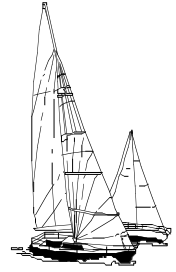


*MONARCH BAY ASSOCIATION*  
***BAY BANTER***



*JANUARY 2009*

**BOARD MEETING TO BE HELD FEBRUARY 9<sup>TH</sup>**

*The next Board of Directors meeting will be held on Monday, February 9, 2009 at the White's residence, 210 Monarch Bay Drive. The homeowner forum will be held at **7:30 p.m.***

*The Meeting Agendas will be available at least 4 days prior to the meeting and will be posted at the guardhouse. Please note that items that are not listed on the agenda cannot be acted upon by the Board of Directors unless the items are of an emergency or urgent nature.*

**DECALS FOR NEW VEHICLES**

*If you need a vehicle decal for a new car, Susie McCollom will be happy to issue one to you upon request. You may request a form at the gate house to complete and return to the guard. Please fill out the form completely including whether the decal is for a full time resident, or a frequent visiting family member. The guards will pass along the form as needed and will work with Susie to get you your decal. If you do or have received a decal for a vehicle before license plates were issued, we ask that you please e-mail Susie to give her the license plate information to update our records accordingly. Susie's e-mail address is: [swmccollom@cox.net](mailto:swmccollom@cox.net)*

**SAFETY REMINDERS**

*Please remember these very important safety issues within our community:*

- 1) The speed limit in Monarch Bay is a maximum of 15 m.p.h. but slower is safer, especially when kids are out and about.*
- 2) Please stop at the stop sign as you exit the community, next to the guardhouse.*
- 3) Only licensed drivers are allowed to operate golf carts and motorized equipment in the community.*
- 4) Dogs must be leashed while in our community if not within a home or enclosed yard.*

## **TRANSFERS OF TITLE NEED COMPLETE PAPERWORK**

*If you intend to transfer your property ownership into a trust or a different vesting, you must complete the appropriate paperwork with the Association to transfer your leasehold interest and membership in the Monarch Bay Land Association. All transactions require documentation, consent and execution by the Monarch Bay Association and the Monarch Bay Land Association. We believe that all transactions that involved a proper escrow have completed this process correctly.*

*If you have recently made a change to your ownership and did not notify the Association, we can assist you with this process after the fact. Please contact Shelley Logan at Progressive Community Management via e-mail at [shelleyl@progressivecm.com](mailto:shelleyl@progressivecm.com) or by phone at (949) 582-7770 to obtain further information.*

## **2007-2008 FISCAL YEAR END AUDIT**

*In accordance with the California Civil Code, please find enclosed a copy of the 2007-2008 fiscal year end audit as prepared by Schonwit & Associates, CPA. If you wish to obtain a full size copy at no charge, please contact Lisa at Progressive Community Management.*

## **2009 MONARCH BAY DIRECTORY**

*Enclosed is the 2009 Membership Directory. We appreciate your assistance in keeping this information for your personal use only, as it contains personal contact information that individuals would not like shared outside of the community.*

### **MONARCH BAY ASSOCIATION**

***c/o Progressive Community Management***

***27405 Puerta Real, Suite 300, Mission Viejo, CA 92691***

***(949) 582-7770 FAX (949) 582-7796***

***or by e-mail to: [lisak@progressivecm.com](mailto:lisak@progressivecm.com)***

***[www.progressivecm.com/mba](http://www.progressivecm.com/mba)***

*The Offices of Progressive Community Management will be closed for the President's Day holiday on Monday, February 16<sup>th</sup>. As always, we are available for emergency service by calling our regular business number and following the emergency paging instructions. We wish you and your families a very Happy Holiday.*