 meeting.

GRAFFITI ON WALL BEHIND CHANDON HOMES

During the last couple of months, we have noticed graffiti on the wall between the Chandon homes and Albertson's parking lot and the Association has had to remove graffiti on three occasions. Please keep your eyes open and if you see any suspicious activity on the slopes or near this wall, please contact the local police department at 949-770-6011 to file a police report. We appreciate your cooperation in helping to keep Marina Hills looking its best!



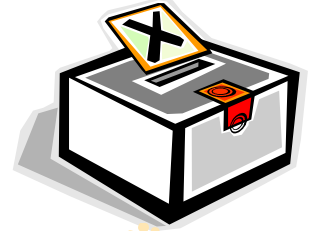
Primetimers – May 18th Dinner

Please join us at the Marina Hills Clubhouse for a delightful gathering of neighbors for patio dining at 6:00 p.m. Cost is \$5.00 per person. Call Joyce Van Schaack to coordinate your contribution of appetizer, salad or dessert. (949) 495-4567, or for co-hosting the event.



ANNUAL ELECTION OF THE BOARD OF DIRECTORS

The Annual Election of the Board of Directors will take place on Tuesday, August 24, 2010. There will be two positions available, each for a term of two years. The Board meets on a monthly basis on the second Wednesday of every month and discusses community issues. If you are interested in running for the Board, please fill out the attached candidacy application and return it to Management by June 1, 2010.



4TH OF JULY CARNIVAL(TO BE HELD ON JULY 3RD)

SATURDAY, JULY 3, 2010 — 11:00 A.M. TO 3:00 P.M.



It's never too early to mark your calendar! Look for more details in the upcoming June/July newsletters. Summer is right around the corner and the 4th of July carnival (to be held on July 3rd) will be here before you know it!

TREES MARKED FOR REMOVAL

You may have noticed trees around Marina Hills that are marked with orange paint. These trees were tagged to be removed by Villa Park Landscape due to areas being too clustered, where trees are competing with other trees/plant material. Some trees also need to be removed because they are diseased or overgrown. Some trees along Marina Hills Drive have been removed but others will not be removed until they are inspected on a landscape drive with Management and the landscape committee. Once trees are removed, each area will be evaluated to determine appropriate tree replacement and as to the type of trees to be planted.



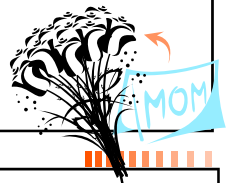
**Keystone Pacific & Clubhouse
Close in Observance of
Memorial Day -
Monday, May 31st**

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



MAY IMPORTANT DATES

| | | | |
|----------------------------|---------|-------------------------|---------|
| 10 Siena Board Mtg. | 5:00 PM | 20 Encore Board Meeting | 6:00 PM |
| 12 Marina Hills Board Mtg. | 6:00 PM | 26 Bunco | 9:30 AM |
| 17 Tennis Committee Mtg. | 6:00 PM | 26 Architectural Mtg. | 7:00 PM |
| 18 Primetimers | 6:00 PM | | |
| 19 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/Jim Murphy |

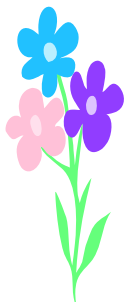
SIENA

| | |
|-----------------|-----------------|
| President | Frank Tota |
| Vice President | Cathy Subar |
| Treasurer | Gary Miller |
| Secretary | Ginny Mulhern |
| Member-at-Large | Arlene Goldberg |

YOUR REPRESENTATIVES

DISTRICT DELEGATES:

| | | |
|---------------|------------------|--------------|
| Amarante: | Vacant | |
| 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: | Dan Mulhern | 949-363-1592 |
| Terracina: | Manny Piceno | 949-285-0216 |
| Vistara: | Andrew Kienle | 949-363-7331 |



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|--|---|---|
| <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>COAST RESTORATION INC. General repair & improvements of HM homes. Major appliance repair offered as well. Your MH neighbors for over 16yrs. Contact Pat or Patti @ 246-6715 or 363-8236 to schedule a free in home estimate</p> | <p>West Coast Plg.-Kitchen & Bath Remodel, Service & Repair Lic #796189 call 388-7197</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>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>ELDER CARE. Leisure Care Home Care will provide English-speaking, reliable caregivers. Family business for 20+ yrs. We're here to meet your needs 949-363-7401</p> |
| <p>Need a RELIABLE General Contractor call RG Construction. No Job is too Small!!! Handyman work are welcome! California License #B937382 call Ryan 949-456-0362</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>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>For sale: Beautiful Pali Sleigh Crib in great condition. Italian beech wood in natural finish, drop down rail, storage drawer under bed. Simmons mattress included. \$200 call Sharon 949-481-9513.</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. www.stevedevre.com</p> | <p>Macintosh, iPhone, iPod Service & Repair, training & upgrades, OS X, data backup & recovery, secure wireless home networking, run several computers on a single cable/DSL connection, 20+yrs experience, call Han@MacUpgradeSpecialists 949-234-1870</p> |
| <p>Retired special ed. teacher avail. to tutor grades 6-12 & attend IEP's. Exp. with learning disabilities, ADHD/ADD, behavioral/emotional issues, & organizational skills. Contact Anita Holt @ 949-388-7383.</p> | <p>PLUMBING I'M BACK!! to handle those Non-emergency repairs and installations of Water Heaters, Garbage Disposers, Faucets, Leaky Valves. Call Glen at 949-842-6129 for Affordable, Flexible Service. ghartigan@pmrginc.com</p> | <p>GROOMINGDALE'S MOBILE DOG SPA Standard and Deluxe Spa treatments available Delivering individual care and attention for your pet Call (949)922-4555 for appointments and pricing</p> |
| <p>PINO LANDSCAPE CO. (949)218-5937 St. Lic#751626 MH Res. Specializing in Complete Landscape Services (Design, Construction, Repair & Maintenance.) 25 yrs. Exp. Free estimates, Peter Pino pinocompany@yahoo.com</p> | <p>Local General Contractor specializing in Kitchens, Bathrooms, Stone Flooring, Granite Countertops, Custom Lighting, Windows, Doors, Cabinets, Plumbing, Room Additions, call Marty 949-697-9159 M&M Construction Inc. #602468</p> | <p>I am 17 years old & I need money for college. CPR certified, experienced, great w/ kids, I have transportation, in your local area, references available. Also available for pet or house sitting 949-228-1840</p> |
| <p>PIANO LESSONS: Creative approach by a dedicated teacher. Lessons focus on tone, rhythm, technique, musicality & theory. Call Miss Sophi 949-429-5702</p> | <p>BELLA & BUGSY'S PET SPA - mobile grooming for dogs & cats. Also offering anesthesia-free teeth cleaning. M.H. resident. Non-toxic products. No grey-water dumping. Call Lauren at 949-395-5200</p> | <p>For Sale: Bunk bed set by This End Up Furniture Co. 2 beds, drawers under lower bed, ladder, mattresses, side-storage units, etc. Solid wood, ex. cond. \$550 obo. 495-7658 or rt8505@gmail.com</p> |
| <p>AQUA EXERCISE for all ADULTS/SENIORS MH residents! Ease pain, strengthen & tone, rev up metabolism. Fun & Easy! Call for days & times. Licensed Instructor 20 yrs. experience. Classes held in Chandon pool. Ability to swim not required. Call Resa (949) 388-0612</p> | <p>DOES YOUR HOME NEED A FACELIFT? Complete interior design services. Industry member National Kitchen & Bath Association. Valarie Mina, AKBD, Allied Member ASID. 338-6380, http://tdesigns.asidocc.org</p> | <p>Boots: Ladies Ferragamo black with heel, 7.5s Italian, brown 7.5 flat, both like new, call 949-363-7675</p> <p>Roller hockey gear, youth & adolescent sizes. Easton, Bauer, Mission, Jofa top of the line gear-skates, shin pads, girdle, shoulder pads, sticks, helmet/mask, gloves, upper body guard. Call 363-8995 for information.</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- refer to www.dcladesign.com</p> |

SIGN UP FOR E-NOTIFICATIONS

Enroll to receive e-statement notifications once your assessment statement is ready to be viewed online. If you decide to enroll in this process and have an account in good standing, an email notification will be sent as the statement becomes available online. Once you have signed up for this program, you will no longer receive paper statements and any inserts that typically are sent with the assessment statements.

In addition to the e-statement notification program, you can also sign up to receive email notifications involving our community association. Information pertaining to events, news, and activities in our community could be sent by email to the homeowners who have enrolled in this e-news program.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.keystonepacific.com.

