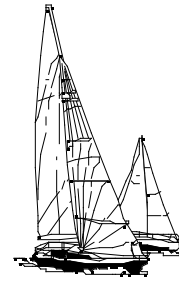


MONARCH BAY
ASSOCIATION
BAY
BANTER



NOVEMBER 2003

MOULTON LAWSUIT UPDATE

On November 25, attorneys for Monarch Bay Association filed a response to the suit brought by the Moulton Family. In order to keep residents fully informed, we are posting the response on the community's website. We feel that it is a good answer to the plaintiff's claims. It makes clear that this case has little legal merit and was brought for reasons of greed.

The webpage address is <http://www.progressivecm.com/monarchbay> click on the newsletters tab on the left side of the page. Contact Progressive Community Management if you have any difficulty accessing it.

The lawsuit is in an early stage but we will keep you advised as to its progress and likely cost as we go forward.

HOMEOWNERS ADOPT BYLAW AMENDMENT

Homeowners overwhelmingly adopted an amendment to the MBA Bylaws that enhances the Association's ability to collect assessments from delinquent payers. The amendment was explained at the Annual Meeting of residents. It was approved by mail ballots from over two-thirds of the membership. The vote was 147 in favor, 20 opposed, and 6 abstaining.

The amendment gives the association authority to levy late fees and even evict those who remain delinquent after suitable warning notices. The amendment is in full accordance with state homeowner association law. The Association has been plagued with chronic slow payments from a small group of owners which has burdened the majority. Now MBA will have the same authority as most landlords have to collect delinquent rent.

The Board of Directors thanks the residents for this vote of confidence.

NEXT BOARD MEETING TO BE HELD DECEMBER 8TH

The next meeting of the Board of Directors will be held at 7:00 p.m. on Monday, December 8th at 7:00 p.m. at the Kranser residence, 75 Monarch Bay Drive.

Please note that the Homeowner Forum schedule for each monthly Board meeting has been moved to 8:00 p.m. to provide homeowners with an opportunity to discuss issues directly with the Board, and not be concerned about delays if the Association's counsel is present at the beginning of the meeting to meet with the Board in executive session.

HANDLING HOMEOWNER CONCERNS

One of our neighbors distributed a letter to all residents last month criticizing the MBA Board for withholding information about the Moulton lawsuit from residents and for not making copies of the suit available. Apparently the letter writer discounted the fact that the Association's Attorney attended the Annual Meeting to answer residents questions. The letter writer also overlooked that in the September 18th Bay Banter, the MBA offered copies of the lawsuit to any resident who requested one. To date, about a dozen people have called Lisa Klasky at Progressive Community Management for copies.

The Board takes time to review and answer the writer of each letter. Sometimes we are tempted to publicly set the record straight but we refrain from going to the expense of distributing rebuttals to all of the homeowners.

Many residents concerns can be resolved with a telephone call to either Lisa Klasky or a Board Member for clarification. The Board also encourages residents to attend Homeowner Forums, which are held at 8 p.m. during the Board meetings to discuss matters of concern.

As homeowners, we need to stand united against the Moulton's litigious attack against Monarch Bay. Please remember that the Board consists of volunteers who are residents dedicated to their homes and the community.

2004 MONARCH BAY DIRECTORY

We are beginning the production of the 2004 Monarch Bay Directory. If you have had any changes since the 2003 directory or are new to the community, please complete the form below to return to Progressive Community Management by mail or by fax by January 9th. We have added a line for e-mail addresses if you wish to include them. If we do not receive a response from you by January 9th, we will maintain your listing from the 2003 Directory. Thank you for your cooperation.

Name: _____

Address: _____ Home Phone _____

E-mail addresses: _____

Children/Family Members living in your home: _____

() check if you are a part-time or non-resident owner; please give us your resident's information if they would like to be included. If you wish your off-site information included, please provide us with that information as well:

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Please note that the offices of Progressive Community Management will be closed on Thursday, November 27th and Friday, November 28th for the Thanksgiving holiday and from noon on December 23rd through January 1st for the holidays. As always, emergency service is available by calling our regular business number and following the emergency paging instructions. We wish you and your families a very safe and happy holiday season!