

# Corniche Sur Mer Homeowners Association

DECEMBER 2016



## The Board of Directors

**Susan Adams** - President  
**Robert Lippert** - Vice President  
**Al Kaiser** - Treasurer  
**Barney Graves** - Secretary  
**Bill Pine** - Member at Large

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**Board meetings are usually held on the 4th Wednesday of every month**

### Meeting Schedule for the next quarter

**Wednesday, January 25th**  
**Wednesday, February 22nd**  
**Wednesday, March 22nd**

**Meetings are held at Monarch Hills Condominium Association Clubhouse 58 Corniche Drive.**

**Meeting agendas are posted at the entrances four days prior to the meeting date.**

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## **WE ARE HERE TO HELP!**

*Progressive Community Management is here to help you with any association issues. Here is contact information to help you quickly reach us:*

### **Lisa Klasky**

*Community Manager, ext. 110  
email: [LisaK@ProgressiveCM.com](mailto:LisaK@ProgressiveCM.com)*

### **Eli Perez**

*Community Services Asst, ext. 134  
email: [EliP@ProgressiveCM.com](mailto:EliP@ProgressiveCM.com)*

**Accounting (for payments),  
[Accounting@ProgressiveCM.com](mailto:Accounting@ProgressiveCM.com)**

*Our office number for business issues or after hour emergencies is:  
(949) 582-7770  
and facsimile (949) 582-7796*

## **Update on Projects for 2016**

- ⇒ **Our gorgeous new Corniche Sur Mer monument signage at the entrances to our community was recently installed. Lighting of the signage has been completed and landscaping of the corners will be next. We are also excited that this year we will have holiday lighting at the monument signs.**
- ⇒ **Street light fixture replacements are being evaluated that will fit on our existing street light poles. A sample fixture will be installed at Cassis and San Raphael for all to view. The new LED fixtures will be adjustable to improve the overall effectiveness of the lights, but also allow the light to be directed toward the street/sidewalk and away from the homes. The new lighting will be more energy efficient, thereby using less electricity.**

## *Annual Meeting Results*

*Thank you for voting*

*We did not achieve a quorum for the originally scheduled Annual Meeting on October 26th; however, we were able to successfully reconvene the Annual Meeting on November 3rd with a reduced quorum requirement. We received 88 ballots, with 8 abstentions and the votes were tabulated as follows:*

<i>Susan Adams</i>	<i>72 votes</i>	<i>re-elected for a 2 year term</i>
<i>Robert Lippert</i>	<i>80 votes</i>	<i>re-elected for a 2 year term</i>

*Thank you to all that returned your ballots in a timely manner.*

## **Rules Enforcement and Fine Policy**

In an effort to create an equitable Rule Enforcement and Fine Policy that has a variable fine for more impactful issues such as short term rentals, noisy activities and architectural non-compliance, a draft is enclosed herein for your review and comment. The Board will be making a final determination on the approval of this policy at the January 25th meeting, so please send your written comments or attend this meeting to provide your input.



## **Stored Items**

**Please help keep the community looking beautiful by not storing items (such as bikes, strollers, ladders, etc) on your front yard or porches. Please place them out of community view immediately after use.**



If you wish to obtain e-mail communications from the Association beyond the newsletters, such as meeting reminders and hotel fireworks notifications, please provide us your email address to be included in the Pitera communication system. Please email Eli with your request at: [elip@progressivecm.com](mailto:elip@progressivecm.com) or by phone at 582-7770.

## **HOLIDAY REMINDERS**

- \* Please notify your neighbors of your party in advance so they can anticipate the extra traffic. Your neighbors will appreciate the consideration of noise and parking issues.
- \* If you will be utilizing a valet parking service for your party, the Association requires a certificate of insurance from the parking service, naming the Association as an additional insured. Please contact Progressive Community Management for more details.
- \* Please remember to lock your vehicles even when parked in front of your home. This time of year, thefts from vehicles increase significantly.
- \* Please do not leave packages, gifts or shopping bags visible in your vehicle.
- \* If you are going to be away during the holidays, have some of your lights on timers and ask your neighbor to pick up the newspaper.
- \* We always enjoy everyone's holiday decorations each year, but we ask that you please remove them by the end of January.



### **Street Sweeping Schedule**

*Our streets are swept on the 1st and 3rd Thursday of each month. To maximum the benefit of this service, we ask that you please keep cars off our streets on those days.*

*We appreciate your cooperation.*



### **Please Slow Down**

Please remember to obey speed limits and stop signs. Speeding has been observed on Cassis and Venezia, as well as flagrant violations at stop signs. Pedestrians cross streets at all hours of the day and night, often stopping to speak with neighbors, or distracted with pet care. While no one would want to live with the fact that their negligence caused serious injury or death, the association will be exposed to costly litigation and damages in the event of a major accident.



*Please do your part. Slow down. Enjoy our wonderful neighborhood. Come to a complete stop at all stop signs. Your neighbors thank you. The Board of Directors thanks you too.*

### **Impact of Mature Landscaping**

As landscaping matures, it creates a lovely backdrop for the community. But it also creates a number of serious problems for the homeowner with the spreading of the root system into sewer pipes, the cracking of sidewalks and walls, invasion into neighboring properties causing damage and other unexpected problems. Mature landscaping can encroach into view corridors gradually restricting those views. Palm fronds or tree branches touching homes provides a way into your residence for rats and other unwanted critters. Termites find homes in wood and trees next to homes provide access to the wood eaves and wood windows.

These are issues that are now becoming more prevalent for our homeowners and need to be addressed before it becomes a costly expense to remediate. Mature landscaping is beautiful, but requires some extra care to prevent damage to your property or a neighboring property.

### **Home Maintenance**

Do you have chipped trim paint, exposed wood, rusted wrought iron fence...it's time to get out the paint! Dunn Edwards provides a discount to CSM homeowners making this a cost effective repair before more damage is done to your home.

*The Board of Directors wishes to extend their  
Holiday Greetings to you all!!!*

### **December Holiday Closure Schedule**

*Progressive Community Management will be closed from Friday, December 23rd through Monday, January 2nd. The office will re-open on Tuesday morning, January 3, 2017. The entire staff at Progressive Community Management wish you and your family a happy holiday season and look forward to serving your community's management needs in 2017.*