

# THE MARQUEE NEWS

## **ALLIED UNIVERSAL FOR MARQUEE PARK PLACE TOWING ENFORCEMENT POLICY NON COMPLYING VEHICLES PARKED ON VISITOR LEVEL WILL BE TOWED!**

Allied Universal will be towing all non-complying vehicles parked on the Visitor Level of Marquee Park Place.

This includes resident vehicles, guest vehicles found without a current Guest Pass and unidentifiable vehicles found parked on the Lobby Visitor Level. Vehicles will be towed immediately and at owner's expense.

Each unit is deeded two parking stalls. All resident's vehicles are to be parked in their assigned parking stall only. Vehicles found parked in other owners stalls are subject to immediate tow by the owner, without warning!

The front desk is not authorized to give a guest pass for a resident's vehicle.

Any resident with more than two vehicles will be required to find other parking for their vehicle (s). At no time is a resident allowed to park or store their extra vehicles on the Lobby Visitor Level.

**Note:** The Association does not have extra parking spaces to rent.

**Thank you!**



*Marquee Front Desk:  
(949) 250-5785*

*Allied Universal Security  
(714) 619-9700*

*G&W Towing  
(949) 642-1252*

*Guard Kiosk  
(949) 250-5789*

*Email:  
marquee@actionlife.com*

*Marquee Park Place Web-  
site  
www.marqueeparkplace.org*

### **ARTICLES:**

*Welcome Front Desk Associ-  
ates.*

*What's for Sale or Lease at  
Marquee.*

*Front Desk Associate Duties*

*Revised Insurance Obliga-  
tions.*

*Pool and Spa Rules!*

**WELCOME MICHAEL GALPERIN FRONT DESK ASSOCIATE**

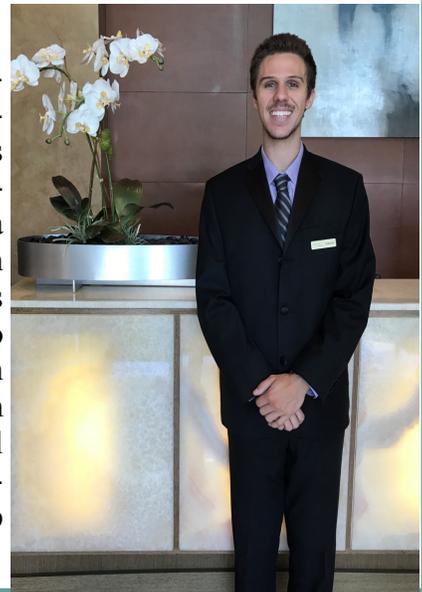
Hello, my name is Michael Galperin. I was born in former Soviet Union, republic of Ukraine. I served in 2 years in Russian Army during Russian/ Afghanistan conflict. After coming to United States on December 7 of 1991, I settled in New York and tried myself in many different walks of life. I have learned that no matter what job I do, I have 2 things on my mind: 1) help people and 2) protect my loved ones and my community. With this in mind in 1995 I joined the NYPD and served my community until 2003 when I moved to Orange County, California. During my time as a police officer, I was involved in search and rescue operation of victims on 9/11.

In California I started new search for the place to be. For the last 4 years I worked as a security officer at Allied Universal and have been promoted to position of post commander. In my free time I enjoy exploring beautiful sights and roads of Southern California on my motorcycle. I think Marquee is very nice place to live that conveniently located in the heart of Irvine, I'm looking forward working here and provide outstanding customer service to residents



**WELCOME JORDAN GROLL FRONT DESK ASSOCIATE**

My name is Jordan Groll. I am a 25 year old college student currently studying Business and Communications, and am eager to improve upon my interpersonal communication skills by working at Marquee Park Place. Today is my second day here at Marquee, and I already feel at home. I am a professional Magician, having performed magic for 14 years of my life and am a current member at the Magic Castle in Hollywood. I also like to dabble in bodybuilding. Working at a gym for 2 years immersed me into the fitness world and I became hooked on building my body. I even took it as far as to compete in some amateur competitions in Venice Beach where I got to be on stage with the Late Lou Ferigno. As you can see, I am a very eclectic person with many hobbies and interests. But unfortunately I cannot share them all with you in this short bio/ paragraph. I am happy to be working here at Marquee Park Place, and if you ever see me at the front desk feel free to strike up a conversation with me.



**FOR SALE AND FOR LEASE LISTINGS AS OF SEPT. 8TH, 2017**

**EAST TOWER**

**FOR SALE!**

- Unit 603, 1367 Sqf, \$595,000
- Unit 1007, 1330 Sqf, \$665,000
- Unit 1006, 1583 Sqf, \$719,000
- Unit 902, 1560 Sqf. \$749,000

**FOR LEASE!**

- Unit 1503 1330Sqf. \$3,150
- Unit 903, 1330Sqf. \$3,250

**WEST TOWER**

**FOR SALE!**

- Unit 304, 1234Sqf. \$570,000
- Unit 1502, 1367Sqft. \$639,000
- Unit 1402, 1357Sqf. \$649,700
- Unit 901, 1520Sqf. \$719,000
- Unit 501, 1520Sqf. \$865,999
- Unit 1401, 1520Sqf. \$875,000
- Unit 1304, 2063Sqf. \$1,099,000

**WEST TOWER**

- Unit 1504, 2063Sqf. \$1,137,000
- Unit 1604, 2063Sqf. \$1,250,000
- FOR LEASE!**
- Unit 1502, 1367Sqf. \$3,500
- Unit 1208, 1249Sqf. \$4,200

**Disclaimer:** This list is provided as a courtesy only. Marquee does not guarantee the listings, prices, etc. Call your favorite Realtor!

## **FRONT DESK ASSOCIATES—SOME OF THEIR DUTIES!**

Represents the Marquee Park Place Association by greeting residents, guests, and other visitors at the Front Desk in a welcoming and professional manner.

Front Desk Associates are not management and not authorized to approve any activity that is in non compliance of the rules and regulations of the association including any resident's requests to the contrary. All approvals are authorized by management through the Board of Directors of the Association.

Answer telephones or address people who enter the lobby or approach the Front Desk to politely answer questions, provide information, and assist in accordance with rules, regulations and policies; receive and respond to resident complaints in accordance with established procedures and policies or as appropriate; assist residents with issues or problems that do not require direct management involvement.

Monitor activity in the Lobby and, when necessary, coordinate on-site personnel to address residents' and guests' needs. Assist Realtors when showing units.

Assist residents with amenity room reservation requests for the Association's common area rooms; coordinate with maintenance and janitorial staff for the scheduling of meeting room setup and breakdown before and after resident use; inspect rooms for damage or misuse before and after each use.

Provide basic front desk services including, taxi reservations, directions, and restaurant referrals; maintain resource book/inventory of local services and referrals for resident and guest use; inform residents and guests of activities, events, and services that may be of use or interest.

Document reports of disturbances that occur; evaluate the situation and contact the proper authority (i.e. Police, Fire Department, Management) to resolve the problem.

Coordinate moves in accordance with the Association's approved hours; assure that Common Areas are adequately protected. Enforce access control to the Elevator Control System so that guests, contractors and other visitors are sent to the proper floor.

**THE BOARD OF DIRECTORS HAS A "0" TOLERANCE POLICY FOR STAFF ABUSE!**

**PLEASE BE KIND TO YOUR FRONT DESK ASSOCIATES. THANK YOU!**

## **PROPOSED INSURANCE POLICY REVISION**

### **MARQUEE PARK PLACE HOA**

Pursuant to Civil Code §4360, the Board of Directors will be considering the proposed operating rule changes at the Board of Directors meeting to be held at the 3141 Michelson Dr., Irvine, CA 4<sup>th</sup> Floor East Tower Lounge on **September 21, 2017** at 6:30 pm. If you wish to share your opinion regarding the proposed administrative rule revisions, please send your written comments to management's office so it can be delivered to the Board prior to the Board Meeting.

**The text of the original policy and proposed revision is as follows:**

**Current Provisions to Insurance Policy and Operating Rule.** Further, pursuant to this Policy, the above-referenced liability coverage must be in a reasonable amount, but in no circumstance in an amount less than One Million Dollars (\$1,000,000.00)."

**Proposed Revisions in Italics to Insurance Policy and Operating Rule.** *Further, pursuant to this Policy, the above-referenced property coverage must be in a reasonable amount, but in no circumstance in an amount less than One Hundred Thousand Dollars (\$100,000). Personal property coverage must be in a reasonable amount, but in no circumstance in an amount less than Fifty Thousand Dollars (\$50,000). The liability coverage must be in a reasonable amount, but in no circumstance in an amount less than One Million Dollars (\$1,000,000.00), remains in effect.*

## MARQUEE PARK PLACE POOL AND SPA RULES

With the beautiful weather here, please be reminded of your pool and spa rules as follows:

1. Pool and Spa hours are 7 a.m. to 11 p.m. daily and **NO LIFEGUARD IS ON DUTY** so anyone using the recreational facilities shall do so at their own risk, responsibility and liability.
2. Residents must accompany their guests at all times when using the recreational facilities.
3. Elderly persons, pregnant women, infants, and those with health conditions requiring medical care should consult with a physician before entering the spa. Children under the age of 14 must be accompanied by an adult 18 years of age or older.
4. All incontinent persons (whether infants, toddlers, children or adults) must wear a diaper, plastic pants, and a swim suit while using the pool or spa and appropriate bathing attire must be worn by everyone.
5. Surfboards, boogie boards, beach balls, floating or inflatable devices are not permitted in the pool or spa. No tennis balls, baseballs, footballs, basketballs, Frisbees, cans, foreign objects, foreign substances (bubble bath, soap, beverages, etc.) non-floating objects (such as rocks, marbles, coins and the like) or pool furniture are to be thrown into or around the pool or spa. Wheeled toys or vehicles including skateboards, roller blades, roller skates or bicycles are not allowed in the pool or spa area.
6. For safety reasons, no glass or sharp objects are allowed in the pool or spa
7. Diving, running, pushing or boisterous activity is not permitted in any areas of the pool or spa.
8. Cellular phones, radios, iPads, CD or MP3 players must be battery operated and headsets must be worn. The noise level must be kept to your personal area only so as not to disturb others.
9. If a resident has eight (8) or more guests using area, they must schedule such event with the concierge, as individuals or groups must not occupy the pool or spa to the effective exclusion of others.
10. It is recommended that individuals not use the pool alone. The "buddy" system is recommended for all swimmers at all times.
11. Persons with open cuts, wounds, rashes, a skin disease, sore or inflamed eyes, nasal or ear discharge or any communicable disease may not use the pool or spa.
12. Intoxicated persons are prohibited from using or being in close proximity to the pool or spa.

