

Seabridge Village

SEABRIDGE

September 2012 Newsletter

Seabridge Village Newsletter

Sept 24 Board Meeting Summary

The Regular Meeting of the Board was successfully held. Thank you to all who attended and participated.

Items Approved: Meeting minutes, Financials, Delinquency Report, Landscape Bids

Other items Discussed: Coyotes, Fire pits, Landscape, Wood Repairs & Termites.

Meeting Agendas - Copies of the upcoming Board Meetings are posted at the community clubhouse approximately 5 days prior to the Board Meetings.



Seabridge News:

- **YOU ARE NEEDED!** The board is looking for homeowners to get involved on the HOA committees. The Board and committee members are all volunteers trying to work together for the betterment of the community. We have some very large projects for termite and dry rot repairs coming up and the Maintenance committee would greatly benefit from homeowners with experience and knowledge in construction, building maintenance, repairs, etc. Please contact dchesemore@actionlife.com
- Verizon Boxes in common areas— The Board has become aware that some residents have Verizon boxes installed in the common area electrical closets. This is not allowed and each homeowner must contact Verizon immediately to install properly within your home. Action Property Management will be checking for this and notifying all residents who have illegal installations. Please correct promptly or you may face fines.
- Homeowner's Insurance: It is in the newsletter every month and has been mailed to homeowners, but many Seabridge residents still do not have their own policy for Homeowner's Insurance. The HOA is responsible for maintaining insurance for the common areas and each homeowner is responsible for maintaining their own policy that covers the **interior** of their unit. Depending on your policy, Homeowner insurance could pay for the replacement of personal belongings, repair or replacement of cabinets, flooring, appliances, etc... and even pay for relocation in the event that work needs to be done by the HOA in your unit. This is your responsibility! Please contact Action Property Management or our insurance agent for more information. See page 3.

Seabridge HOA Meetings:

Seabridge Village HOA

Monthly Meeting:
Monday, October 22nd,
2012

Open Session: 7pm

Seabridge Master HOA

Quarterly Meeting:
Wednesday, December
5th, 2012

Villas Clubhouse
Open Session: 6pm



Property Management

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

Don Chesemore,
Property Manager

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

Maintenance Issues :

Community
Care Center:
949/450.0202
800.400.2284

Info@actionlife.com

SEABRIDGE

Seabridge Village Website:

Please visit the Seabridge Village Community Website

www.seabridgevillagehoa.com

for useful information on your community.

The following information can be found on the website: Documents, newsletters, forms, Seabridge Village Board meeting agendas, minutes and master documents. You can also email your HOA, and file work order requests.



Property Management

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

Don Chesmore,
Property Manager

Maintenance Issues:

Community Care Center:
949/450.0202
800.400.2284

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 McCollum
Secretary: Neil Sommer
Treasurer: Isaac Clark
Member at Large: Denise Baum

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 Email Sign Up

Seabridge Newsletter will no longer be mailed to homeowners. Please contact Action Property Management and sign up to receive via email. We will have some printed copies at the monthly HOA meetings. 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.

Board Member: Kristen Marcucci and Denise Baum
Chair: Bob Eberle

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

Board Member: Kristen Marcucci and Denise Baum
Chair: Cindy King

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

Board Member: Zoe McCollum
Chair: Jack Barry

MAINTENANCE: Oversees and monitors the buildings and facilities; including safety matters, maintenance and repairs- making recommendations to the Board.

Board Member: Neil Sommer and Denise Baum
Chair: Diane Randall.

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

Board Member: Kristen Marcucci and Denise Baum
****EMAIL DON CHESEMORE AT ACTION PROPERTY MANAGEMENT TO GET INVOLVED!**
dchesmore@actionlife.com

SEABRIDGE

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.

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.

Our Insurance provider:
Neil Dundas
Labarre/Oksnee Insurance
Company: 800-698-0711

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.**



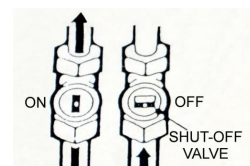
Pets

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

Seabridge Master Information

Seabridge Gate Entrance

Universal Security:

Please make sure you register your vehicles and any permanent guest lists with the security company. Temporary guests can be added via the website or phone call. Please email Don Chesemore with all comments on the security company. We need to hear your positive or negative feedback.

Please note:

The pedestrian gate is to be used for pedestrians - Please use it! Do not walk or bike past security through the vehicle gate. We need 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 &**

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

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 Chesemore: dchesemore@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 Chesemore 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.
- The courts are **ONLY** for private use by Seabridge Village and Villas residents— **NO public lessons allowed**



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



Newsletter Costs

1/16 page = \$5/month

1/8 page = \$10/month

1/4 page = \$25/month

1/2 page = \$50/month

Your
Ad
Here?

Call Don Chesemore 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*.



RE/MAX SELECT ONE
710 Main Street
Huntington Beach, CA 92648
Cell: (714) 470-6100
Office: (714) 470-6100
e-Mail: peggycoon@aol.com

<http://www.peggycoon.com>

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