

# THE MARQUEE NEWS

January 2018



*Marquee Park Place Team*

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**ARTICLES:**

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## New Year 2018 IMPORTANT PROJECTS & MESSAGES

### Past Accomplishments –

- ◆ Repaid the funds borrowed from reserves for the payment of the \$1million lawsuit settlement to LBA.
- ◆ Installed two new Cooling Towers with upgraded automated computer system.
- ◆ Replaced Fire Annunciator System and Programmed Auto-Notifications.
- ◆ New cameras in all amenity rooms.
- ◆ Segregate Fob Entrance to Storage Units.

### Future Plans –

- ◆ Plaster the pool, spa, re-cope joints and tiles.
- ◆ Beautification projects in the Fitness Center.
- ◆ Install a New Smart 70" TV in Media Room.
- ◆ Resurface East and West Tower Helipads.
- ◆ Complete CDL weatherproofing projects in common areas

Dear Marquee Park Place Homeowner(s):

With the fiscal year end of your Association approaching, your Board of Directors has undertaken a thorough review of the 2018 operating budget with the goal of providing for efficient operations and for funding adequate reserves to meet long-term requirements. As a result of this review the Board of Directors has determined that they are able to continue to maintain the quality of service within the Association and continue to fund reserves for future replacements with a modest decrease in assessments. Therefore, effective January 1, 2018, your assessments will decrease an overall average of .17% as follows:

	<u>2017</u>	<u>2018</u>
A1	\$1,039.61	\$1,037.22
A2	\$1,042.99	\$1,040.81
A3	\$1,049.14	\$1,047.34
A4	\$1,051.25	\$1,049.58
A5	\$1,072.27	\$1,071.90
A6	\$1,076.25	\$1,076.13

**UNIT LISTINGS FOR SALE FOR DECEMBER 2017**

3131 Michelson # 304, 1234 Sqf, \$570,000	3141 Michelson # 1106, 1583 Sqf, \$769,000
3141 Michelson # 503, 1330 Sqf, \$590,000	3131 Michelson # 501, 1520 Sqf, \$830,000
3141 Michelson # 903, 1330 Sqf, \$615,000	3131 Michelson # 1401, 1520 Sqf, \$875,000
3131 Michelson #1402, 1357 Sqf, \$649,000	3131 Michelson # 1304, 2063 Sqf, \$1,099,000
3141 Michelson # 1007,1330 Sqf, \$665,000	3131 Michelson # 1504, 2063 Sqf, \$1,137,000
3141 Michelson # 1302, 1375 Sqf, \$699,000	3131 Michelson # 1604, 2063 Sqf, \$1,250,000
3141 Michelson # 902, 1580 Sqf, \$715,000	
3131 Michelson # 901, 1520 Sqf, \$719,000	

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

**MANDATORY EMERGENCY KEY PROGRAM**

The Board of Directors of the Marquee Park Place Homeowners Association approved an “Emergency Key Program” that will apply to all owners and owner’s tenants.

**What does this mean to you?** Marquee Park Place requires that each owner and resident of Marquee provide the Management Office with a key to your home.

**How will my key be safe?** Marquee has invested in a key safe program call Handy-Track. This system is used in many high rise properties and provides a locked key box that can only be accessed through a software program that identifies access cards and codes. It also changes the location of the key every time it is checked out. In addition, the software provides a record of each person that accessed the key for the emergency when used so there will be an available print out report for the record.

**Why now? We’ve never had to give the Association our key before!** The building is getting older and some unit owners are not paying attention to the maintenance required in their homes. Our intention for this program is to assist you in protecting your home if and when we are faced with an emergency. It is important to understand that, given the nature of high-rise building living, even a minor leak may cause a significant amount of damage, not only to your residence, but to those homes below and/or beside you as well. And you may be financially responsible for paying for the repairs and damages if the water originated from an element in your unit. Even if you are performing all the required maintenance to your own unit, some of your neighbors may have leaks that flow into your unit while you are not reachable. Also, what about those times you have left something in the oven, forgot to turn off the stove and left? Fires can happen! In these types of occurrences every minute is crucial, and having immediate access to your home could dramatically decrease damages to your home and those of your neighbors.

**Is it legal to require the residents to provide the Association a key to their unit?** Legally, the Association has the authority to adopt reasonable rules for the safety and protection of the buildings and the residents. There is a very rational and reasonable basis for the Association to have a key for emergency access to the unit. The rule does not violate any kind of public policy and it is equally applicable to all owners. Finally, the benefit of the rule outweighs the burden to the owner to provide their key. This all means that the Association is acting legally and reasonably.

**Participating in this program is Now Mandatory.** Per Article 4, Section 4.4.5 of the CC&R’s permission is granted to the managing agent to enter your unit in case of emergencies. If an emergency situation arises while you are not home and no emergency key is on file, a locksmith will be called to assist in unit entry and the homeowner will be responsible for all fees. The rule was passed and adopted by the Board of Directors September 21, 2017.

**Please be advised** that this key will not be available to sign out or borrowed at any time by family members, guests, realtors or vendors for your property, but will always remain in a secured locked box maintained by and used only by management.

## **VEHICLE PARKING & REGISTRATION**

**Vehicles/Parking** – Each unit is deeded two parking spaces for their vehicles. *Residents can only have two registered vehicles on property.* Residents can only park their vehicles in their deeded parking stalls.

**Registration of Vehicles**— All residents of the Marquee Park Place are required to register their vehicles at the front desk upon moving in and issued parking decals. If you are a resident and have registered your vehicles or may have purchased a new vehicle that we do not have on file, please fill out a registration form at the front desk.

**Gate access** – Residents **MUST** Display the blue decal on the driver side window in order to gain access through Resident Access Side. Make sure to wait for the gate before proceeding; keep your speed to a minimum and watch out for other vehicles on the visitor lane. *Make sure to update the Front Desk on visitors that you want on your permanent list. However if you have a guest that is not on your permanent list, than call the gate to allow them access to the building.*

**Parking** – Spaces are only for vehicles, this does not include bicycles or any other stored items. Motorcycles are considered a vehicle and may be in a parking space as the vehicle occupying that spot. Only one vehicle per parking spot. A parking decal must be on your vehicle at all times.

If you are a resident **Do Not park on the visitor's level, otherwise you will be towed.** When you have visitors, please ensure that they have an updated parking pass displayed on their dashboard at all times.

*If a resident needs to stop quickly at the building and leave quickly there are several 30 minute parking spaces inside the garage on visitor level for resident's to utilize during that time frame.* Any passenger or delivery vehicle may pull up in front of the lobby for approximately **two minutes** or less for the purpose of unloading, loading or delivering passengers or packages.

**MARQUEE PARK PLACE HOA**  
**TOWING ENFORCEMENT/RESIDENT**  
**INFORMATION REMINDER - 2018**

**Towing Policy-** We wish to remind all residents and their guests of the parking rules and towing policy at the Marquee Park Place. All residents' vehicles are to park in their assigned parking stalls. Any resident found parking their vehicle on L1 Visitor Level or in any unassigned parking stall will be subject to tow. All visitor vehicles must display a valid parking pass that will be issued at the front desk only. Visitor parking passes are valid for 24 hours. Residents can request a 72 hour parking pass for their guest once during each 30 day period.

**Resident Vehicle Information** - All residents of the Marquee Park Place are required to register all their vehicles and provide their contact information upon moving in to the Marquee. If you are a current resident and may have purchased a new vehicle or changed your phone number and/or email we request that you provide this new information to the front desk.

**Resident's Parking Decal**. A permanent Marquee parking decal must be displayed at all times on the window of the drivers side. Residents require a parking decal to access the resident side entrance gate. You can purchase your decals at the front desk.

**Information Form:** Please fill out the resident information at the front desk at your earliest convenience with any changes.

Thank You for your Kind Cooperation!

Contact the Front Desk (949) 250-5785 with any questions.