

A Publication for
the homeowners
and residents of
Seabridge Villas

SEABRIDGE
VILLAS

COMMUNITY NEWS

October 24, 2011 Board Meeting Highlights

The Regular Meeting of the Board was successfully held. Thank you to all who attended and participated. Following is an abbreviated summary of the meeting.

Items Approved:

- Meeting Minutes
- Financials
- Delinquency Report
- Pool Repairs
- Roof Repairs
- Tree Trimming

Coyotes

Please be advised Coyotes have been extremely active within the Seabridge Village community recently. Please take precautions and be aware of your surroundings.

Don't Be The Next Bike Theft Victim At Seabridge

Seabridge residents don't have to be victimized by bike theft. Too often we've heard reports of stolen bikes that were "locked" in the parking garages. Unfortunately, the locks used weren't effective in preventing all those bike thefts. If you are going to leave your bike unattended in an unsecured area, you have to get a BIKE LOCK THAT IS HARD TO PICK, CUT, BEND OR BREAK. A cheap lock only keeps honest people from stealing your bike. Here are a few locks that will make bike thieves look elsewhere for bikes to steal....

The Kryptonite New York Fahgettaboudit U- Lock

Kryptonite has long been known for its staple U-lock designs for bicycles. Its New York Fahgettaboudit lock is one of its strongest bicycle locks. It can mount on a frame for portability and comes with a \$4,500 guarantee in the event of theft, as long as you can provide the broken lock. According to KryptoniteLock.com, this lock resists leveraging and bolt cutters and comes with three keys, one having a night light. The lock sells for about \$90, as of April 2010.

The OnGuard Beast Chain Lock

The OnGuard Beast is about as burly as you can get for a bike chain lock. Made of a titanium re-enforced hexagonal steel chain, it locks with a kind of miniature U-lock and comes with five keys, one with a light. According to OnGuard.com, all of the parts have a protective coating, and the company offers anti-theft protection worth as much as \$5,000. The 10-lb. chain is covered by a tough sheath that is water-resistant. The cost is about \$89, as of April 2010.

The Kryptonite New York Chain with EV Disc Lock and 3-Foot 3-Inch Chain

Free Anti-Theft Warranty: \$3,000 for one year. The New York Chain is similar to the Beast. The two ends of the chain are held together by a tiny U-lock, which, unlike the Beast's padlock, doesn't separate into two pieces. It's tough, too: It can handle a full-fledged beat-down and continue to work like new. \$79.95

Next Board Of Directors Meeting Date

The next Board of Directors meetings for the Seabridge Villas Community Association are scheduled for Wednesday, November 16, 2011 at the Association Clubhouse, 20221 Cape Coral Lane in Huntington Beach, California. Open Session to begin at 6:00 p.m.



Dryer Vent Cleaning

Please note Owners should have the vent tube from their respective dryers to the main dryer vent cleaned or replaced to improve your dyers operations and reduce your electric bills.

Huntington Beach Police Department

Please report any suspicious activity to the Huntington Beach Police Department (911) or non emergency number (714-536-5641).

Mail

The Board has approved the purchase and installation of new mailboxes. Please watch for your new key.

Trash Clean Up

Please help your neighbors by taking pride of your community and not littering in the common areas. This will not only improve the community's appearance but reduce costly janitorial services.

Leashes Please

For you and your pet's safety, please remember to keep your pet leashed at all times.

Elevators

Having elevator issues, please report all maintenance issues to your customer service representative at (949) 450-0202 ext. 204.

Neighbor to Neighbor Issues

Many Times You May Have Neighbor Issues But That Neighbor May Not Even Know There Is An Issue. Please be considerate of your neighbors and remember that your actions do impact others.

Patrol Vendor

Please note that Allied Barton is providing security patrol services for the community. This will include but not be limited to pool inspections, parking rule enforcement and the nightly roving patrols. Please remember you are required to have your pool pass on your person at the pool and Allied Barton has been requested to check for these. If you do not have you will be asked to leave the pool area. Allied Barton will also be closely monitoring guest parking and violators who park in guest parking spaces illegally could have their vehicles towed.

Pool Passes

Pools, spas, showers, sauna, exercise facility, Clubhouse and restrooms are only intended for Seabridge Villas Community Association residents and their guests. All residents using recreational facilities (pool, gym, restroom, etc.) shall carry their current Seabridge Villas Pool Pass. Failure to present current pass to Security or other Association Representative shall result in immediate dismissal from recreational areas and may entail prosecution for trespassing.

Pet Reminders

Please remember that dogs ARE NOT ALLOWED in the pool and recreation areas.

Plumbing

Please refrain from depositing grease and cooking oil down the Association drain lines. These often lead to costly blockages. Should your drain fail to be draining please contact Action's Community Care Department at (949) 450-0202 so the Association's plumber can snake the main drain line.

Seabridge Village Parking

Please refrain from parking on Bridgeside within the neighboring Seabridge Village Community. Parking within that community could leak to your vehicle being towed by that Association.

Mailboxes

If you are having problems with your mailbox key, please contact the Huntington Beach Post Office at 714-843-4200. If there is a maintenance issue with the mailbox unit, please report all issues to your customer service representative at (949) 450-0202 ext. 204.

Towing Information

Mandic Towing's telephone number is 714-536-6586. Additionally Mandic Towing has the list of who should be parked where, but they will not tow for residents unless you obtain a PPI Report # from the Huntington Beach Police Department (714-536-5641). The Huntington Beach Police require the following information to obtain the PPI Report Number:

- 1. Make of Car or Truck
- 2. Model of Car or Truck
- 3. Color of Car or Truck
- 4. VIN # of Car or Truck
- 5. License Plate # of Car or Truck

If you don't obtain the PPI # to provide to Mandic Motors they will not come to tow the illegally parked vehicles. Additionally if you are the owner of an underground or inside parking space you must mention this to Mandic Towing or they will show up with oversized equipment that can't access the vehicle needing to be towed. If calling for assistance anytime after Mandic Towing's business hours communicating with Mandic Towing personnel is not easy, because their after hours service will not allow you to speak directly to a Mandic Towing official.

IMPORTANT INFORMATION

- Please remember that the park belongs to the Master Association and is not shared with Seabridge Villas Community Association, as we are a sub-association.
- Welcome mats at front doors shall not be carpet scraps and must be intended for exterior use.
- Nailing or screwing items onto the outside of the building, which is Association property, is not permitted. As a resolution, possibly use decorative hooks so not to puncture the Association building.
- All satellite dishes must be placed on a free-standing base. Attaching or clamping satellite dishes to the Association property, i.e., patio/balcony railing is not permitted.
- Clamping or attaching "For Sale" signs to the Association property, i.e., patio/balcony railing is only permitted with plastic ties, and all "For Sale" signs can be placed in the window of units.
- Please do not leave shoes, thong sandals, clothing, children's strollers, and other toys (i.e., bicycles, etc) lying near or at the front doors, as it creates a safety hazard.
- Reminder: the Association is on a coupon billing program. Please remember that you have two (2) HOA bills to pay. - New homeowners please contact Action Property Management if you did not receive your coupon booklet from the prior owner.
- Pool hours: 6:00 a.m. to 10:00 p.m. seven days a week. These hours will be enforced.
- All units on the second, third and/or fourth levels, please be considerate and do not use an excessive amount of clothes detergent because the laundry pipes are all connected and the units directly beneath will have foam coming up from their toilet.
- Please be advised that the lower units who smoke are to be courteous to the people on the upper floors since the smoke they create travels directly up into the rooms of the upper floors.
- Be advised that because Seabridge is over 20 years old, homeowners are to have their interior breakers checked.

Meeting Agendas

Copies of upcoming board meeting agendas are posted at the community mailrooms approximately 5 days prior to the board meetings.

Owner Responsibilities

The Association will provide copies of all newsletters and mailings that may impact Tenants to both the Owner of Record and the Resident address. Owners can further help facilitate communication between Owners and Tenants by providing Tenants with a copy of the CC&Rs.



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.*

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Georgette's Seabridge Villas Update

Cell - 714-235-4227

GeorgetteSells@msn.com - E-Mail
GeorgetteSellsHomes.com - WebSite

A - 20301 Bluffside 406	1 Bd / 1.25 Bth+ Loft	\$ 217,000
A - 20301 Bluffside 111	2 Bed/2 Bath	\$ 289,900
A - 20371 Bluffside 210	2 Bed/2 Bath	\$ 289,900
A - 20301 Bluffside 101	2 Bed/2 Bath	\$ 299,000
A - 20371 Bluffside 103	2 Bed/2 Bath	\$ 299,000
A - 20301 Bluffside 312	2 Bed/2 Bath	\$ 299,000
A - 20191 Cape Coral 304	2 Bed/2 Bath	\$ 315,000
B - 20331 Bluffside 119	1 Bed/1.25 Bath	\$ 169,000
B - 20251 Cape Coral 208	1 Bed/1.25 Bath	\$ 189,000
B - 20331 Bluffside 116	2 Bed/2 Bath	\$ 239,999
B - 20331 Bluffside 203	2 Bed/2 Bath	\$ 259,000
B - 20301 Bluffside 210	2 Bed/2 Bath	\$ 265,000
B - 20301 Bluffside 412	3 Bd/2 Bth+Loft	\$ 299,000
B - 20331 Bluffside 402	3 Bd/2 Bth+Loft	\$ 399,900
P - 20191 Cape Coral 318	1 Bd/1.25 Bth+Loft	\$ 184,900
P - 20371 Bluffside 410	2 Bed/2 Bath+Loft	\$ 349,900
S - 20191 Cape Coral 216	2 Bed/1.75 Bath	\$ 225,000
S - 20331 Bluffside 309	1 Bed/1.25 Bath	\$ 225,000
S - 20301 Bluffside 108	1 Bed/1.25 Bath	\$ 211,000
S - 20371 Bluffside 204	2 Bed/2 Bath	\$ 255,000

A-Active

B-Backup

P-Pending

S-Sold

STAR REAL ESTATE

Have A Maintenance Issue?

Please contact our Community Care Department at (800) 400-2284 or communitycare@actionlife.com. Please provide your name, address, contact information, and maintenance issue, and our Community Care Department will assist you in a prompt manner. Community Care's call center hours are 7:00 a.m. to 7:00 p.m., Monday through Friday.

Plumbing Problems

From time to time all owners will experience plumbing problems. Because of the construction of Seabridge, the plumbing in your unit will often negatively impact your neighbor's home or vice versa. To reduce these inconveniences, please resolve your plumbing problems promptly. If you feel the plumbing matter is a Seabridge Villas matter, please report it immediately to Customer Service at (949) 450-0202 so that the association's plumber can be dispatched.

Pool & Spa Hours

The Capecoral Pool shall remain heated this Winter. The Association alternates pool heat each year and the Bluffside pool will be heated next year. The spas are heated year round. **Pool hours:** 6:00 a.m. to 10:00 p.m. seven days a week. These hours will be enforced.

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Seabridge Villas COMMUNITY NEWS

Management Company Information

Action Property Management
2603 Main Street, Ste 500

Irvine, CA 92614-4261

(949) 450-0202

(800) 400-2284

fax (949) 341-1187

www.actionlife.com

Manager: Don Chesemore

eMail: dchesemore@actionlife.com

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Vice President: Jeff Daniel

Treasurer: Joseph Bauer

Secretary: David Myers

Director: vacant