

PV Monaco Homeowners Association September 2020

Dear Monaco Neighbors,

Hello again to all PV Monaco Homeowners Association (PVMHOA) neighbors and a special welcome to all of you who have recently moved to Monaco during the past year. Usually in the President's annual letter, you receive information about Monaco's Homeowners Association's

Annual Meeting that we hold each September. Unfortunately, we are unable to hold our Annual meeting this year due to the COVID-19 pandemic. Since you would normally hear the yearly reports at the Annual meeting, I thought you might enjoy reading them here:

John MacAllister – Treasurer

2019 tax returns have been filed and accepted. The insurance company for the driver that destroyed our back-flow prevention device at the Vallon monument is offering a proration settlement of \$400 compared to our \$1,070 loss. Discussions continue. 80 percent of PV Monaco homeowners paid their dues this fiscal year – standard behavior for over the past two decades. Expenses for our four monument and entrance upgrades, maintenance, and irrigation remain in line with annual dues receipts. Thank you to all Board members for their continued support.

David Jankowski – Landscaping

We completed upgrades to the Dupre entrance monument this year. The upgrades included: fixing stucco cracks, trimming trees, painting, new wiring for lights and sprinkler valves. We now have new lights at the Monaco sign and in both "towers". We hope to improve the plantings at Dupre and La Croix. Otherwise, we have worked to keep things looking reasonably green with minimal water. Longer term, and depending on our finances, we hope to re-paint the large Monaco sign at Hawthorne & Crest.

John Lasiter – Architectural

It has been a good year for Monaco. We have had a few homeowners making improvements to their homes. Landscaping and home improvements are always welcomed because they keep our neighborhood looking so great. Sometimes, though, there are disputes between neighbors. We were successful in helping these neighbors find common ground so that their developments and remodels could go forward. We also were active sharing our insights to solve problems with view issues and other landscaping questions and concerns. If you plan to remodel your home in the future, please don't forget to submit your plans to Monaco's HOA Architectural committee.

Francoise Dytrt – Membership

As a 43-year resident of Monaco, it has been my privilege to serve on the board since 2000. Monaco has welcomed many new residents over the past twenty years and we have said good bye as well to good neighbors and friends. Since the last Annual Meeting in September 2019, we have welcomed 8 new homeowners. Monaco remains a highly desirable development of custom homes, some with spectacular views. As I leave the Board, I take some pride in the many accomplishments of Monaco's Homeowners Association which I will always continue to support. Best wishes and continued success to our new Board.

Neighborhood Watch – Mary Ross

Monaco has 12 Neighborhood Watch areas covered by 12 Block Captains. To find your Block Captain, go to www.monacohoa.com/neighborhoodwatch. Since the beginning of the pandemic, Block Captains have reached out to their neighbors. 63 Alerts and 32 Crime Bulletins related to community and safety issues have been sent through our email system. Issues have included SS Scams, earthquake readiness, COVID-19, stolen vehicles, home security safety, curfews, park closings, firearms, fraud and fire safety. Although there have been many Alerts, only five crimes have been identified within Monaco. As a yearly Night Out event in a home was not possible this year, our Block Captains

helped neighbors participate in a “thank you” to the local Lomita Sheriff Station for all the support they have offered during the year. 133 of our residents are a part of the Neighborhood Watch program and helped make Monaco a safer community. Thank you for your participation in Neighborhood Watch!

My role as president of Monaco’s Board of Directors is easy, thanks to these directors. I extend individual thanks to Mary Clarke, Bill Dytrt, Francoise Dytrt, Dave Jankowski, Denise Klassy, John Lassiter, John MacAllister, Mary Ross, Greg Royston, and Tim Weiner for their extraordinary efforts. These friends and neighbors have each donated countless hours to the Monaco community. It’s with sadness, though, that I announce that Francoise Dytrt, Bill Dytrt, John MacAllister, Tim Weiner and I will be retiring from the Board of Directors on August 31, 2020. We five directors have put in collectively over sixty years of service to Monaco’s Homeowners Association. I want to thank each one of them for, not only, their continuous dedication but, also, using their talents to make Monaco such a fabulous place to live.

The exciting news is that we have an outstanding Board with three new members for next year. We welcome new Board members Randy Coleman, Susanne Coleman and Ailin Li-Silverman.

2020-2021 Slate of Officers and Directors

Mary Clarke
Randy Coleman
Susanne Coleman
David Jankowski
Denise Klassy
John Lasiter
Ailin Li-Silverman
Mary Ross
Greg Royston

Your 2020-2021 annual dues invoice is included with this letter. Although we presently enjoy one of the highest homeowner participation rates in all

of Palos Verdes, we strive to reach 100% participation. If you are one of the very few who have not paid your association dues in the past, please reconsider. Not only is it the right and fair thing to do, your participation will assist our continuing efforts to maintain, upgrade and irrigate Monaco's four entrances.

Look for some new changes in Monaco's website over the next year. I do hope that you visit the website www.monacohoa.com to read about what's going on in Monaco.

Warmest good-byes,
Carol MacAllister, President
PV Monaco Homeowners Association