

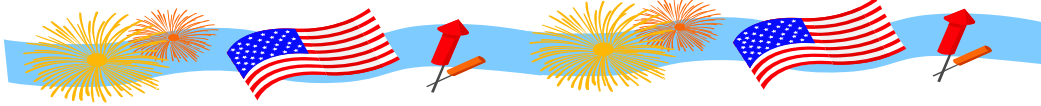


JULY 2010 NEWSLETTER

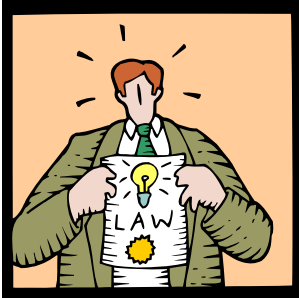
www.marinahills.org

COMMUNITY NEWSLETTER

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



AMENDING THE GOVERNING DOCUMENTS



The Board is recommending that the homeowners approve to amend the Association's governing documents regarding (1) Board vacancy replacement and (2) change of District Delegate designation to volunteer status. The Board believes that the two recommendations will save the Association both time and money. (1) Currently, the governing documents require that a new election must be held to replace a vacated Board member position due to resignation or other reasons. Such an election will cost the Association approximately \$6,000.00-\$8,000.00 and 60-90

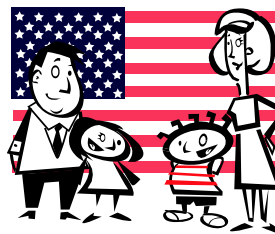
days to replace the vacant position. The Board recommends that the Association re-establish the policy they previously had, where by the remaining Board members can fill the unexpired, vacated position forthwith and at no cost to the Association. (2) The Board also believes that the governing documents should be amended to eliminate the District Delegate provision which requires an Annual Election at a cost to the Association of approximately \$6,000.00-\$8,000.00 per year. The Board proposes to change the designation, "District Delegate" to "District Volunteer". Under this designation there will be no change in function, but would result in eliminating the annual substantial election cost. Historically, in a majority of our Districts the same individuals have been willing to serve as their District representative.

If these issues are amended it will save the Association time and money! However, in order to amend the governing documents, ballots will be sent out to the membership and we need to receive **51%** votes in favor of amending these two items. **It is extremely important that everyone vote on these two items!** To save money, the Association is sending out ballots for these two items with the Annual Election of the Board ballot in the later part of July, so please watch for it and make sure that you send your ballots back. Thank you!

DON'T MISS THE 4TH OF JULY CARNIVAL

11:00 A.M. – 3:00 P.M.

Don't miss the 21st Annual 4th of July carnival on Sunday, July 4, 2010 from 11:00 A.M. to 3:00 P.M.! All Marina Hills' families are invited to attend the 4th of July carnival and join in all the fun! The carnival this year is going to be a lot different than past carnivals so you have to check it out! There will be lots of food, rides and activities for all to enjoy! All residents will need to redeem their FREE tickets from the booth near the atrium by the circular drive and your name/address will marked off on a list.



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, July 14, 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



MAY 24, 2010 BOARD MEETING RECAP

- ◇ Board ratified the action and approved the Action Without Meeting Minutes from May 4, 2010 to approve the proposal from So Cal Coatings to remove and replace approximately 25 square feet of stamped concrete located in the center median on Marina Hills Drive between Tropea and Parc Vista for a cost of \$1,485.00. Villa Park Landscape was also authorized to repair the water line leak underneath the concrete.
- ◇ Board ratified the action and approved the Action Without Meeting Minutes from May 7, 2010 approving the proposal from Villa Park Landscape to remove/replace the damaged booster pump motor at the corner of Mondano/Via Marini for a cost of \$1,385.00.
- ◇ Board approved the April 30, 2010 financial statement as submitted.
- ◇ Board approved Jeff Russell from Merrill Lynch to roll over the reserve CD that is maturing on 5/21/10 in the amount of \$95,000.00 for the same term at the highest interest rate possible, in order to keep the CDs staggered and open a reserve CD in the amount of \$200,000.00 for a term of one year at the highest interest rate possible.
- ◇ Board approved to place a lien on the following delinquent accounts: APN #933-40-372, APN #653-231-28, APN #653-271-01 and APN #653-261-30 for outstanding assessments and applicable charges.
- ◇ Board approved the proposal from So Cal Coatings to repair a large crack on both sides of a perimeter common area block stucco wall at a cost of \$1,865.00.
- ◇ Board ratified the action taken and approved the minutes taken by Management from the April 14, 2010 General Session Board Meeting/Architectural Report from 3/10/10-5/10/10.
- ◇ Board tabled allowing Jeff Russell from Merrill Lynch to roll over the principals of the \$50,000.00 in operating and \$80,000.00 and \$95,000.00 in reserves each for a term of one year at the highest interest rates possible in order to keep the CDs staggered, until the June meeting so Jeff Russell can attend the meeting to answer questions the Board may have.
- ◇ Board approved the proposal from Villa Park Landscape to install 14 trees on the slope in Area #1 on Marina Hills Drive where trees were removed between Tropea and Valle Vista for a cost of \$2,150.00.
- ◇ Board approved the proposal from Villa Park Landscape for items that were discussed during the drive on April 20, 2010 for a cost of \$2,670.00.
- ◇ Board approved the proposal from Villa Park Landscape for items listed on the punch list generated from the May 6, 2010 drive for a cost of \$4,822.50, that includes removing 9 damaged trees with legitimate reasons and replacing 3 out of the 9 trees.
- ◇ Board approved the proposal from Villa Park Landscape to upgrade half of the already approved Bougainvillea to be planted on the slope on Marina Hills Drive in Area #1 from one gallon to five gallon shrubs for an additional cost of \$1,650.00.
- ◇ Board tabled discussion on the improvements to the clubhouse, office, kitchen, upstairs room and storage room until the June meeting.
- ◇ Board eliminated the "No Tree Topping" policy and trees will be evaluated on an individual basis to determine the best course of action.
- ◇ Board approved the proposal from So Cal Coatings to remove the window in the kitchen, re-frame the opening and re-install a new window for a cost of \$2,125.00.
- ◇ Board denied a homeowner's request regarding changing the time that the pool area is closed for cleaning from 9:00-10:00 A.M. to 7:00-8:00 A.M.
- ◇ Board tabled discussion on re-plastering the pool, spa and wader and replacement of the deck mastic until the June meeting. Management was requested to speak to the Orange County Health Department and see if the Association can obtain a two year extension for re-plastering the pool, spa and wader, because the Board is working on a master plan for the pool area, which possibly includes rebuilding the pool due to it being out of level.
- ◇ Board tabled discussion on improvement for lighting the flag at the main fountain until the June meeting so Management can discuss further additional options with OCBS, such as installing halogen bulbs, redirecting the light fixtures or installing spots instead of flood lights or using a combination of both.
- ◇ Board approved to have the Architectural Committee review applications for painting garage doors and the Board agreed with the committee in that homeowners shouldn't be allowed to paint the pop out trim pieces on garage doors a different color than the body of the garage door because this design does not fit the Tuscan theme in the community and looks more country. Board also approved to allow homeowners with attached homes to be able to paint their front doors different colors as long as they choose from a color from the pre approved paint palette, because the front doors are not visible from the street. If homeowners choose a color that is not on the pre approved paint palette, the Architectural Committee will need to approve it. If homeowners with attached homes want to paint their garage doors different colors, they will need to submit for approval from the Architectural Committee.
- ◇ Board approved to have legal counsel, Rich Tinnelly prepare a ballot to include amending the governing documents so if there is a vacant seat on the Board, the Board can appoint a homeowner to fill the seat instead of having to hold an election, and also to eliminate the District Delegate system and make the District Delegate volunteer positions. This ballot would be sent to the homeowners with the Annual Election of the Board ballot in July. The Board would like to review the draft ballot at their June meeting.
- ◇ Board approved to revise the violation policy – fine schedule increasing the fines from \$100.00 to \$150.00 for the first thirty (30) day period of the continuing infraction and from \$200.00 to \$300.00 for the second thirty (30) day period of the continuing infraction. This proposed change will be sent out to the membership in the July newsletter giving homeowners 30 days to comment before being considered at the August meeting for adoption.
- ◇ Board discussed who would volunteer and work the 4th of July carnival.
- ◇ Board discussed PEX charges and Management explained that there will be times when special mailings will need to be mailed out to the homeowners but Management will work with the Board to see what can be done to ensure that items are grouped together so that the fewest special mailings are sent out as possible.
- ◇ Board denied a homeowner's request to have the rental fee for the clubhouse waived for use on June 5, 2010.
- ◇ Board approved proposals from So Cal Coatings to repair one crack in a common area perimeter wall and secure 12 glass panels for a cost of \$910.00, repair a crack in a common area perimeter wall and re-install a glass panel for a cost of \$575.00 and repair one section of a common area perimeter wall that has shifted away from the homeowner's divider wall for a cost of \$1,485.00.
- ◇ Board approved to change the date of the June meeting from Wednesday, June 9, 2010 to Tuesday, June 22, 2010.

JULY PRIMTIMERS

Let's celebrate summer! Join us on July 20th at 6:00 P.M. for an outdoors picnic supper. RSVP: Wally & Rodney 495-5681 Dell & Buddy 495-8761.



A BIG THANK YOU GOES OUT TO

MARK KUWAHARA

We would like to thank Mark Kuwahara from Pacific Sign Center in Dana Point for his generous donation of the 4 signs that we installed in the community to advertise for the 4th of July carnival that you see in the community. Thanks so much Mark!!! Unfortunately, someone removed these signs without permission. If you saw anyone who removed them, please contact Management. The Board of Directors approved that these signs be placed in the designated common areas to advertise for the 4th of July carnival this year.



WHAT DO YOU DO IF YOU SEE A BROKEN SPRINKLER?

If you see a broken sprinkler anywhere in the common areas, water running, leaks or moss growing in the gutters on Marina Hills Drive, please contact Management at 949-838-3250 or 949-838-3246. If you notice this after hours or on a weekend, please call 949-833-2600 and follow the instructions to be contacted to an answering service that will page a manager that is on call. Broken sprinklers are considered an emergency because we do not want to waste water. Thanks for your cooperation!



VANDALISM IN COMMUNITY

Villa Park Landscape recently installed plant material along the bare slope on Marina Hills Drive and informed Management that it looks like kids were playing on the slope and removed 100 one gallon plants that have since died. The Association will have to pay to replace these plants that were removed. The section of the slope that was vandalized was directly behind Bastia and Turano. If you see any suspicious activity, please call the police at 949- 949-770-6011 and alert Management as well.

BURGARLIES ON PALLAZO

It was brought to Management's attention that cars that were unlocked on Pallazo were broken into recently. Please remember to not leave any valuables inside a parked vehicle and lock your doors at all times. If you notice any suspicious activity in the community, please contact the police department at 949-770-6011.



Keystone Pacific Closed in Observance of Independence Day - Monday, July 5th

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



JULY IMPORTANT DATES

4	Carnival	11:00 AM- 3:00 PM	21	Chandon Mtg.	6:00 PM
12	Siena Board Mtg.	5:00 PM	28	Bunco	9:30 AM
14	Marina Hills Board Mtg.	6:00 PM	30	Architectural Mtg.	7:00 PM
15	Encore Mtg.	6:00 PM			
19	Tennis Committee Mtg.	6:00 PM			
20	Primetimers	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	Jim Murphy
Secretary	Teresa Passwater
Treasurer	Arlene Woods
Member-at-Large	Lisa Schnell

SIENA

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

YOUR REPRESENTATIVES

DISTRICT DELEGATES:

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 & 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 Plumbing.-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>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>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>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. www.stevedevre.com</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>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. Glen.hartigan@gmail.com</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>
<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>AFFORDABLE KITCHENS: Kitchen renovations at very competitive prices. No job is too small. For estimates call 949-388-7197</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>Don't let your house fall into despair during hard economic times. Simple home maintenance will save you thousands over time. Call Larry, retired general contractor, for home maintenance/projects. All trades. 949-495-8480</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, letta@pruoc.com, www.LynetteColletta.com.</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>A Villa in Royal Caribbean resort in Cancun with stunning view of white sand beach is available in Sept. Full Kitchen, sleeps 2-6 people \$95.00 per night .For more info 291-7417 Mona</p>
	<p>Available for babysitting. Please call Hannah Ris at 363-0211, age 15 1/2</p>	<p>Big Bear Vac Rental 3600ft. 4BD 4 BA 1.5 acres view. Sleeps 12. 1.5 mi to lake, ski & golf. \$360/Nght + cleaning. Pictures at bigbargetaway.com unit #78. johnharper@cox.net 949-495-8000</p>



MARINA HILLS AQUATICS – SWIM TEAM & SWIM LESSONS

Barracuda Aquatics is excited to be back at Marina Hills! They are 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 - Talk to your neighbors and come join the fun!! We have just started the summer program. **It's not too late to join!!** 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 \$310.00. Any additional children in the same family will cost \$300.00.

Convince another family to join and you'll both get a \$25 gift card.

Home swim meets begin at 3:30 on July 6th, July 14th and fun relays on August 10th.

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 are being offered throughout the 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. or stop by the clubhouse for flyers regarding sessions, times and fees.



PROPOSED CHANGE TO THE VIOLATION POLICY – FINE SCHEDULE

At the May 24, 2010 meeting, the Board of Directors discussed the possibility of revising the Violation Policy – Fine Schedule and increasing fines from \$100.00 to \$150.00 for the first thirty (30) day period of the continuing infraction and from \$200.00 to \$300.00 for the second thirty (30) day period of the continuing infraction. Homeowners have 30 days to comment on this proposed change to the violation policy—fine schedule. If you have any comments, please email Management at 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 August meeting.