

MONARCH BAY TERRACE Q1 2026 Newsletter



WELCOME to the New Year!

The neighborhood of Monarch Bay Terrace ended the year with much to celebrate. We enjoyed a summer block party, summer patio party and concluded with a spectacular holiday party, and the fun's just getting started.

A total of 17 families chose MBT for their new address this past year and the architectural review committee was hard at work with many remodel and improvement applications being processed.

This year, we hope to conclude the combination of our community CC&R's, raise money to renovate our monuments, and continue building our neighborhood safety and social programs.

IN THIS ISSUE

Welcome
Social Committee Holiday Party Holiday Lights
Neighborhood Watch
Real Estate Review
Property Owners Association

SOCIAL COMMITTEE UPDATE

Holiday Party a Huge Success!

OUR ANNUAL MBT HOLIDAY PARTY was held on Sunday, December 14th, and was attended by approximately 85 residents. The event was at the gorgeous home of our host, Darin Flannes, who was a generous, welcoming and charming host. An amazing array of food and wine brought by residents was supplemented by our host catering in additional food and even a spectacular cocktail bar.

A special thank you to our host liaison, Tina Marble, who helped coordinate the entire event, as well as Sue Stanton, who organized our first Spark of Love Toy Drive with the local Fire Authority. We collected four giant bags of unwrapped toys that were delivered to local charities for distribution to appreciative families. Thank you to our big-hearted residents for making the holidays brighter for many local children!

If any residents have ideas or suggestions for social connections in this new year, or if you would consider becoming a home host for any upcoming patio parties, please contact social chair, Sue Stanton, at suestanton@cox.net.

Welcome to the Neighborhood

Our first two "Welcome to the Neighborhood" move-in packages were personally delivered as new residents moved into their new homes. A small gift, along with important community, local and property owner information is presented. It is gratifying, for us and the new owners, to experience a warm welcome and connection from the start.

MONARCH BAY TERRACE

Holiday Party 2025



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Holiday Party 2025



A GIANT **THANK YOU** TO OUR
HOLIDAY HOME HOST, DARIN FLANNES!

Bright Lights, Merry Sights

Holiday light displays created magic in the neighborhood



Neighborhood Watch/Safety

For the third year in a row, MBT hosted a holiday dinner to show our appreciation to the Dana Point Sheriffs Department. The event allows us to connect with law enforcement, including deputies, administrative staff and detectives - all 25 were invited. Bad to the Bone BBQ was a crowd favorite and everyone also received a Peet's Coffee gift card. Our neighborhood is the only community doing this for them and is an event they look forward to with much anticipation every year.

We also had the pleasure of meeting the new Chief of Dana Point Police Services, Frank Gonzalez. Several MBT board members attended the event to show their respect and gratitude for keeping us all safe.



The MBT Neighborhood Watch is a community based program where neighbors work together to help keep people and property safe.

Your involvement helps us all. For any questions or to volunteer as a Block Captain, please contact our Neighborhood Watch Liaison, Louisa Todisco. (925) 915-0413 or loutodisco@gmail.com.

Monarch Bay Terrace Real Estate Review 2025

**TOTAL MBT
ARCHITECTURAL
REVIEW
COMMITTEE
APPLICATIONS**

34

**TOTAL HOMES
SOLD***

17

**AVERAGE SALES
PRICE**

\$5,310,000

LOW & HIGH SALES PRICES*

\$3,200,000 - \$11,060,000

*SOURCE: ZILLOW.COM
YEAR ENDING 12/31/2025

Monarch Bay Terrace Property Owners Association

CC&R's Update

We've now collected over 50% approval across all tracts. Reminder that the community was originally set up with seven identical sets of CC&R's (Covenants, Conditions and Restrictions) that provide the basis for the rules of operation for our neighborhood.

We are diligently seeking additional votes to save the community time and money by having just one set of CC&R's for the operation of Monarch Bay Terrace.

If you haven't already voted or can't remember if you may or may not have voted, please email: Community@mbtpoa.com or simply call/text Afi Karimi, community relations board member, at (425) 442-2266 and she will drop off a ballot at your home. Thank you!

Save the Date - Upcoming Meetings

UPCOMING PROPERTY OWNERS ASSOCIATION MEETING DATES.
All residents are welcome to attend. Location: Posted on AppFolio

Wednesday, FEBRUARY 11 - 6:00 PM

Wednesday, MARCH 11 - 6:00 PM

Wednesday, APRIL 8 - 6:00 PM

BOARD OF DIRECTORS - MONARCH BAY TERRACE JUNE, 2025 - JUNE, 2026

Michelle Calvanese - President

Ken Charhut - Vice President

Steven Weinberg - Treasurer

Tony Maniaci - Secretary & Architectural Review Committee

Ziba Mahdiyar, Architectural Committee Chairperson

Afi Karimi - Community Liaison

Bill Moffley - Landscape Committee & Architectural Review Committee

Matt Kelliher, Member at Large
