

Monarch Bay Terrace Q3 Newsletter



Here’s what has happened in the last few months and what’s to come!

Welcome to our MBT Community newsletter! We are thrilled to share with you the latest developments in our mission to make a positive impact in our community.

We would like to express our gratitude to our previous Board members and the new Board members & volunteers who have continued to support our community.

The Board Of Directors:

Michelle Calvanese , President

Ken Carhut, Vice President

Steven Weinberg, Treasurer

Tony Maniaci, Secretary, ARC

Ziba Mahdiyar, ARC

Afi Karimi, Community Liasion

Bill Moffly, Landscape Committee, ARC

Matt Kelliher, Member at Large

We had our Terrace Summer Patio Party on 8/10/2025 at Louisa and Jay Todisco's beautiful home . Over 65+ neighbors attended! There are photos on the next page.

The 3 Monument project - The money collected for this project is in a separate account and we are still waiting to raise more money to start this project.

We are still collecting your vote to combine the 7 tracks. Please contact Afi Karimi (425-442-2266 or community@mbtpoa.com) if you need a ballot or have any questions.

Want to help our community? Please signup and volunteer by contacting Afi Karimi (425-442-2266 or community@mbtpoa.com).

Next party - Holiday Party will be in Dec. More info to follow...

In this newsletter
you can expect:

Community Updates
Social Events
CC&R Vote
Social Committee
HOA Meeting Dates

Monarch Bay Terrace Summer Patio Party



Meet the Social Committee

members - Tina Marble, Janet Nall, Afi Karimi, Carina Hathaway and Sue Stanton. Missing from the picture (Shawna Moznett, Misheal Watkins and Michelle Deltondo).

Afi Karimi

**Thank you to our Summer
Patio Party hosts:**

Jay and Louisa Todisco

Michelle



if you have any
information, updates, or
news about our
community please email
Afi Karimi at
community@mbtpoa.com
and we can add it to
our next newsletter.



Monarch Bay Terrace Summer Block Party

Our Summer Block Party featured a hugely popular Pet Parade, drawing an enthusiastic crowd and plenty of wagging tails! The participants brought incredible energy, and the creative costumes were truly a highlight.

A big thank-you to **Monarch Bay Pet Supply** for their generous support in making the event a success!

Michelle



CC&R Combination

Monarch Bay Terrace is currently awaiting your vote for the combination of the CC&R documents. There are currently 7 Identical CC&R's for our small neighbourhood (due to the developers sales situation in the 60's and 70's). As these are all identical we are interested in combining these into 1 CC&R document for all residents. This will ultimately save us time and money. We encourage you to vote "yes".

If you have misplaced your voting document please contact Afi at
community@mbtpoa.com

Social Committee

The Social Committee is always on the lookout for fresh, creative, and enjoyable ways to bring neighbors together—whether it's through lively events, casual get-togethers, or unique activities that spark conversation and help everyone feel more connected.

Book Club

The book club meets every other month.
please contact Maureen at taximom@cox.net
if you are interested in learning more.

Neighbourhood Watch

The Neighborhood Watch meeting is scheduled for Tuesday, October 14, at 5 PM.
Our guest speaker will be Crime Prevention Specialist Emma Peters from Dana Point Police Services.

The location is TBD. During this meeting, block captains will be determined.

Please be vigilant and help the community to stay safe.
Report suspicious activities to the police as noted:

Please DO NOT CALL 911 for Non-Emergency Reason
Non-Emergency Line: 949-770-6011 prompt 1-9-1

2025 MBT HOA Meeting Schedule...

Wednesday January 8th	Wednesday July 9th
Wednesday February 12th	Wednesday August 13th
Wednesday March 12th	Wednesday September 10th
Wednesday April 9th	Wednesday October 8th
Wednesday May 14th	Wednesday November 12th
Wednesday June 11th - ANNUAL	Wednesday December 10th