

Corniche Sur Mer Homeowners Association

MARCH 2017

The Board of Directors

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

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

Meeting Schedule for the next quarter

Wednesday, March 22nd
Wednesday, April 26th
Wednesday, May 24th
Wednesday, June 28th

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.

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*

Eli Perez

*Community Services Asst, ext. 134
email: Elip@ProgressiveCM.com*

**Accounting (for payments),
Accounting@ProgressiveCM.com**

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

Street Light Lantern Project for 2017

The mock up phase of the street light fixture replacement program has recently begun. As part of this process, we will be sampling various street light fixtures and LED configurations to provide effective lighting of the street/sidewalks while directing light away from homes. The mock ups will be installed on the street light post on Cassis at San Raphael. Recently, a sample fixture was installed and was shown to be inadequate in meeting the aesthetic requirements and lighting effectiveness for the community. Other sample fixtures will be tested along with various LED configurations to find the most suitable for our needs. LED lighting comes in a wide variety of choices including lumens, colors from bright white to softer or more yellow tones and has the ability to focus lighting toward specific areas such as sidewalks and streets. We appreciate your patience as we work through the mock up phase to find the right combination of fixture and lighting effectiveness to enhance our community. Your feedback during this process will be greatly appreciated.

Rental Provisions and Architectural Guideline Proposed Changes

Enclosed please find drafts of the proposed rule change regarding lease and rental agreements in an effort to ensure that rental agreements comply with our governing documents as well as allow the Association to provide renter welcome packages when there is a tenant change. The renter welcome package will be mailed directly to the tenant to provide important community information to make their transition into the neighborhood smoother.

Also enclosed are draft guidelines for the placement of satellite dishes and solar equipment to comply with California law and provide a clear expectation for proper installations.

These drafts are for your review and comment. The Board will be making a final determination on the approval of these provisions at the April 26th meeting, so please send your written comments or attend this meeting to provide your input.

Rules Enforcement and Fine Policy

At the February 22nd Board Meeting, the Board unanimously approved the draft Rule Enforcement and Fine Policy presented to the membership for comments in November. This policy has a variable fine for more impactful issues such as short term rentals, noisy activities and architectural non-compliance. A final copy is enclosed herein for your records.



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 Plera communication system. Please email Eli with your request at: elip@progressivecm.com or by phone at 582-7770.

Please come join us for the Annual Progressive Community Management “Shred and Breakfast for the Cure”

Just in time for spring cleaning and post-tax season, bring your boxes of old documents that need to be shredded and you haven't quite gotten around to yet. This year we are suggesting a \$5 donation per box which will go directly to the Leukemia and Lymphoma Society (LLS). In addition to donations received, Progressive Community Management will match all donations made at this event.

We will have a professional Shredding Service on-site in our parking lot to destroy your documents while you watch and enjoy a continental breakfast with your neighbors.

Date: Saturday, May 6th

Time: 9:00 a.m. to 11:30 a.m.

Location: Progressive Community Management, 27405 Puerta Real, Mission Viejo

For: All Homeowners/Residents of your community managed by Progressive

Cost: Absolutely Free – but a donation of \$5/box to LLS is suggested. We will provide you with a receipt for your tax deduction.



If you have any questions, please feel free to contact Kimberly Cain at Progressive Community Management by phone at (949) 582-7770 or e-mail at kimberlyc@progressivecm.com.

Directions to Progressive: Take Crown Valley, cross over 5 Freeway, turn left at Puerta Real (opposite the Shops at Mission Viejo), then right turn on La Alameda, left into first parking lot on left.

Look forward to seeing you here!

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.

No Events or Equipment in Streets

The community streets are designated for vehicle traffic only to provide safe unobstructed access to all residents and guests. Many streets are designated fire safety lanes which must not be blocked preventing emergency vehicles, equipment and staff from responding to an emergency.

The streets are not to be utilized as a location for events, parties, or other gatherings, nor for the placement of any equipment or entertainment equipment which is strictly prohibited and subject to fines.



Fiscal Year End Audit

Enclosed please find a copy of the approved 2016 fiscal year end audit as prepared by Schonwit & Associates. If you wish to receive a full size copy, please contact Eli at Progressive and one will be sent to you at no charge.

Street Work Planned for Summer

The street renewal project is tentatively scheduled for the month of June. Our streets, curbs, sidewalks and gutter are over 26 years old and in need of refurbishment. This includes grinding down the edges of the street along with replacing low sections and cracks, plus replacing damaged curbs, gutters and sidewalk panels. This is a big project that will take approximately 4 weeks. The work will be done during the weekdays and scheduled around Tuesday trash day. Advance notifications with details will be sent prior to the start of the project.

This is a large expenditure for which the board has been saving for and is now fully funded.

AlertOC

The City of Dana Point has partnered with the County of Orange to share in a county-wide emergency notification system known as AlertOC. AlertOC is a free web based subscription service that provides real-time information to affected communities in emergency situations. As part of the city's emergency preparedness plan, AlertOC is capable of notifying thousands of subscribers by phone, email, text message, social media, and TTY/TDD within a few minutes of emergency. Please log in to AlertOC.COM.

