



# JUNE 2010 NEWSLETTER

www.marinahills.org

## COMMUNITY NEWSLETTER

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



### 21<sup>ST</sup> ANNUAL 4TH OF JULY CARNIVAL WILL BE HELD ON SUNDAY, JULY 4<sup>TH</sup>

There was a typo in the May newsletter. The Board was thinking about holding the carnival on Saturday, July 3<sup>rd</sup> but decided not to. **THE CARNIVAL WILL BE HELD ON SUNDAY, JULY 4<sup>TH</sup> FROM 11:00 A.M. TO 3:00 P.M. SO MARK YOUR CALENDARS!!!** Come one, come all for a fun filled day with your family and friends! You won't want to miss this year's carnival!

THE CARNIVAL THIS YEAR IS GOING TO BE A LOT DIFFERENT THAN PAST CARNIVALS, WITH THE FOLLOWING NEW RIDES & ATTRACTIONS:

- ◆ A GAMES TRAILER
- ◆ ROC O' PLANE
- ◆ INFLATABLE SLIP N' SLIDE
- ◆ LARGE PIRATE SHIP
- ◆ INFLATABLE FIRE ENGINE SLIDE
- ◆ WATER WARS
- ◆ 3 CARNIVAL BOOTH GAMES WITH PRIZES YOU CAN WIN
- ◆ GRASS SKI RELAY
- ◆ PASS THE ORANGE
- ◆ HULA SKIRT RELAY
- ◆ BEACH BALL ROLL



THE FOOD MENU WILL ALSO BE DIFFERENT. WE ARE HAVING A BBQ BUFFET THAT WILL INCLUDE THE FOLLOWING:

- ◆ BBQ PORK OR CHICKEN SANDWICH
- ◆ BAKED BEANS
- ◆ POTATO CHIPS
- ◆ SLICED WATERMELON
- ◆ HOT DOGS

THE NOVELTY FOODS THAT YOU WILL GET TO CHOOSE FROM WILL INCLUDE:

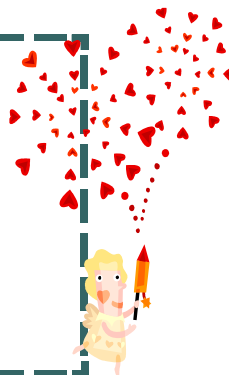
- ◆ DIPPING DOTS
- ◆ FROZEN MINUTE MAID LEMONADE CUPS
- ◆ NACHOS
- ◆ KETTLE CORN
- ◆ COTTON CANDY
- ◆ ICED CAPPUCCINO CART



**CLIP & SAVE**  
**GOOD FOR 20 RIDE TICKETS**

**21<sup>ST</sup> ANNUAL 4TH OF JULY CELEBRATION**

**Redeem at the Ticket Booths**



### BOARD OF DIRECTORS:

President: Loretta Pierce  
Vice-President: Chuck Johnston  
Secretary: Vito Ferrante  
Treasurer: Jeff Taylor  
Member-at-Large: Jim Sabatello

### NEXT BOARD MEETING:

**Tuesday, June 15, 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:  
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 (714) 285-2626  
Encore Association: Accell Property Management, Inc. (949) 581-4988

### CLARIFICATION REGARDING COMMUNITY TREES

At the March meeting, the Board of Directors approved a proposal to remove 328 trees, as part of the extensive landscape renovation program involving the removal and replacement of the balance of dead Myroporum on the common area slope throughout the community. The basis for the selected tree removal include trees that were leaning and appear weak and ready to fall; diseased trees; trees with broken/split trunks that may represent a danger of falling and trees that are so grouped together as to impede each other's growth. Many of the trees that were removed had been damaged (cracked trunks, uplifted roots, and so forth) by the high winds we experienced this Winter/Spring, and hence posed a potential hazard.



There are currently over 5,000 trees throughout Marina Hills. The 328 selected trees were evaluated and recommended for removal by the arborist retained by Villa Park Landscape. Prior to the review by the landscape committee and Management, 42 of the selected trees were removed on the Marina Hills Drive slope. These trees are scheduled to be replaced by 14 different type of trees together with new plant material. All remaining selected trees will be reviewed and re-evaluated prior to any further removal. It is not expected that all of the 328 selected trees will be removed. Once the selected trees are removed each affected area will be evaluated as to the number and appropriate type of tree replacement. The trees to be removed will be reviewed prior to replanting the slopes. Affected homeowners will be given advance

notice prior to removal of selected trees. The Board understands that our landscaping represents one of Marina Hills' most important assets and that any proposed modification will always be made with the goal of maintaining and improving this vital feature of our community. If you have any questions regarding the tree issue, please contact Management.

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### 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](mailto:marina.hills.aquatics@gmail.com). Barracuda Aquatics can email you the forms or you may pick them up at the Marina Hills clubhouse.

#### **Spring Practice Time:**

5:00-6:00 p.m. 4 yrs to 16 yrs \$120 for 1<sup>st</sup> child, \$115 for 2<sup>nd</sup>, and \$110 for additional children

**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 Swim Team - HURRY! EARLY REGISTRATION HAS BEEN EXTENDED TO JUNE 13<sup>th</sup>.** Talk to your neighbors and come join the fun!! 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. 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. 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.

**Convince another family to join and you'll both get a \$20 gift card.**



#### **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)

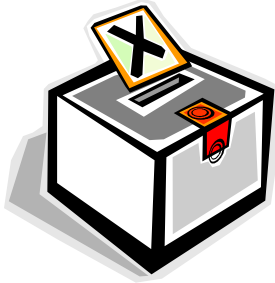
**Swim Lessons** will be offered during the Spring and Summer. Lessons are available Monday & Wednesday or Tuesday & Thursday for two weeks (4 lessons). Both private and semi-private lessons will be available. Contact Barracuda Aquatics at [marina.hills.aquatics@gmail.com](mailto:marina.hills.aquatics@gmail.com). or stop by the clubhouse for flyers regarding sessions, times and fees.

**APRIL 14, 2010 BOARD MEETING RECAP**

- ◇ Board ratified the action taken and approved the minutes taken by Management from the March 10, 2010 General Session Board Meeting/Architectural Report from 2/10/10-3/10/10.
- ◇ Board approved the March 31, 2010 financial statement as submitted.
- ◇ Board approved Jeff Russell from Merrill Lynch to roll over the reserve CDs in the amounts of \$95,000.00 and \$245,000.00 that are maturing in April for the same terms at the highest interest rates possible in order to keep the CDs staggered.
- ◇ Board approved the proposal from Villa Park Landscape for the items generated from the March 4, 2010 drive in the amount of \$2,265.00.
- ◇ Board approved to place liens on the following delinquent accounts for outstanding assessments and applicable charges: APN #933-40-376, APN #653-371-14, APN #653-271-10, APN #933-27-120, APN #653-401-17, APN #653-401-23, APN #653-422-08, APN #933-27-139, APN #933-27-172 and APN#653-391-23.
- ◇ Board appointed Peter Klause, homeowner at 7 Tramonti, as the District Delegate for Amarante.
- ◇ Board approved to (a) hold the Annual Election of the District Delegates on Tuesday, June 29, 2010; (b) set the record date as May 11, 2010; and (c) appoint one or three residents that attend the Annual Election of the District Delegates or appoint Management as the inspector of election/ballot custodian who will be present at the Annual Election of the District Delegates.
- ◇ Board approved to (a) hold the Annual Election of the Board of Directors on Tuesday, August 24, 2010; (b) appoint Vito Ferrante as the chairperson on the nominating committee and Loretta Pierce and Jim Sabatello as the rest of the committee; (c) set the record date as July 7, 2010; and (d) appoint one or three residents that attend the Annual Election of the Board of Directors or appoint Management as the inspector of election/ballot custodian who will be present at the Annual Election of the Board of Directors.
- ◇ Board requested Management to contact Advanced Reserve Solutions (ARS) to see if they will match the cost from Reserve Data Analysis (RDA) of \$1,995.00 or not to exceed \$2,100.00 to perform an on site inspection, including photos. ARS has performed the reserve study for Marina Hills for many years.
- ◇ Board requested Management to obtain two more proposals to replace the window in the kitchen so the Board can review them at the May meeting.
- ◇ Board requested Management to contact homeowners and explain that Management, the landscape committee and Villa Park Landscape will inspect all the trees that have been marked for removal during the May 6, 2010 landscape drive to determine which trees will definitely be removed and why.
- ◇ Loretta Pierce informed the Board that she and Jim Sabatello would be meeting with Terry Juhl again on Friday night at 6:00 P.M. to go over improvements they would like to see done to the clubhouse, so they can provide Management with a proposal.
- ◇ Board approved the proposal from Zaino Tennis Courts to replace the remaining four benches on the tennis courts so they match the one that was recently replaced for a cost of \$2,729.00.
- ◇ Board requested Management to contact Seabreeze to see if they would match the price of \$3,138.00 from Patio Guys or lower their price, not to exceed \$3,200.00 to re-strap 15 lounge chairs, 35 chairs in the pool area, and 4 chairs in the BBQ area. The Board felt that Seabreeze did an excellent job the last time the furniture was re-strapped.
- ◇ Board tabled the item of re-plastering the pool/spa/wader until the May meeting.
- ◇ Board approved to increase the janitorial fee when renting the clubhouse from \$55.00 to \$85.00, to cover the cost the Association incurs for cleaning fees.
- ◇ Board tabled the item of improving the light shining to the flag in front of the main fountain until the May meeting so Management can ask Orange Coast Building Services (OCBS) how much of a difference there would be if they decided to replace the existing ballasts and lamps with new 150 watt ballasts and lamps.
- ◇ Board tabled the issue of painting of garage doors until the May meeting so the Board can drive by a specific address to inspect the square pop outs on the garage door that were previously approved and painted, to determine if they want to allow other homeowners moving forward to be able to paint the pop outs on garage doors a different color than the garage door itself. The Board stated that attached homes must be painted to mirror each other and homeowners cannot paint their front doors different colors.
- ◇ Board denied a homeowner request to use the clubhouse during the day as a location for filming because the clubhouse is not to be used for commercial purposes.
- ◇ Board did not take any action regarding the open house sign rules.
- ◇ Board tabled the item of possible changes to the violation policy – fine schedule until the May meeting.
- ◇ Board approved a proposed change to the Architectural Guidelines, which would require homeowners to submit a \$100.00 refundable deposit with all architectural applications, including painting, with said deposit refunded once a Notice of Completion has been submitted and approved by the Architectural Committee. The membership will have 30 days to comment on this proposed change. The Board will take all comments into consideration prior to making a decision at the July meeting.



**ELECTION OF DISTRICT DELEGATES**



The Annual Delegate Elections for Marina Hills Master Planned Community Association will be held on June 29, 2010 at 6:00 P.M. in the clubhouse. The purpose of this election is to elect one member for each District to serve as a Delegate. We would like to give a BIG thank you to the current District Delegates who have served as delegates over the years and have agreed to re-apply District Delegates.

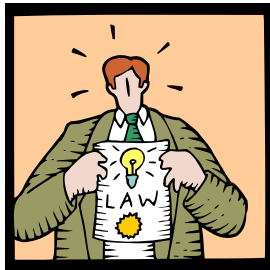
**ROOF TILES**

If you have cleaned your roof tiles, we thank you! Management was contacted by the Laguna Niguel Water District regarding not having homeowners use water to clean off their roof tiles, so if you see homeowners who haven't cleaned their roof tiles, they have been put on hold until the level 2 water restriction has been lifted.



**LANDSCAPE MAINTENANCE REQUESTS**

If you have any landscape maintenance concerns, please contact Management to address them so the proper work order can be issued with instructions for the landscape crews to address. Please do not speak with the landscape crews as they have been directed by Management not to take direction from homeowners. Thank you.



**ARCHITECTURAL PROPOSED CHANGE TO GUIDELINES**

The Board of Directors is considering a proposed change to the Architectural Guidelines/process requiring homeowners to submit a \$100.00 refundable deposit for all improvements, including painting. Homeowners would need to submit a check payable to Marina Hills and homeowners will get their deposit back once their Notice of Completion (NOC) has been reviewed and approved. The reason for the proposed change is due to many homeowners who do not submit their NOC upon completion of their improvements. Homeowners have 30 days to comment on this proposed change to the Architectural Guidelines. 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 the July meeting.

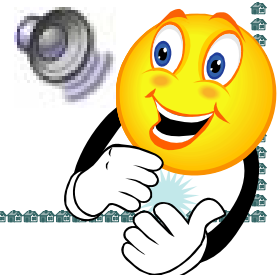
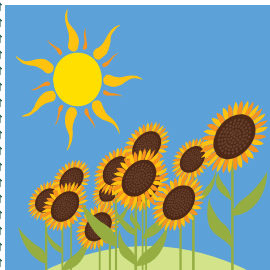
**BURGARLIES ON CALA D'OR**

It was brought to Management's attention that cars on Cala D'Or were broken into sometime in the early hours on Monday, May 10, 2010. Please remember to not leave any valuables inside a parked vehicle. If you notice any suspicious activity in the community, please contact the police department at 949-770-6011.



**COMMUNITY GARAGE SALE WAS A HIT!**

We would like to thank Steve DeVre for sponsoring the Marina Hills garage sale again this year! It was a huge success! 135 families participated and we hope that next year will be even bigger and better! Thank you Steve for donating 300 bagels to the homeowners!



**E-STATEMENTS AND COMMUNITY CORRESPONDENCE**

Greetings! 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. Inserts that are typically sent with the assessment statements, such as newsletters, will be available on the Marina Hills website at [www.marinahills.org](http://www.marinahills.org) or will be sent electronically.

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 update your account information such as your e-mail address, password, contact information, and e-notification enrollments, please log into your account online.

Please follow these steps:


1. Log into your account at [www.marinahills.org](http://www.marinahills.org) and click on the Online Billing Account in the left column on the website.
2. After you have successfully logged into your account, go to the "Update My Profile" page
3. Make changes to the information you would like to update
4. Click on the submit button after you have completed making your changes

Should you need website login assistance, please contact Customer Care at (949) 833-2600 or via e-mail at [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)



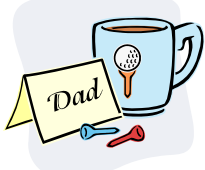


For after-hours association maintenance issues, please call 949- 833-2600 to be connected with the emergency service line.



**JUNE IMPORTANT DATES**

8	OC Registrar of Voters		30	Bunco	9:30 AM
14	Siena Board Mtg.	5:00 PM	30	Architectural Mtg.	7:00 PM
15	Marina Hills Board Mtg.	6:00 PM			
16	Chandon Mtg.	6:00 PM			
17	Encore Mtg.	6:00 PM			
21	Tennis Committee Mtg.	6:00 PM			



**SUB ASSOCIATIONS:**

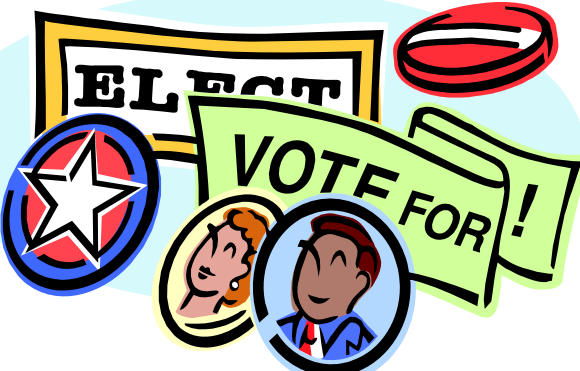
<b>CHANDON</b>	
President	Larry Buss
Vice President	Dale Lemmon
Secretary	Janene McGrail
Treasurer	Darlene Carpenter
Member-at-Large	Dave Michel
<b>ENCORE</b>	
President	Morris Passwater
Vice President	Jim Murphy
Secretary	Teresa Passwater
Treasurer	Arlene Woods
Member-at-Large	Lisa Schnell/Jim Murphy
<b>SIENA</b>	
President	Frank Tota
Vice President	Cathy Subar
Treasurer	Gary Miller
Secretary	Ginny Mulhern
Member-at-Large	Arlene Goldberg

**YOUR REPRESENTATIVES**

<b>DISTRICT DELEGATES:</b>		
Amarante:	Peter Klause	949-495-1375
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



<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>COAST RESTORATION INC. General repair &amp; 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 &amp; Bath Remodel, Service &amp; Repair Lic #796189 call 388-7197</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>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>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 &amp; service. 949-246-4090 or judy@judyfield.com</p>	<p>CRUISE BEYOND - MH Travel Consultant, ACC, CLIA, IATAN specializing in cruises &amp; tours. 1-866-OCEAN-80, (1-877-623-2680) <a href="mailto:debrah@cruisebeyond.com">debrah@cruisebeyond.com</a></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>De Vre' International/Prudential California Realty broker, 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. <a href="http://www.stevedevre.com">www.stevedevre.com</a></p>	<p>Macintosh, iPhone, iPod Service &amp; Repair, training &amp; upgrades, OS X, data backup &amp; recovery, secure wireless home networking, run several computers on a single cable/DSL connection, 20+yrs experience, call Han@MacUpgrade Specialists 949-234-1870</p>
<p>Retired special ed. teacher avail. to tutor grades 6-12 &amp; attend IEP's. Exp. with learning disabilities, ADHD/ADD, behavioral/emotional issues, &amp; 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. <a href="mailto:ghartigan@pmrginc.com">ghartigan@pmrginc.com</a></p>	<p>Get ready for summer! 15% hair removal. Ask for Lynn or Sahar @ 933-8076 at California Cosmetics Medical Institute</p>
<p>PINO LANDSCAPE CO. (949)218-5937 St. Lic#751626 MH Res. Specializing in Complete Landscape Services (Design, Construction, Repair &amp; Maintenance.) 25 yrs. Exp. Free estimates, Peter Pino <a href="mailto:pinocompany@yahoo.com">pinocompany@yahoo.com</a></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&amp;M Construction Inc. #602468</p>	<p>I am 17 years old &amp; 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 &amp; theory. Call Miss Sophi 949-429-5702</p>	<p>BELLA &amp; BUGSY'S PET SPA - mobile grooming for dogs &amp; 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 <a href="mailto:rt8505@gmail.com">rt8505@gmail.com</a></p>
<p>Lynette Colletta, Prudential California Realty, Marketing Specialist, Full-Time Realtor, 20+ years MH Resident. Call/ email for a FREE Comparative Market Analysis, 949.842.4200, <a href="mailto:colletta@pruoc.com">colletta@pruoc.com</a>, <a href="http://www.LynetteColletta.com">www.LynetteColletta.com</a>.</p>	<p>DOES YOUR HOME NEED A FACELIFT? Complete interior design services. Industry member National Kitchen &amp; Bath Association. Valarie Mina, AKBD, Allied Member ASID. 338-6380, <a href="http://tdesigns.asidocc.org">http://tdesigns.asidocc.org</a></p>	<p>Boots: Ladies Ferragamo black with heel, 7.5s Italian, brown 7.5 flat, both like new, call 949-363-7675</p>



## ANNUAL MEETING/ELECTION OF THE BOARD OF DIRECTORS

The Annual Meeting/Election of the Board of Directors will be held in August 2010. There will be two (2) positions available on the Board. If you are interested in serving on the Board, please contact Management for a candidacy application. This application will need to be forwarded to Management by **July 15, 2010** so your information can be included in the election package that will be mailed out to all homeowners.