



AUGUST 2010 NEWSLETTER

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COMMUNITY NEWSLETTER

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

21ST ANNUAL 4TH OF JULY CARNIVAL – ANOTHER SUCCESS!

The Annual 4th of July carnival was another success this year! Families had fun spending time with friends and seeing people that they might not normally see during the rest of the year. We would like to thank the volunteers who worked in the booths: Loretta Pierce, Jeff & Marcy Taylor, Jim Sabatello, Stan Denn, Peter Pino and David Pino. We appreciate your help and couldn't have done it without you! If you have any feedback, good or bad about the carnival this year, please forward it to Management. Thank you!



THANKS AGAIN TO MARK KUWAHARA!

We would like to thank Mark Kuwahara from Pacific Sign Center in Dana Point again for donating the huge 4th of July banner that was hung behind the main fountain to help advertise for the 4th of July carnival this year! We will be able to use this banner in the future and we think it really helped remind homeowners about this fun filled event! Thanks again Mark for your generosity!!! We really appreciate it!

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, August 11, 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@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



JUNE 22, 2010 BOARD MEETING RECAP

- ◆ Board approved the minutes taken by Management from the May 24, 2010 General Session Board Meeting/Architectural Report from 5/10/10-6/10/10.
- ◆ Board approved the May 31, 2010 financial statement as submitted.
- ◆ Board approved the proposal from Villa Park Landscape for the items generated from the June 3, 2010 drive in the amount of \$4,567.50.
- ◆ Board approved to place a lien on account #653-411-35 that has a balance of \$446.37.
- ◆ Board approved the proposal from So Cal Coatings to repair 3 large cracks in a common area block wall at a cost of \$2,185.00.
- ◆ Board approved the proposal from So Cal Coatings to repair 4 rubber moldings for the glass panels that have come off of a common area block wall at a cost of \$425.00.
- ◆ Board approved the proposal from Linc Lighting to replace the meter pedestal and concrete pad with a stainless steel one for a cost not to exceed \$3,455.52.
- ◆ Board tabled improvement to the clubhouse, office, kitchen, upstairs room and storage room until the July 14, 2010 meeting for further discussion.
- ◆ Board tabled re-plastering the pool, spa and wader and replacement of the deck mastic because they would like to work on a master plan for the pool area.
- ◆ Board did not approve a proposal to modify the lighting for the flag at the main fountain.
- ◆ Board requested that Management have the Association's legal counsel revise the draft ballots to amend the governing documents regarding a vacancy on the Board and to eliminate the District Delegate system so they clearly state how much money would be saved if the governing documents were amended and in order to not increase assessments, the Board is highly recommending that homeowners vote yes to amend the governing documents regarding these two issues.
- ◆ Board approved to switch from Merrill Lynch to Morgan Stanley so the Association can retain Jeff Russell as their point of contact for investments, and invest \$190,000.00 that is maturing on 6/24/10 with Morgan Stanley for the term and best available interest rate in order to keep the Association's CDs laddered. Board also approved to have Jeff Russell invest the \$50,000.00 from the operating account CD that was closed prior to its maturity date of August 3, 2010 into another operating CD with Morgan Stanley; invest the \$80,000.00 from the reserve CD that was closed prior to its maturity date of June 30, 2010 into another reserve CD with Morgan Stanley and invest another \$95,000.00 from the reserve CD that was closed prior to its maturity date on October 3, 2010 into another reserve CD with Morgan Stanley. These monies are currently sitting in the Association's money market account.
- ◆ Board denied a request from a homeowner to install two trash cans near the doggie dispensers along Marina Hills Drive because these areas belong to the City of Laguna Niguel and not the Association.

AMENDING THE GOVERNING DOCUMENTS

In last month's newsletter we stated that you would receive ballots to amend the governing documents with the Annual Election of the Board ballot. So it's not confusing, and due to quorum requirements, the Board has decided to send out the ballot for the Annual Election of the Board by itself and you should have already received the election package. The Board will be sending out ballots and holding a special election in the next 2-3 months to amend the governing documents. Please watch for updates in future newsletters. Thank you!



RESULTS OF ANNUAL DISTRICT DELEGATE ELECTIONS

The Annual District Delegate Elections were held on June 29, 2010 and we achieved quorum for all the districts except Monaco and Encore. Each delegate below will serve a one year term until June 2011. We appreciate and would like to thank those homeowners that volunteer their time to the community by representing their Districts! Congratulations to all the District Delegates who were elected!!! We look forward to working with you and seeing you at the monthly Board meetings.

District 1 – Monaco – Adjourned meeting was held on July 8, 2010 at 2:00 P.M. The 25% quorum requirement was not attained for this Delegate District but per the Association’s documents, the District Delegate for Monaco can remain the Delegate until the next Annual Election of the District Delegates in 2011 - Harvey Holden—no opposition

District 2 – Bel Fiore – George Webster received 30 votes and Valerie Mina received 1 vote—George Webster

District 3 – Terracina – Manny Piceno received 63 votes and Clifford Burdett received 1 vote – Manny Piceno

District 4 – Vistara – Andrew Kienle received 38 votes and James McGee received 1 vote—Andrew Kienle

District 5 - Chandon – Larry Buss received 47 votes, Pat Kassam received 13 votes and Dave Michel received 1 vote—Larry Buss

District 6 – Amarante – Peter Klause—no opposition

District 7 – Siena – Dan Mulhern—no opposition

District 8 – Cabo Del Mar – Carol Albert—no opposition


District 9 – Encore – Adjourned meeting was held on July 8, 2010 at 2:00 P.M. The 25% quorum requirement was not attained for this Delegate District but per the Association’s documents, the District Delegate for Encore can remain the Delegate until the next Annual Election of the District Delegates in 2011 - Morris Passwater—no opposition

District 10 – Palacio – Richard Butler—no opposition


District 11 – The Heights – Hector Rodriguez—no opposition

ADDITION TO ARCHITECTURAL GUIDELINES – REFUNDABLE DEPOSIT FOR ALL EXTERIOR IMPROVEMENTS

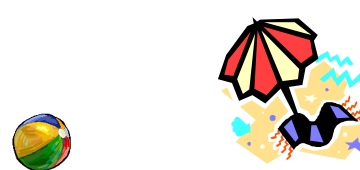
At the July 14, 2010 meeting, the Board of Directors adopted an addition to the Architectural Guidelines/process, requiring homeowners to submit a \$100.00 refundable deposit for all exterior improvements, including painting. When doing any exterior improvements to your home, homeowners will need to submit a check for \$100.00 payable to Marina Hills, along with their architectural application. Homeowners will get their deposit of \$100.00 back, once their Notice of Completion (NOC) has been reviewed and approved by the Architectural Committee. The reason for this addition to the Architectural Guidelines is a result of many homeowners who do not submit their NOC upon completion of their improvements. This revision to the Architectural Guidelines will become effective on September 1, 2010. If you have any questions, please contact Management at 949-838-3250 or by email at khockings@keystonepacific.com. Thank you for your understanding!

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



AUGUST IMPORTANT DATES			
9	Siena Board Mtg.	5:00 PM	25 Bunco 9:30 AM
11	Marina Hills Board Mtg.	6:00 PM	25 Architectural Mtg. 7:00 PM
16	Tennis Committee Mtg.	6:00 PM	
18	Chandon Board Meeting	6:00 PM	
29	Encore Board Meeting	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	Vacant
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

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.

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.

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

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.

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 pino@company@yahoo.com

PIANO LESSONS: Creative approach by a dedicated teacher. Lessons focus on tone, rhythm, technique, musicality & theory. Call Miss Sophi 949-429-5702

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, lcolletta@pruoc.com, www.LynetteColletta.com.

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

Judy Field, Coldwell Banker Realtor. Listing Specialist, 17 yrs. MH resident. Unwavering commitment to integrity, knowledge & service. 949-246-4090 or judy@judyfield.com

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

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

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

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

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>

Pure Pilates - Offering group reformer classes for \$100 Unlimited for the month and 4 Private Reformer sessions for \$129 for first time clients. Call to schedule an appointment at 949-249-2456.

West Coast Plumbing.-Kitchen & Bath Remodel, Service & Repair Lic #796189 call 388-7197

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

Looking to share carpool to NHMS in the fall. First period start. Call Cindy 363-1252.

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

AFFORDABLE KITCHENS: Kitchen renovations at very competitive prices. No job is too small. For estimates call 949-388-7197

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

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

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 bigbeargetaway.com unit #78. johnharper@cox.net 949-495-8000

LOST-in MH Rec Ctr/Park: eye glasses-trifocal-brown frame w/ Prada, if found , please call Robin 495-9271

Beanie babies and beanie buddies for sale 949-244-2977



Can coyotes jump fences or walls? Yes, coyotes use their

front paws on the top of a fence and use their hind legs to propel them over the barrier. Coyotes are also good diggers and often will dig under fences.

Do coyotes attack people? Yes, coyotes have attacked people. It is not common, but there have been more attacks reported in recent years due to the urbanization and population growth of cities that border wildlife areas.

What should I do if I see a coyote? You want to harass or scare the coyote so it fears you and leaves. You can do this by shouting or yelling at the coyote. Wave your arms and throw rocks at the coyote if necessary. You can make loud noises by clapping your hands, blowing a whistle, use a car horn or other noise making device.

What do coyotes eat? Coyotes adapt to whatever food sources are available. They are scavengers. The diet consists of many items typically found around the community such as rabbits, mice, snakes, squirrels, birds, cats, small dogs, insects, fruit food scraps found in trash, seeds and pet food.

LOOKING FOR AN ARCHITECTURAL COMMITTEE MEMBER



The Architectural Committee is searching for a homeowner, preferably with an architectural design or general contractor experience background to serve on the Architectural Committee. The Architectural Committee meets on the last Wednesday of every month at 7:00 P.M. in the clubhouse to review architectural applications that include painting, installing garage doors or front doors, remodels, landscaping, hardscaping, etc. If you are interested in serving on the Architectural Committee, please email Kim Hockings at khockings@keystonepacific.com stating why you are interested and why you believe you would be a good fit on the committee.

COYOTE SIGHTINGS

There have been coyote sightings in the community. It was brought to Management's attention that coyotes were recently seen on Bellagio and Valle Vista around 7:45 P.M. and a homeowner found a coyote in their backyard. The very next day around 8:15 P.M., the coyote came back.

Here are some coyote facts that may help:

How do I protect my cat or dog from coyotes?

1. Keep small pets indoors from dusk to dawn.
2. Feed pets indoors. Or if you feed them outdoors, do so during the day and never leave pet food out at night.
3. Make sure trash is not left outside in bags and that all trash cans have secure fitting lids. Secure the cans to a fence or wall so that they can't be knocked over. Install motion sensitive lights.
4. Don't leave fruit, berries or compost on the ground or uncovered.
5. Don't overflow bird feeders or hang them in accessible areas to coyotes.
6. NEVER feed coyotes.
7. Always keep pets on a leash in the common areas.
8. Clear brush or vegetation in areas where coyotes can hide while stalking their prey.