

THE MARQUEE NEWS



April 2017

What is a Community Association?

Some residents think homeowners and condominium associations (generally called community associations) exist just to tell them what to do—or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents---owners and renters alike

- ◇ *Community services—these can include securing trash collection, publishing newsletters, orienting new owners, holding community-wide information meetings, and scheduling recreational and social functions.*
- ◇ *Governance services—these can include ensuring that residents are complying with the association’s governing documents, that the association is adhering to local, state, and federal statutes (like fair housing laws), enforcing community rules and policies, administering design review policies, and recruiting new volunteer leaders.*
- ◇ *Business services—these can include operating the common property efficiently, bidding maintenance work competitively, investing reserve funds wisely, developing long-range plans, and equitably and efficiently collecting assessments.*

Providing these services requires good management, strong planning and organization, and carefully monitoring the association’s affairs. It isn’t easy, but by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders’ interests in those homes.

Assessments: The Best Bargain in Town

- ◇ *Some people question why they have to pay what is commonly known as the member assessment when they move into a condominium or homeowner association. While assessments may be a technically correct term, the fact is that they are actually property maintenance fees. When the collective buying power of the entire association is factored in, they prove to be a real bargain for individual homeowners. These fees cover exterior maintenance, management, internet, landscaping, trash removal, utilities, security, recreation facilities, and more. They also include savings for future big-ticket items like boilers, pool and spa re-plastering, and recoating—which means homeowners will not be hit unexpectedly with a special assessment or loan payback when the cooling towers need to be replaced in a few years. It’s the best bargain in Town!*



Marquee Park Place Team

*Diana Wright, CCAM®,
PCAM®, General Manager
(949) 250-5785*

*Dolores Fernandez, Mgr.
Assistant(949) 250-5785*

*Brandon Surdock, Operations
Manager and Front Desk
(949) 250-5785*

*Guard Kiosk
(949) 250-5789
marquee@actionlife.com*

*Marquee Park Place Web
www.marqueeparkplace.org*

CELEBRATING SPRING TIME IN OC

Easter Eggstravaganza—Irvine Park and Railroad. Come join Irvine Park and Railroad for their Easter Eggstravaganza! Are you looking for a fun Easter outing for the entire family? Then take them to the Irvine Park Railroad's annual Easter Eggstravaganza **March 25 through April 15 in Orange, California!** This event will be conducted inside the Locomotive Loop where you can take a train ride with the Easter Bunny. Enjoy all the activities from face painting, the Easter Egg Hunt, hay rides and more. Don't forget to have your picture taken with the Easter Bunny before departing. Please go to www.irvineparkrailroad.com for times and prices.

Restaurants for Easter Brunch— Sunday April 16th**Blue Water Grill-Newport Beach**

630 Lido Park Dr. (949) 675-3474

Arches on the Water-Newport Beach

Lafayette Rd. 949-673-1204

Rusty Pelican—Newport BeachPCH—949-642-3431
side Dr., 949-721-1222**Bayside Restaurant-Newport Beach**

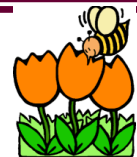
Bay-

Coliseum Pool & Grill**The Resort at Pelican Hill**

Pelican Hill Rd. S. (Newport Coast Dr.)



Happy Easter!
Happy Easter!

SPRING AND SUMMERTIME HOMEOWNER**MAINTENANCE TIPS**

Heat Pump and AC Units – You are all ready to turn on your AC units and it doesn't work efficiently, why? Change your filters regardless if you run your system and perform the required annual maintenance on your units.

Booster Switch – Why does it take so long for my clothes to dry? Use your dryer's booster switch every time you use your dryer. Do not run the dryer if the booster switch does not work.

Dryer Vent Clean Out – The vents are located just above the dryer. Vents must be cleaned every two weeks.

Toilet Supply Lines and Hot/Cold Water – If you are not getting cold or hot water from your faucets, or shower heads, make sure to contact the plumber right away. You may need to replace the cartridge. Remember, replace the toilet and sink supply lines.

Vacation – When leaving on vacation, make sure to turn your water off inside your unit.

Contact the Front Desk at (949) 250-5785 for a referral. Thank you!