

MONARCH BAY TERRACE Q4 Newsletter



WELCOME!

It's the start of fall, which means looking forward to the best sunsets, cooler temps and crisp air, less traffic from summer visitors, family gatherings at home, and seasonal celebrations & holiday parties.

Our MBT holiday party is coming up, which is the highlight of the year. Make sure your email addresses are correct on the AppFolio website so you won't miss your invitation!

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IMPORTANT! We need your vote!

**The current formation of our community
CC&R's puts everyone at risk.**

WHAT'S AT RISK?

New rules and regulations are constantly being passed, which could permanently alter Monarch Bay Terrace in how it looks and lives. Whether it be the allowance of short-term rentals, sober-living home rentals, multi-unit properties etc., we need to have the ability to defend our community, preserve the integrity of the neighborhood vision, and protect home values and quality of life in this beautiful community we call home.

HOW DID WE GET HERE?

Due to the legacy structure of our community that was formed in the 1960's and 70's, even though every home within MBT is bound and governed by the EXACT same CC&R's, on paper we exist as seven separate tracts. This means in order to modernize or update any part of the same CC&R's we are all bound by, we need 70% of EACH tract to vote in favor of a change, rather than simply 70% of the community as a whole. This leaves us defenseless in the face of so many new threats to our community.

HOW DO WE FIX IT?

In certain situations, updating our CC&R's is the only option we have to prevent new housing laws from negatively impacting our community. What is needed from each of you is to sign off on converting our community from seven tracts into one unified tract – the way every other community is set up. Nothing else will change as a result of this conversion. Unifying our tracts simply means securing our future and saving us time and money. Vote today with a “YES” vote.

- NO mandating of the HOA dues
- NO additional fees
- NO surprise assessments

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!

SOCIAL COMMITTEE FALL NEWS

Save the Date!

OUR ANNUAL MBT HOLIDAY PARTY!

The most anticipated MBT annual event will be at the home of our wonderful host, Darrin Flannes, on Seven Seas Drive on **Sunday, December 14th, from 5 pm to 8 pm.** Mark your calendars now and look for the official invitation and RSVP instructions that will come via email from the Social Committee. Please be sure to respond with the names of the residents coming as well as your street name. This is to respect the security of the event and ensure proper event planning. This is always a well-attended and festive, fun evening that you won't want to miss!

BOOK CLUB is up and running but has room for more literary fans! Please contact Maureen Charhut at taximom@cox.net if you are interested in joining.

BUNKO NIGHTS will soon be up and running! Please contact Heather Knotts at heatheraknotts@gmail.com if you would like to join for a lively evening of Bunko dice games and refreshments! No prior Bunko playing experience needed.

WELCOME TO THE NEIGHBORHOOD welcome packages are a new feature of the community and will be delivered to each new homeowner shortly after close of escrow. A welcome gift will be hand delivered with important information about the community, HOA, and other useful information about the area in general.



Looking Ahead

SIGN UP NOW FOR SMALL GROUP DINNER PARTIES. Early next year we will launch fun opportunities for hosting and attending smaller home get-togethers for 8-10 people. The host and guests will decide on the date and whether these potluck dinners will be gourmet or more casual in nature. Anyone interested, please text Sue Stanton at (949) 584-2341.

SPRING BLOCK PARTY/PET PARADE. There are plans for another fun, family-oriented block party in June, 2026. Meet casually for coffee, cocoa and donuts while catching up with neighbors and enjoying an entertaining pet parade with prizes and laughs.

UPCOMING HOA MEETING DATES. All residents are welcome to attend.

Wednesday, November 12th - 6:00 PM, El Niguel Country Club, Laguna Niguel

Wednesday, January 14th - 6:00 PM, El Niguel Country Club, Laguna Niguel

SAFETY & NEIGHBORHOOD WATCH NEWS

The MBT Neighborhood Watch is a community based program where neighbors work together to help keep people, pets and property safe. The goal is to build a strong sense of community and reduce crime through awareness and teamwork within Monarch Bay Terrace. Many of our streets are covered by Block Captains who are residents assigned as lead communication points to impart timely information to their neighbors on designated streets.

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.

SAFETY TIPS FROM DANA POINT POLICE DEP'T

PROPERTY CRIME

Lock all doors & windows when leaving your home
Consider installing cameras, motion lights, or glass break sensors

VEHICLE CRIME

Never leave valuables in plain sight
Lock doors & roll up windows

GENERAL CRIME

Check in with elderly neighbors & family members
Avoid calling back suspicious voicemail numbers

HOW TO REPORT A CRIME

EMERGENCY? CALL 9-1-1 Immediately

Use this for crimes happening right now or if someone is in danger

NON EMERGENCY DISPATCH (949) 770-6011 (Options 1-9-1)

Use this for reporting noise disturbances, parking enforcement, theft (not in progress), suspicious persons/vehicles.

REPORTING CRIME ANONYMOUSLY (855) 847-6227

When describing a Person

- Sex
- Race
- Age
- Height
- Hair Color/Facial Hair
- Tattoos
- Clothing
- Demeanor

When describing a Vehicle

- Color
 - Make
 - Model
 - Style
 - Year
 - License Plate
 - Condition/Dents
 - Special Markings/Decals
-

HOA REMINDERS & INFORMATION

Architectural and Landscape Improvements

Please note the importance of obtaining prior approval from the association before proceeding with any improvements or modifications to your property. Whether it's landscaping changes, exterior paint colors or renovations, or other projects, securing the necessary approvals ensures that all modifications align with our community guidelines. Please check the AppFolio portal for the approved CC&R's that govern the community and for the improvement fee schedules and forms.

Tree Trimming and Slope Maintenance

Our views are our greatest community asset! With fall, comes increases in Santa Ana winds. It is important to ensure all of your trees and plants are trimmed within the CC&R guidelines. All trees should be also trimmed to your home roof height maximum and in respect to your neighbors' views.

With Wildfire season prevalence in Southern California, we are reminded that a small spark can quickly spread and grown uncontrollably. We've all been witness to the recent fires devastation in LA County. It is imperative that all slopes are cleared and areas surrounding your home are trimmed and maintained to minimize the risk of spreading destructive fires.

We Love our Pets!

So many of our residents have pets and it is so fun to see our four-legged residents being walked down our streets. With that, though, comes responsibility. Please pick up after your dogs. It is irresponsible to not carry poop bags when walking your dog and inexcusable to leave or throw used bags in other people's yards or trash cans. Littering is a public health nuisance and a violation of local ordinances and can result in fines. Thank you for being a good dog owner.

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

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