



Newsletter



HOME OWNERS ASSOCIATION

JANUARY 2011



Happy New Year!

We all have a fresh start for the new year ahead...and the game to play now is how to make it our best ever. Your HOA Board continues its commitment to be frugal and transparent in its dealings with the on-going goal of keeping our Seabridge Village a beautiful and safe place to live while maintaining and enhancing property values...and with your cooperation, patience and understanding, we'll make it!

Transparency

The general feed-back theme in 2010 from our homeowners was the need for greater transparency of projects and issues. We appreciate all feedback, as we are here to serve you. Last month we introduced you to the "Sustainment Plan" being pulled together...and this month we will begin to inform you in greater detail of the issues so you will better understand our actions.

"Sustainment Plan"

To assist and guide us in managing our reserve funds, we hired a specialist to project our needs in a "30-Year Plan." Using that plan as a guide, we are developing a "Sustainment Plan," designed to take us from being "re-active" to "pro-active" on our Village's physical issues. We are keeping this plan on display in the Clubhouse for you to review and offer input.

Thank you in advance for your cooperation.

A Few of the Projects:

Using our "30-Year Plan" as a foundation, the goal here is to address normal maintenance issues in a planned, timely and cost effective manner to preclude costly repairs in the future...in order to maintain property values and the natural beauty of our Village.

Just as there are in most private homes, there are some 27 various aspects of our community requiring continuous vigilance toward which our HOA dues go to support, like:

ROADWAYS: In 2010 we invested in major asphalt repairs on Tidepool, Portview, Atwater, Sandcove and Cape Hope. Within the next few years, additional repairs will be needed and scheduled for the remaining areas, along with a regularly scheduled slurry process to protect the renovated surfaces.

ROOFING & GUTTERS: We just approved a comprehensive project to repair and maintain our roofs and clean out the rain gutters. Additionally we are evaluating the lateral drainage systems to ensure proper flow from the downspouts.

DRIVEWAYS: We are seeking bids to bundle the repairs necessary on a number of driveways which have been damaged by tree roots lifting up the concrete after some 30 years of growth. Unfortunately such disruption is common throughout Huntington Beach as it is in our community.

HANDRAILS: We are seeking bids to bundle the repairs and repainting necessary on many of our handrails damaged by rust.

FENCING: We are seeking bids to bundle the repairs and repainting necessary on many of our fences surrounding our four pools. Deterioration is a natural process in a humid environment as Huntington Beach.

TREE TRIMMING & REMOVAL
We just approved a very detailed, comprehensive Spring/Summer/Fall plan, for trimming as well as removing dead/diseased trees throughout the community. Many of our lovely trees have reached their maturity. Cypress trees in the Huntington Beach area became diseased years ago and ours have, too. As they "officially" die, we will remove them. Obviously we are looking into replacing many of the trees as efficient funding allows.

MAILBOXES: After weathering our salty, humid environment for 30 years, many of our self-standing mailboxes have deteriorated and are in need of renovation and/or painting.

LANDSCAPING: Over the normal course of 30 years, many parts of our handsome landscaping has become naturally reconfigured by tree and shrub growth, creating undesired mounds and bare spots.

LOOKING AHEAD:
In future newsletters we will address more issues and projects dealing with storage, walkways, breezeways, bridges, clubhouse, pool houses, and the like.

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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Newsletter



Got Connections?

PROPERTY MANAGEMENT:



PATTY OLSON
Property Manager

Cardinal Property Management
1290 N. Hancock St, Suite 103
Anaheim CA 92807
714.779.1300 (Office)
714.779.3400 (Fax)
714-459-0477 (Emergency After Hours)
Polson@Cardinal-online.com
Address Maintenance Issues to:
Amanda Krips
akrips@Cardinal-online.com

GATEHOUSES:



AARON LANTZ
Supervisor

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:
714.960.8843 (Complaints)
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:
www.seabridgehb.com

PARKING DECALS:

Available at Beach Gatehouse by appointment. For new home- owners: first 2 FREE. \$25 each additional. Requires proof of residency, license and vehicle registration. Decals must be displayed on vehicle.

CLUBHOUSE RENTAL:

\$25 use fee plus \$200 deposit daytime use and \$250 deposit after 6:00pm use. If alcohol is present at all, \$20 per hour fee for security guard. Security deposits forfeited when time reserved is exceeded, the Clubhouse is damaged or not left clean. Key available at Adams Gatehouse.

Got FAQs?

When does the HOA meet?
6:00pm second Wednesday in Clubhouse
(next meeting is February 9th).

...and the Master Association?
Quarterly at 7:00pm fourth Monday in Clubhouse *(next meeting March 28th)*
Can I attend HOA Board meetings?
Absolutely! Owners are encouraged to attend to share concerns, issues and praises and to learn about happenings.

What committees can I serve on?

LANDSCAPE: Oversees and monitors the grounds and vegetation, making recommendations to Board on enhancement and/or maintenance..
ARCHITECTURAL: Oversees and monitors buildings and roadways for compliance with CC&Rs, building codes, installations, making recommendations to Board on enhancements, maintenance and repairs.
PARKING CONTROL: Oversees and monitors parking areas, vehicle registrations and safety matters, making recommendations to Board on safety issues, violations, and CC&Rs.
SOCIAL EVENTS: Creates, oversees and coordinates social events, like "Movie Night," "Picnic in the Park," et al.

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 November. Let us help you come on Board! Please call Patty Olson 714.779.1300.



ZOE' MC COLLUM
President



JACK BARRY
Vice President/Secretary



GEORGE TONN
Treasurer



YOUR
PHOTO
HERE

YOUR NAME HERE
Member at Large



YOUR
PHOTO
HERE

YOUR NAME HERE
Member at Large



it's all about
loyalty

With nearly 25 years in the business, Peggy clearly possesses the credentials to help you make your next move. When you work with her, it's about the care she demonstrates to ensure you and your family make the best decision for today and for your long-term success. In other words, **It's All About Loyalty**. When the time comes for your next move, call Peggy Coon to schedule a private consultation.

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web: peggycoon.com
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Huntington Beach, CA 92648
California Dept. of Real Estate
License No. 01074407

Got Classifieds?

Need Computer Help? Hardware or software installation/troubleshooting, antivirus, & 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

Looking for a Break? New Digg's Restaurant (Adam and Beach) gives Seabridge residents 20% discount every time. Ask for Maggie.

Spring Cleaning!



Wowie, what an interesting winter we've been having! And Spring is just around the corner...that time to start fresh once again with cleaning and planting. Check out: <http://www.backyardgardener.com>



Although the primary purpose of a garage is to store your car, it can also store personal items when properly organized. To avoid having items damaged by rains and mositure, use plastic storage bins and keep items 3-4 inches off the ground and preferably on metal shelving.



HOA Board Highlights:

NEW BOARD MEETING FORMAT!!!

In the hopes of better accommodating our residents we have changed the "Open Forum Session" to **6:00-6:30pm** followed by the "General Session" at 6:30pm with Board discussion of agenda issues, wherein residents may listen but not participate in the discussions. The closed "Executive Session" follows the "General" session.

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.

ELECTIONS: We barely had enough ballots submitted...but we did make it, thanks to all of you who did vote. Come November we will have another election. Plan now to vote!

SUSTAINMENT PLAN: Determining definitively the many factors (27 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 the Club House. Your thoughts, suggestions, and valued wisdom are welcomed.

Useful Information:

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

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.

UNWANTED APPLIANCES: Call 714-997-0729 Pick-It-Up-Fast to arrange **FREE** pick-up of any unwanted appliances, monitors, televisions, and computers. **Do not throw into or leave by dumpsters.**

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, pl AKrips@Cardinal.online

UTILITY CLOSETS:

The utility closets with the meters in them at the end of the buildings are **NOT** for storage. Any stored items found will be removed and discarded.



PARKING: Please do not park in the "No Parking" red zones as you may block emergency vehicles which makes your vehicle subject



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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.*

PEGGY'S PERSONAL RECENT SALES

8182	CAPE HOPE	206	2 BEDRM	2 BATH	LOFT	\$ 378,900 B
8192	SANDCOVE	201	2 BEDRM	2 BATH	LOFT	\$ 339,900 B
20352	PORTVIEW	103	2 BEDRM	2 BATH		\$ 349,500 B
8152	MAINSAIL	204	2 BEDRM	2 BATH		\$ 357,500 S
8211	WATERSPRAY T.H.		2 BEDRM	2 BATH	DEN	\$ 434,900 P

B or P= In escrow Pending Close of Escrow S= SOLD & CLOSED Ca. R.E. Lic.# 01074407

PEGGY COON
714-470-6100

ALTERA REAL ESTATE
Certified Short Sale Agent (SFR)

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

*This is not intended to solicit property currently listed 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