

MONARCH BAY TERRACE Q2 2026 Newsletter



Dear Neighbors,

There’s a lot to celebrate in our neighborhood, and we’re so glad to share some HOA initiatives with you. As we look ahead to the coming year, your HOA Board has been hard at work on some exciting goals – all with one purpose in mind: making our neighborhood an even better place to call home.

Read ahead in this issue to learn more about what’s on the horizon and how you can get involved.

So thankful to live here!

HOA Board Update
Social Committee Update
News Around the Neighborhood
News Around Dana Point
Property Owners Info Annual Meeting

Your Association Board at Work

Together we can continue making Monarch Bay Terrace the best neighborhood to call home! Here's a peek at what's in store this year:

A BRAND NEW COMMUNITY WEBSITE

We're building a one-stop hub for everything neighborhood related. From community events and newsletters to important architectural guidelines and community documents, it will all be right at your fingertips.

CONTACT MANAGEMENT INITIATIVE

We're streamlining the way we stay in touch with residents so we can keep you informed quickly and easily. Communication is key for connection.
More details coming soon.

YOUR DUES STAYING THE SAME \$

We know how much it matters to keep costs manageable, and we're proud to share that we're holding dues steady this year. Like many of you, the HOA has felt the pinch of rising costs – insurance rates have doubled and utility bills continue to climb – but we've worked hard to balance the budget without passing those increases on to you.

YOUR VIEWS AND HOME VALUES ARE IN GOOD HANDS

The Architectural Review Committee (ARC) remains deeply committed to maintaining the beauty and integrity of our neighborhood, protecting both your views and home values. We're grateful for their selfless dedication and professionalism to the community.

MORE WAYS TO CONNECT WITH NEIGHBORS

Our wonderful Social Committee is continuing to bring us together with great parties and exciting new events. Whether you're a longtime resident or newer to the neighborhood, these gatherings are a fantastic way to meet your neighbors and build the sense of community we all love.

SOCIAL COMMITTEE UPDATE

Your Seat at the Table Awaits!

It's not too late to sign up to attend one of the new Upcoming Dinner parties slated for this Spring! We have hosts who have volunteered their home as the locations for these dinners for 8-10 guests. The dinners will be potluck or provided by the host. One of them is planned to be family-friendly for parents and their children.

Please text Sue Stanton at 949-584-2341 if you'd like to pull up a chair to enjoy cozy conversations and community bites while making some new friends in the neighborhood.



Summer Patio Party

We are so thrilled that a host family has been secured for our ever-popular Summer Patio Party which will be held in July or August - pending host schedule availability. Stay tuned as details for this favorite summer evening event become available.

Remember that you will receive invitations to the social events only if you are on the mailing list through La Perla Property Management. Don't miss out.

MONARCH BAY TERRACE

News Around the Neighborhood

WALK, TALK & CONNECT: JOIN THE MBT WALKING CLUB

The MBT Walking Club starts in June. We will be gathering on the first Thursday of every month at 7:30am. Meet at the corner of Sea Island and Azores on Thursday, June 4th, as we step out for our inaugural monthly adventure. All levels of casual, social or active walkers are welcome.

MBT REAL ESTATE IN THE NEWS

There have been a total of six sales in the first quarter of 2026 ranging from just over \$4 million to over \$12 million. An article in the OC Business Journal this month highlighted the record breaking sale.



LUXURY HOMES
By Joseph Pimentel | pimentel@ocbj.com

Saltaire House in Dana Point Sells for \$12.7M

Highest Ever Dana Point Sale for Non-Ocean Side of PCH

DANA POINT — The view of the Pacific Ocean is what sold it.

Before tearing down an aging home at 32711 Caribbean Drive in Dana Point, the Casa Arte Group developers went inside and put a chair onto a kitchen table—just to see the view of the ocean from a little higher up.

That moment helped shape what would become the main floor of the “Saltaire House,” a newly completed 5,188 square foot coastal estate in the Monarch Bay Terrace neighborhood that has now sold for \$12.7 million.

“They saw the vision,” John Stanaland, founder of the John Stanaland Group at The Agency, told the Business Journal. He and Logan Montgomery represented the property on the other side of PCH.

“We knew it was going to set a record when we listed it,” he said.

Saltaire House by Casa Arte Group

The Dana Point luxury home developer designed the main level residence atop a six-car

relatively quickly, going into escrow in about 30 days, Stanaland said.

“At this level, it usually takes longer,” he said. “But the builders and the product definitely made it an easier sale.”

The buyer, he said, is a local Orange County resident who recognized both the de-

Once considered a step behind neighboring coastal markets like Newport Beach and Laguna Beach, the city has seen rising demand in recent years, fueled by luxury developments, the ongoing harbor revitalization and neighborhoods like Monarch Bay Terrace gaining attention, said Stanaland.

“Dana Point used to be a little behind, and now it’s caught up and maybe even surpassed some areas,” he said.

The Monarch Bay Terrace neighborhood is known for its larger lots, wide streets and proximity to the beach, along with easy access to destinations like the St. Regis Hotel, The Ritz-Carlton and Laguna Niguel.

For Stanaland, the sales reflect a broader trend in Orange County’s luxury market.

“I think in a couple of years, we’re going to look back and say this pricing was cheap,” he said. ■

SCOOP THE POOP OR PAY THE PRICE

Please remember to clean up after your dogs and do not leave poop bags in other people’s gardens. It’s just so uncool. Many homeowners have cameras, and a \$100 fine will be imposed for each violation.

SNAP AND SHARE

We’d love to see your favorite neighborhood photos! If you’d like them to be featured in our next newsletter, please submit a JPEG file to community@mbtpoa.com. Share views, cute pets, neighbor gatherings, etc.

MONARCH BAY TERRACE

News Around Dana Point

FREE ELECTRONIC WASTE RECYCLING IS RETURNING

Recycle all your outdated electric or electrical devices – including computers, phones and appliances.

Saturday, May 2nd from 9am – 2pm

Drop off at the Monarch Bay Plaza parking lot

Details at www.MonarchBayPlaza.com

CALLING ALL VINTAGE LOVERS

The Redo Vintage Market is back again for a day of shopping, live music, food trucks, and fun for the whole family.

Sunday, May 3rd on Del Prado Avenue



DANA POINT HARBOR IMPROVEMENTS

Revitalization improvements continue with the beginning of Phase 3 of the commercial core, which includes commercial development along the waterfront buildings.

Don't forget about the all-new weekly farmers market at the Harbor, held every Wednesday, 9am – 1pm in the Harbor Village Parking Lot.

Monarch Bay Terrace Property Owners Association

CC&R's Update

As you are aware from the recent petition filed with Orange County (which each homeowner received in the mail), a judge has reviewed our formal written request for change. We are scheduled for a determination with the judge on May 21st.

The current CC & R's are presently recorded as seven identical sets for the seven original tracts that comprised Monarch Bay Terrace back in the late 1960's - early 1970's. The petition requests the approval to combine as one single set. This approval will save management time and money for the association.

Save the Date - Upcoming Meetings

UPCOMING PROPERTY OWNERS ASSOCIATION MEETING DATES.

All residents are welcome to attend. Location: South Shores Church

TUESDAY, MAY 12 - 6:00 PM

TUESDAY, JUNE 9 - 6:00 PM **

*** June is the MBT Annual Meeting and we'd love to see as many residents as possible. Visit with your neighbors, enjoy a light snack, and learn about what is happening in the community! Check AppFolio for further details.*

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

Michelle Calvanese - President

Ken Charhut - Vice President

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Afi Karimi - Community Liaison

Bill Moffley - Landscape Committee & Architectural Review Committee

Matt Kelliher, Member at Large
