



Important News!

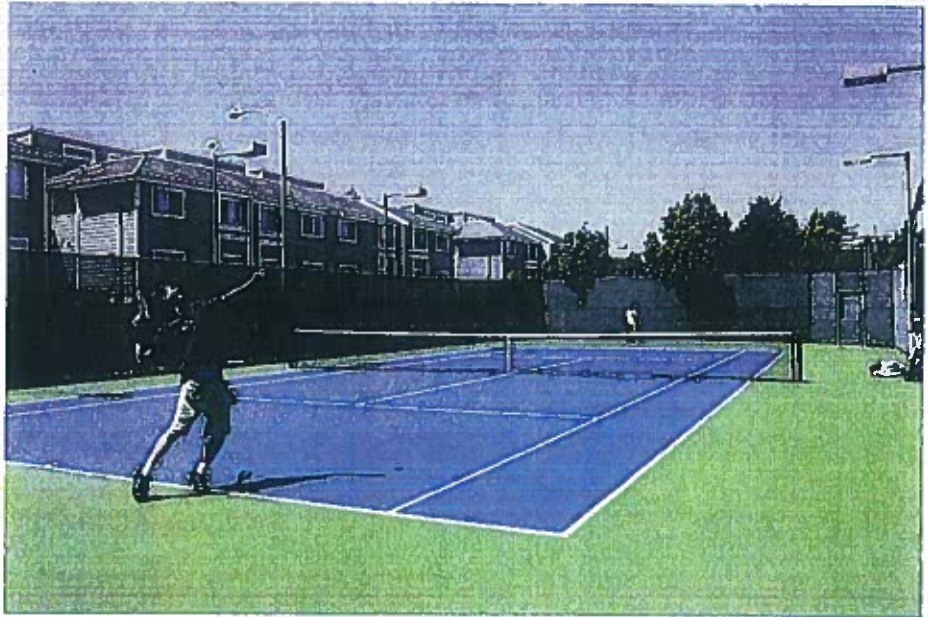
Our HOA Board along with the Master Association's Board are independently yet effectively moving ahead on sprucing up our magnificent environs and facilities. We wish to thank all of you for your extended patience with the noises and construction.

This month the Master Association forged ahead with the refurbishing of our four tennis courts, complete with resurfacing, repainting and new nets. These courts are the exclusive use of residents of our Seabridge Village and the Villas for pure recreational purposes... And not for any commercial or business purposes. If you see the courts being misused, please immediately connect with Action Community Care at 949-450-0202 and report same so that corrective action can be taken.

We have been repairing a major underground leak in the fire department's main water line for the Sealpoint sprinkler system and re-evaluating the system to determine whether or not further repairs will be required.

We have just finished repainting all of the fire lanes, excluding Seabridge Lane handled by the Master. What was painted was in compliance with the Fire Department's "grand-fathered" specifications. Please be aware that we will be enforcing our "No Parking" rules.

NOTE: Vehicles will be cited and towed, if necessary, at the owner's expense.



Tennis anyone! The Master Association has seen fit to have our four tennis courts totally refurbished. (This image shows one in progress of restoration.)

Special Recognition!



(L-R) HOA President Zoe' McCollum, Dorothy Horn, Doris Gummer, Susan Caron, Jay Smith, Dorothy Brann, HOA Vice-President Jack Barry, Architectural Committee Chair Bob Eberle and Marlys Nelson were a few of the 21 folks who joined together at the party.

At our July 27th Board meeting, we paused to recognize and celebrate Dorothy Brann for her 21 years of dedicated service to our HOA and residents as a Board member and Chair of the Landscape Committee. Her tireless efforts to keep a "woody" feel to Seabridge will be sorely missed. We all say a hearty "Thank you!" to Dorothy.

Upcoming Elections!

Before we know it, our annual elections will be upon us. We are very delighted to see so many residents coming to meetings and expressing sincere interest. Are you looking to serve on the Board? One of our Committees (Architectural, Finance, Landscape, Maintenance)? Email Don Chesemore your with details: dchesemore@actionlife.com



Newsletter

This newsletter is your connection within the Seabridge Village community. Feel free to submit your own articles, questions, and/or favorite pictures for consideration. Next month we will be featuring our "Sustainment Plan." Connect with:

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SEABRIDGE

Newsletter



Got Connections?

PROPERTY MANAGEMENT:



ACTION

Action Community Management
2603 Main Street, Suite 500
Irvine CA 92614
Don Chesemore, Property Manager
Address Maintenance Issues to:
Community Care Center:
949/450.0202
800.400.2284
info@actionlife.com

GATEHOUSES:



AARON LANTZ
Supervisor

IMPORTANT CONNECTIONS:

BEACH GATEHOUSE

Open 24 hours per day
714.536.6055

ADAMS GATEHOUSE

Open 7:00am to 11:00pm
714.536.5856

EMERGENCY: 911

HUNTINGTON BEACH POLICE:

714.960.8825 (Disturbing Peace)

ANIMAL CONTROL:

714.935.6848 (8am-5pm)
714.935.7158 (5pm-8am)
www.ocpetinfo.com

ASSESSMENT QUESTIONS:

714.779.1300

ESCROW QUESTIONS:

714.779.1300

INSURANCE: Fire/Flood/Liability

Neal Dundas
LaBarre/Oksnee Insurance Company
800.698.0711

SEABRIDGE WEB SITE:

<https://seabridge.communityhoa.com/>

Got Information!

PARKING DECALS:

Available at Beach Gatehouse.
For new homeowners:
first 2 FREE with \$25 each
additional. Requires proof of
residency, license and vehicle
registration. **Decals must be
displayed on vehicle.**

CLUBHOUSE RENTAL:

To rent the Clubhouse, Community
Care Center staffed 7-7 weekdays
949.450.0202.

Got Questions?

When does the HOA meet?
7:00pm fourth Tuesday in the
Clubhouse near Adams Gate
(next meeting is September 27th).

...and the Master Association?
Quarterly at 6:00pm fourth
Wednesday in the Clubhouse
(next meeting September 28th)

Can I attend HOA Board meetings?

*Absolutely! Owners are encouraged
to share concerns, issues and
praises.*

What committees can I serve on?

ARCHITECTURAL: Oversees and
monitors buildings and roadways
for compliance with CC&Rs, building
codes, installations, making
recommendations to Board on
enhancements, maintenance and
repairs.

FINANCE COMMITTEE: Reviews
financial reports and makes budget
and planning recommendations to
the Board.

LANDSCAPE: Oversees and
monitors the grounds and
vegetation, making
recommendations to Board on
enhancement and/or maintenance.

MAINTENANCE: Oversees and
monitors the buildings and facilities
and safety matters, making
recommendations to the Board

PARKING CONTROL: Oversees and
monitors parking areas, vehicle
registrations, making
recommendations to Board on
same.

JOIN ONE TODAY!

Got Board?

Your HOA Board is five resident
owners/volunteers who truly care
about our Seabridge Village ~ its
people and environs. Each serves a
one-calendar-year term starting in
January after elections in December.
Let us help you come on Board!
Please call: 949/450.0202



ZOE' MC COLLUM
President



JACK BARRY
Vice President

KRISTEN MARCUCCI
Secretary

ERIC GERWIG
Treasurer

YOUR NAME HERE
Member at Large

"Wanted!"

"Uncle Sam" may not want or need
you, but your HOA
sure does. We have
elections in
December for our
five Board member positions to
effectively oversee our beautiful
community. You can always serve on
any of the committees. There is Joy in
serving our fellow homeowners!
Please call: 949/450.0202



Got Classifieds?

Need Computer Help? Hardware or software troubleshooting and installation, antivirus, and more. Contact Bob (Seabridge resident): 818-326-6707.

Dog Walker Available! I live right here in Seabridge! Excellent references and experience. Call Diana: 714.378.1158 or email: divadogwalking@rocketmail.com

Your Personal Assistant! Every day errands to house sitting. Seabridge resident. References available. Call Mary: 760-518-6218 or email: Gvettes@aol.com

Rest of the Story!



We jump for joy with beautiful surf and beaches we get to enjoy!

HISTORY OF HUNTINGTON BEACH *Continued (See April 2011 for Part 1):*

After an initial land rush, typical of the coastal area, our little City grew slowly, but steadily. By February 1909, it was incorporated with Charles W. Warner, David O. Stewart, Matthew E. Helme, Charles M. Howard, and Ed Manning elected as the first trustees. In 1911, the first building ordinance was passed and formal records of the City's expansion began.

Most of the commercial buildings in the downtown were built during the first fifteen years, as were schools and a Carnegie Library. The existent bungalow church at Sixth and Orange is one of those built along Orange avenue by the City's first residents.

In 1906, City boosters attracted the Methodist Convention away from Long Beach by donating a large campsite and building a 3,000 seat auditorium for that denomination. For ten years folks flocked to the gospel meetings there.

Beach recreation facilities, including the Pier (1914) were built to establish Huntington beach as a popular resort.

HOA Board Highlights:

NEW BOARD MEETING FORMAT!!!

Our meetings start promptly at 7:00pm to 7:30pm with an "Open Forum Session" followed by the "Consent Calendar," "Committee Reports," "Unfinished business," "New Business," with adjournment to the "Executive Session." The Board discusses agenda issues, where residents may listen but not participate in the discussions. The "Executive Session" is closed.

It is and always will be the purpose and desire of your Board to be good stewards of the funds provided through our HOA dues and still maintain the community as best we can. Here's what we're working on at this time.

SUSTAINMENT PLAN: Determining definitively the many factors (29 so far) which need attention in order to preserve the values and delightful environs of our community, and then determine a common sense game plan to handle each. You can preview the developing program at our Board meetings. Your thoughts, suggestions, and valued wisdom/expertise are always welcomed.

Useful Information:

SPECIAL NOTICE TO LANDLORDS!

You are solely responsible for ensuring that your tenants have physical copies of our CC & Rs and "Rules and Regulations." *You will be held personally responsible for your tenants' violations.*

RULES & REGULATIONS/CC&R's:

To help us all live together civilly, certain rules and regulations along with the CC&R's have been established for us all to live by and respect. They are available on our web site for access by everyone.

RUBBISH REMOVALS: By Rainbow Disposal weekly on Monday mornings and Thursdays afternoons.

STREET SWEEPING: Unique Sweeping sweeps our streets every Friday morning.

NEWSLETTER is published monthly and mailed to homeowners and is available on-line at: <https://seabridge.communityhoa.com>

Great Tips!

GET THE LATEST NEWS!

Go on-line to our Seabridge Village Community web site to learn the "Rules & Regulations" and to understand the "CC & Rs" we all live by, and to read the monthly newsletters to learn what's happening. Once on the site, click on "Community" and then click on "Documents."

<https://seabridge.communityhoa.com/>

PLACE IT IN THE BINS



Thank you in advance helping us all out by placing **ALL** items **IN** the trash bins provided. Our Rainbow Disposal will **NOT** pick up any items left outside the bins. To have large items removed, please call Action at: 949-450-0202

PARKING:



Please do not park in the "No Parking" red zones as you may block emergency vehicles, which makes your vehicle subject to costly tickets and towing.

CHILDREN AT PLAY:

We continue to have an influx of young families with children.

Please pay extra alert attention to our stop signs and 15mph speed limit

within the Village. We all want to keep our streets, parks and lakes safe for everyone. Remember, too, that all children under the age of 16 **MUST** be accompanied by a responsible adult within the pool areas.





For Peggy Coon, loyalty is essential. Whether it's to her clients, her family, or her faithful canine companion, Peggy's commitment to others is an unbreakable bond. And with nearly 25 years in the business and a wealth of local real estate knowledge, Peggy clearly possesses the credentials to help make the most of your next move. When the time comes for your next move, call Peggy Coon to schedule a private consultation. Because it's *All About Loyalty.*

DON'T SETTLE FOR LESS THAN THE BEST ! 4 OUT OF 5 CLOSED SALES SINCE APRIL ARE PEGGY'S

20262	BILLINGSGATE	201	\$ 300,000 (PEGGYS)	CALL PEGGY NOW WHETHER
20122	BAYFRONT	205	\$ 330,000 (PEGGYS)	YOU HAVE A STANDARD SALE,
8152	MAINSAIL	102	\$ 325,000 (PEGGYS)	OR ONE A LITTLE MORE
8131	ATWATER	201	\$ 327,500 (PEGGYS)	CHALLENGING, LET PEGGY
8212	MAINSAIL	205	\$ 340,000 (OTHERS)	GUIDE YOU TO SUCCESS

PER MLS 08/07/2011

CA. RE LIC # 01074407

PEGGY COON

RE/MAX SELECT ONE **714-470-6100** PEGGYCOON@AOL.COM

*peggy coon is the real estate expert
who is always loyal to you and your goals.*

This is an example of a real estate listing for sale.

This advertising space is available
for your special message to reach
422 residences in Seabridge Village

Connect with Jack Barry
for additional information and to reserve:

Jack@JackBarryPhoto.com