



# Newsletter



HOME OWNERS ASSOCIATION

MARCH 2011

## Why We Love It Here!



Have you been noticing our ducks are playing Cupid...and guess what will be showing up in a few months! CAUTION: Watch for little ducklings walking across our streets!

Can you believe it?!?! Here we are smack dab in the center of an urban area, and we are surrounded by magnificent lakes, lush nature and wildlife!

This edition is dedicated to that lush nature we are fortunate enough to enjoy.

Speaking of our feathery friends...

Our vendor, Aqua Trends who maintain our swimming pools, seeks our help in saving the lives of the lil' ones. The little ducklings are very vulnerable to the strong skimmers in our pools and easily become drowned by the swirling motion. During "ducklings" season, they often pull out 3-4 dead ducklings daily. Here's how each of us can help: When we see ducks and ducklings in the pools, clap your hands to scare them out of the pool. It may seem cruel, but it will actually save their lives!

Thank you in advance for being a lifeguard!



## Landscape Committee:

Presently Dorothy Brann, Jolene Egge, and Jack Barry comprise our Landscape Committee, which oversees and monitors the grounds and vegetation, making recommendations to the HOA Board on enhancements and/or maintenance. On the second Saturday of each month, we do a monthly "Landscape Walk" around the Seabridge Village to address reported issues. Our next walk will be on Saturday, April 9<sup>th</sup> at 9:00am, gathering by the Sealpoint Pool House. If you are interested in becoming involved, join us.



## SPECIAL NOTICE!

On March 28<sup>th</sup> our vendor, Brooker and Associates Landscaping, will be working in our Seabridge Village on the Phase 1 "Spring" trimming of specified trees (White Birch, Pear, Jacaranda, Carrotwood, Bottletree, and Rosewood) and removing dying or diseased trees (Eucalyptus, Alder, Cypress, Pine and Juniper).

If you normally park your vehicle under trees, you may well want to find an alternative location that day.

In the Phase 2 "Fall" they will be trimming our Melaleuca and Pepper trees.

Thanks for your cooperation.



Beautiful *Gazania splendens* are just that: splendid as a perennial ground cover!

## Our Doggie Friends

And while we are on the subject of ground cover, let's talk about our doggie friends. It is great to see so many residents romping around and playing with their pooches in our parks! For those dog owners who blatantly violate our leash and clean-up laws, please use common sense and courtesy to others. Thank you for leashing your dogs and picking up their poop (the HOA provide free blue bags for you!).



## 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. We have a broad spectrum of ages, cultures and experiences...so feel free to share your thoughts with:

Jack Barry, Newsletter Editor  
8161 Cape Hope Circle #102  
Huntington Beach CA 92646-4469  
714-536-9865  
Jack@JackBarryPhoto.com  
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# Newsletter



## Got Connections?

### PROPERTY MANAGEMENT:



**JANET MEHAN**  
*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)  
JMehan@Cardinal-online.com  
**Address Maintenance Issues to:**  
Amanda Krips  
akrips@Cardinal-online.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:**  
714.960.8843 (Complaints)  
**ANIMAL CONTROL:**  
714.935.6848 (8am-5pm)  
714.935.7158 (5pm-8am)  
[www.ocpetinfo.com](http://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 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 Questions?

### When does the HOA meet?

7:00pm third Tuesday in Clubhouse  
*(next meeting is April 19th).*

### ...and the Master Association?

Quarterly at 6:00pm fourth Wednesday in Clubhouse *(next meeting March 30th)*

### Can I attend HOA Board meetings?

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

### 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 same.

## 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: 714.779.1300.



**ZOE' MC COLLUM**  
*President*



**JACK BARRY**  
*Vice President/Secretary*



**GEORGE TONN**  
*Treasurer*



YOUR  
PHOTO  
HERE

**KRISTEN MARCUCCI**  
*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.

cell: (714) 470-6100  
web: [peggycoon.com](http://peggycoon.com)  
email: [peggycoon@aol.com](mailto:peggycoon@aol.com)



710 Main Street  
Huntington Beach, CA 92648

California Dept. of Real Estate  
License No. 01074407

## Got Classifieds?

### Need Computer Help?

Hardware or software installation/trouble-shooting, 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)

## Flooding Control



Our Seabridge Village community is basically at sea level with a very shallow water table...and there will be flooding, especially when there are severe rain storms like we have been experiencing this winter. It is most unfortunate when you suffer from damaging storms. We take this opportunity to once again encourage you to properly prepare for any such occurrences. That is why we listen to weather reports!

Due to the high water table under Seabridge and from the ocean, we can expect significant rain water will accumulate in our garages. If you decide to store items in the garage, they should be elevated to avoid water. It is the homeowner's and the tenant's responsibility to ensure they have proper and sufficient personal property insurance. The HOA is not liable for any damage of personal property in garages.

## HOA Board Highlights:

### NEW BOARD MEETING REVISED FORMAT...TAKE NOTICE!!!

We have reverted back to the previous format as it better accommodated our residents. The "Owners Participation Forum" 7:00-7:30pm followed by the "General Session" at 7:30pm with Board discussion of agenda issues, wherein residents may listen but not participate in the discussions. The "Closed Executive Session" follows the "General" session.

### PLEASE NOTE, HOWEVER, THAT STARTING IN APRIL, WE MOVE TO THE THIRD TUESDAY OF THE MONTH.



### RAIN GUTTERS & ROOFING:

Our vendor, Best Value Roofing, just completed the thorough cleaning out of all rain gutters on all of the buildings. They are now in the process of making any and all necessary repairs to the roofing.

Should your home experience water damage, it is extremely important and urgent that you immediately email Amanda at [akrips@cardinal-online.com](mailto:akrips@cardinal-online.com) to advise her with the details.

### DISH TV:

Through the auspices of our Architectural Committee, we are beginning a process of evaluating each and every Dish TV unit presently installed. Inactive units will be identified and will be removed at the homeowner's expense. Please watch for additional information on this matter.



## 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 amicably, 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. (See page 4 for more information.)

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

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

## Great Tip!

USE ON-LINE REGISTERING! Go on-line to our Seabridge Village web site to register your permanent and daily visitors: <https://seabridge.communityhoa.com/>

By doing so, our Gate Guards will be able to greatly expedite getting your guests through to you. Once on the site and logged in, click on **My Account** and then **Visitors** and input your guests, indicating either permanent or temporary. It's easy, efficient and fast!!!



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### *Architectural Committee:*

Folks, the established Seabridge Village HOA CC & Rs (“Covenants, Conditions and Restrictions”) and our “Rules and Regulations” direct our steps as to how we are to live, owners and tenants alike. It is the individual responsibility of each owner and tenant to obtain, read and follow these directives.

### **LANDLORDS, TAKE NOTE:**

If you have not provided your tenants with a copy of the “CC & Rs” as well as the current (2004) “Rules and Regulations,” you are not only doing them an injustice, but you are also leaving yourself very vulnerable to costly violations when your tenants do not adhere to those directives.

These materials are available on our website under “Documents.”

### **MAKING IMPROVEMENTS:**

Except for normal maintenance of the interiors of our homes, any modifications to the structural and electrical parts need to be preceded by obtaining an approved application from our Architectural Committee. No approval is needed for interior painting, carpeting, window coverings and standard mechanical repairs.

Interior flooring changes which includes tile, wood or laminates must be pre-approved by the Architectural Committee and by adjoining home owners. Exclusions from this ruling are for flooring in the kitchen, bathrooms, and baseline front entry areas.

Things like external air conditioners, dish tv antennas, garage doors, exterior door and screens will require a pre-approved application from the Architectural Committee.



### **STORAGE:**

The outside “Edison” cabinets are **NOT** to be used for storage of any kind, as that creates a **safety and fire hazard**.

Effective April 2, 2011, any items found stored will be removed and permanently discarded by our authorized vendor. No one shall use the electrical wall outlets for their own use. ***Please pay heed.***



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 RECENT SEABRIDGE SALES**

20122	BAYFRONT	205	2 BEDRM	2 BATH	LOFT	\$ 320,000 B
20262	BILLINGSGATE	202	2 BEDRM	2 BATH		\$ 299,900 B
20352	PORTVIEW	103	2 BEDRM	2 BATH		\$ 338,500 S
8182	CAPE HOPE	206	2 BEDRM	2 BATH	LOFT	\$ 375,000 S
8211	WATERSPRAY		2 BEDRM +DEN	2 BATH	T.H.	\$ 425,000 S

S= SOLD AND CLOSED ESCROW

B= TAKING BACK-UP OFFERS

CA. RE. LIC. # 01074407

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

\*Does not include multi-unit property currently listed for sale.