



MONARCH BAY

April 21, 2023

RE: Proposed Gate Arm Strike Fine Policy Change

Dear Monarch Bay Association Homeowner,

At the April 18, 2023 Board of Directors meeting, the Board proposed to update the Association Fine policy to include a Gate Strike Fine, in the amount of \$250.00. The purpose and effect for adding the fine is to mitigate the maintenance and labor costs for Gate Arms and mechanisms that are damaged when vehicles do not yield to the gate arm's operation. The fine would be automatic upon verification of incident recorded.

In accordance with California Civil Code §4360, the Association must distribute proposed changes, stating the purpose and effect, to the membership at least twenty-eight (28) days before making the change or adopting a new rule. If you have comments or concerns, please send an email to Management, or join the Homeowner Forum during the June 20, 2023 Board meeting which will take place via Zoom teleconference.

The Board will vote on the above at the regular Board meeting on June 20, 2023. Should you have any questions, or comments, please do not hesitate to contact your community manager, Elizabeth Reed at ereed@keystonepacific.com.

Sincerely,

At the Direction of the Board of Directors,
Monarch Bay Association

Elizabeth Reed

Elizabeth Reed, CMCA, AMS
Director of Community Management