

# Seabridge Village

SEABRIDGE

April 2012 Newsletter

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## Property Management

Action Community Management  
2603 Main Street,  
Suite 500  
Irvine CA 92614

Don Chesmore, Prop-  
erty Manager

## Maintenance Issues :

Community  
Care Center:  
949/450.0202  
800.400.2284

[Info@actionlife.com](mailto:Info@actionlife.com)

## Seabridge Village Newsletter



### Seabridge Village News

**Attention: The pools will now be closing at 10pm in accordance with the City of HB noise ordinances. The gates are being locked by Heritage Security between 10pm and 11pm. Therefore the Adams gate will also close at 10pm.**

### Recent News:

The Seabridge Board and Finance committee have been hard at work looking for ways to reduce HOA costs and more efficiently plan for the future of Seabridge.

We are happy to announce the following achievements:

- Successful re-finance of the Seabridge loan to save the HOA \$200,000 in interest over the duration of the loan. Special thanks to Eric Gerwig who worked closely with U.S. Bank to get us the fabulous 4% fixed loan rate!
- Lower Insurance Premiums! The Finance Committee has reevaluated several contracts, which has lead to our shopping around for better Insurance prices. This lead to new insurance premium that increases our benefits and saves Seabridge HOA over \$30,000 in premium costs.

### Strategic Sanitation:

**REMINDER:** Strategic Sanitation has been hired to work in conjunction with Rainbow Disposal Services. This will help do the following:

- Keep our community clean by maintaining our trash bin enclosure areas.
- Reduce costs to our HOA by more efficient trash bin maintenance —allowing trash haul service reduction.
- Picking up bulky items; including furniture, mattresses, appliances, etc.
- Managing our recycling program

**Please make sure to put recyclables in the proper recycle bin and trash in the appropriate trash bin.**

Seabridge HOA Meetings:

Seabridge Village Monthly HOA Meeting:  
4th Monday of every month at Village Clubhouse  
Open Session: 7pm  
Next meeting: Monday  
April 23, 2012

Seabridge Master HOA Meeting:  
Quarterly on the 4th Wednesday at Villas Clubhouse  
Open Session: 6pm  
Next Meeting: Wednesday  
June 27th, 2012

Property Management

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Irvine CA 92614

Don Chesmore,  
Property Manager

**Maintenance Issues:**

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949/450.0202  
800.400.2284

[Info@actionlife.com](mailto:Info@actionlife.com)

## Seabridge Village Information

Seabridge Board

Our association is governed by a Board of Directors composed of neighbors and owners who **volunteer** their time to run the association.

Board members are responsible for enforcing our governing documents (CC&R's) and making important business decisions in the best interest of the HOA. They receive advice from professionals; such as attorneys, insurance agents, and managers in order to make informed business decisions.

**President:** Kristen Marcucci  
**Vice-President:** Zoe Mc Collum  
**Secretary:** Neil Sommer  
**Treasurer:** Isaac Clark  
**Member at Large:** Vacant

Seabridge Email Sign Up

Seabridge Newsletter will no longer be mailed to homeowners. Please contact Action Property Management to and sign up to receive via email. This will help reduce costs to the HOA as well as save trees!

Seabridge Committees:

**ARCHITECTURAL:** Oversees 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; including safety matters, maintenance and repairs- making recommendations to the Board.

**ENFORCEMENT:** Oversees rules and regulations- making recommendations to Board.

**WEBSITE/NEWSLETTER:** Works on improving the website and writing the monthly newsletter

**\*\*EMAIL DON CHESMORE AT ACTION PROPERTY MANAGEMENT TO GET INVOLVED!**  
[dchesmore@actionlife.com](mailto:dchesmore@actionlife.com)

Automatic Payments

Sign up for ACH (Automated Clearing House) with Action Property Management and have your HOA dues transferred directly every month. You can also pay your HOA dues online with a credit card. See the Seabridge Website.

## Seabridge Village Information

### Seabridge Pools

Seabridge Pools will now be closing at 10pm in accordance with the City of Huntington Beach Noise Ordinance. Please remember some basic rules when using the pools:

- No Pets allowed in the pool area. It is a Health Department Violation and comes with a hefty fine.
- **NO GLASS** in pool area! This is also a Health Department violation and fine. Simply put your drinks in paper or plastic cups for safety. Fines will be passed along to homeowners in violation.
- Please remember no loud music at the pool. Be respectful of the neighbors and keep the noise down.
- There is a limit of 4 guests that each homeowner is allowed to bring to the pool.
- Guests must be accompanied by the owner when using the pool.
- No children under 16 are allowed unsupervised.



### Homeowner Insurance

Seabridge HOA is responsible for retaining an insurance policy for the community.

Our Insurance provider:  
Neil Dundas

Labarre/Oksnee Insurance  
Company: 800-698-0711

**Please Note:** This does **NOT** cover the interior of your unit. Seabridge owners need to have their own Homeowner's Insurance Policy to cover the interior of each unit. If you rent out your unit, it is also important that your renter obtain renter's insurance to cover their personal property.

### Parking

There is limited parking in our complex. Please observe all the parking rules and be respectful of your neighbors.

- No parking in fire lanes at any time. Your vehicle will be cited and towed at your expense.
- Please be respectful of your neighbors when parking. Don't ding cars next to you and park with plenty of space for the vehicle beside you.
- No storing vehicles. They will be cited and towed at your expense. HOA fines may also apply.

### Water Shut Off

**Please be familiar with how to turn off the water for your building.** Locate the main shut off valve, located in the breezeway of the building and simply turn the valve to the horizontal position. It is important you know how to do this in case you need to shut off the water for plumbing work and/ or in the event of an emergency water leak.

\*\*\*Reminder: If you are having plumbing work done, you are required to give your attached neighbors 24 hour notice of a water shut off. \*\*Emergency shut offs are an exception.



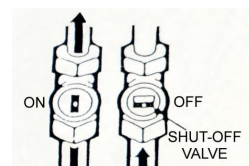
### Pets

Please keep pets on a leash at **ALL** times. This is not only a law in the City of HB, but a rule in the CC&R's. Please also make sure to clean up after your dog. Doggy bag stations are located around the park. Be considerate to your neighbors by using them to pick up after your dog and properly dispose in the trash bins.

### Gas Shut Off

**Please be familiar with how to shut off the gas to your unit.** The utility closest are located on the side of the building and are numbered for each unit. Using a wrench, turn the valve to the horizontal OFF position. This is especially important in the event of a major earthquake and you smell gas leaks.

\*\*\*Remember: If you turn off your gas for a long period of time, you need the Gas Company to turn it back on properly. Also note that a licensed plumber is required for all plumbing work— gas and water related.



## Seabridge Master Information

### Seabridge Gate Entrance

#### Heritage Security:

Please make sure you return the form to register your vehicles and any permanent guest lists with the security company. Temporary guests can be added via the website or phone call.

#### Please note:

The pedestrian gate is to be used for pedestrians, including bicyclists in order to help security monitor all who enter the property. If you want to ride your bicycle through the gate, you need to check in with the guards like any vehicle that enters.

No one is to pass without going through security.

#### Seabridge Gates: **BEACH GATEHOUSE**

Open 24 hours per day  
714.536.6055

#### **ADAMS GATEHOUSE**

Open 7:00am to 10:00pm  
714.536.5856

**\*CONTACT MASTER HOA FOR QUESTIONS & ISSUES**

### Community Information

**EMERGENCY: 911**

**NON-EMERGENCY:**

**HB POLICE: DEPT:**  
714.960.8825  
(Disturbing Peace)

**HB FIRE DEPT:**  
**NON-EMERGENCY**  
**714-536-5411**

**ANIMAL CONTROL:**

714.935.6848  
(8am-5pm)  
714.935.7158  
(5pm-8am)

[www.ocpetinfo.com](http://www.ocpetinfo.com)

### Coyote Watch

Please be aware that Coyotes are prevalent in Southern CA and Huntington Beach. They are frequently seen in the community. **\*\*Please protect your animals by keeping all dogs leashed and all cats indoors!\*\*** Fish and Game recommends making this environment unfriendly to them. If you see a coyote, yell, throw sticks, make loud noises, etc. We want to make Seabridge an uninviting place to hunt. If you are interested in heading a Coyote Watch program with Fish and Game please contact Don Chesmore:  
dchesmore@actionlife.com

### Seabridge Master HOA

Seabridge Master HOA maintains the Seabridge entry points and guard gates, Seabridge Lane and the Seabridge Tennis Courts.

Please make sure to address all issues involving these amenities to that Board and HOA. The Property Management is also Action Property, so you may still call Action Community Care or contact Don Chesmore with issues or concerns related to the Master HOA.

### Tennis Courts

Seabridge Tennis Courts are also maintained by the Master HOA. Please be aware of noise while playing and be considerate to the neighbors who reside near the courts.

- The Tennis Courts are open from 9am-10pm.
- No PETS are allowed in the Tennis Courts!
- The courts are not to be used as a playground—no bikes, skateboards, etc...as they ruin the sealer and surface of the tennis courts.



## Seabridge 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](mailto:divadogwalking@rocketmail.com)



Your Ad Here?

Your  
Ad  
Here?

Call Don Chesmore at Action  
Property Management for more  
information •



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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<http://www.peggycoon.com>

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