

Palos Verdes Monaco Palos Verdes Monaco Homeowners Association Homeowners Association

January, 2023

Dear Resident:

Happy New Year!

I trust that you and your family had a healthy and enjoyable 2022.

The Monaco HOA has been at work during 2022 carrying out its responsibilities.

1. Maintenance of Monaco's 4 entrances
2. Operating and maintaining the Monaco HOA website, www.monacohoa.com
3. Welcoming new residents and communicating with local Realtors
4. Interacting, on behalf of the entire neighborhood, with the Neighborhood Watch program and sheriff's department in Palos Verdes
5. Interacting, on behalf of the entire neighborhood, with the Palos Verdes Council of HOAs (CHOA)
6. Management of Monaco HOA's finances
7. Review of remodel and new construction projects in Monaco

I'll mention a few notable items here and refer you to the website for additional information and a feature to contact the board with your messages or questions.

MONACOHOA.COM

We are continuing to upgrade the entrance landscaping with new flowers and shrubs and maintain the monuments with new paint and repairs to cracks, lighting, and irrigation.

The wall facing Crest along the sidewalk just east of La Croix was recently repainted and we are planning to repaint the large wall at the Crest/Hawthorne intersection.

Additionally, we are considering refreshing the landscaping at Dupre later in 2023.

The HOA's financial condition is stable with relatively consistent expenses each year. The biggest expenses are gardening, water, and D&O insurance. A 2022 financial statement is available on the website.

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Monaco welcomed 12 new residents during 2022. Home prices are now typically in the \$2M to \$3M range. According to local Realtors, Monaco continues to be one of RPV's most desirable communities for home buyers.

If you have not done so already, please connect with your Neighborhood Watch block captain. They are listed on the website under "Neighborhood Watch". Thankfully, crime overall is low in Monaco but home and car thefts do occur. Please watch the area near your house for suspicious activity and report it to the police. Contact info for the LA County sheriff is on the website under Documents, Links & Dues.

If you are planning a remodel or new construction project, please refer to the website: Monaco Info/Home Renovations section.

For a variety of reasons, it is important that we have the ability to contact you efficiently via email. If you have not yet provided the HOA with your email address, please do so on the website's Contact page. We will not share your email address with anyone.

Lastly, thank you in advance for paying the HOA dues for 2023. \$150 per year is an extremely low rate (probably the lowest) for HOAs in this area and the Monaco board is always focused on getting the most out of our limited annual budget.

Best wishes for a happy and healthy 2023!

David Jankowski
President