

Seabridge Village

SEABRIDGE

September 2013 Newsletter

Seabridge HOA Meetings:

Seabridge Village HOA

Monthly Meeting:
September 23rd
Open Session: 7pm

Seabridge Master HOA

Quarterly Meeting:
September 4th
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

Maintenance Issues :

Community
Care Center:
949/450.0202
800.400.2284

Info@actionlife.com

Seabridge Village Newsletter



August Board Meeting : The August meeting was successfully held. Thank you to all who attended.

BUDGET/LOAN: We have had many questions about how our HOA dues are spent and Loan funds allocated. A page has been added to the newsletter to help answer those questions. If you want to get involved, please volunteer to join the Finance committee. We meet monthly to review the budget and look for ways to conserve money. Please contact Don Chesemore for more

- **SEABRIDGE Update:** The large community wood repairs have begun and will continue throughout the year as per the original project timeline provided. Action has distributed this plan to homeowners and signs will be posted when and as appropriate. It is important as we improve the wood state of our community that we do not attach or nail anything to the siding (blue or tan areas) on our buildings, where moisture and wood destroying pests can infiltrate as this can also impact our warranty. Owners may be cited and held responsible for repairs if this occurs.
 - The painting and deck sealing was approved and will follow the wood repairs starting in early September. Please watch for notices and promptly follow instructions for clearing decks when asked so as not to delay work. Owners may be cited and held responsible for additional costs to move items if instructions are not followed.
 - Proactive roof repairs and gutter work have also started. Please watch for notices and promptly follow any and all instructions.
 - Non compliant installations of A/c units, fences, and cable wiring on buildings need to be removed asap. All of these items require architectural applications and owners may be cited and fined for non compliance and may also be liable for additional costs incurred by association to remove if not addressed.
- **SEABRIDGE Community:** Conducting personal business at the community pools is not allowed (i.e. this includes swim lessons.)
 - Pet reminders: Please remember pets are **NOT ALLOWED** in pool and recreation areas. Pets must also always be on a leash when outside in the community. This is city ordinance. Owners can cited and fined.
 - Please remember that Coyotes are part of the Huntington Beach Community. Keep pets indoors and be vigilant when walking your pet in the community.
 - Proactive Plumbing Maintenance: Please see attached flyers.
 - Please note that as per the CC&Rs Owners are required to utilize their garage for vehicle parking. Your cooperation is appreciated.

Please contact our property manager, Don Chesemore at Action property management with any questions and concerns.

Seabridge Village

Seabridge Village Budget Info

Annual Budget \$2,502,645.76 - Approximate % of your annual dues by category:

Reserves	27% = \$675,714.35 a year
Existing Loan Payment	26% = \$650,687.89 a year
Utilities (Water, trash, electricity)	16.5% = \$412,936.55 a year
General and Administrative	15.1% = \$377,899.50 a year
Landscape	8.9% = \$222,735.47 a year
Common Area Maintenance	6.3% = \$157,666.68 a year
Insurance	5.9% = \$147,656.09 a year

Here is an example of how your payment is broken down according to your monthly dues. If you pay \$456.50 a month for your Seabridge Village dues, this is an approximate breakdown of the percentages listed above.

Reserves	27% = \$123.25
Existing Loan Payment	26% = \$118.69
Utilities (Water, trash, electricity)	16.5% = \$75.32
General and Administrative	15.1% = \$68.93
Landscape	8.9% = \$40.62
Common Area Maintenance	6.3% = \$28.75
Insurance	5.9% = \$26.93

You can see that 53% of your dues (\$241.94 out of \$456.50 in dues) go to the Seabridge Reserves and the Seabridge Loan. If your dues are different than the example of \$456.60, you can use these percentages to figure out your exact dues. The Reserves were largely underfunded for years and there was not the required ongoing dry rot and termite maintenance needed after the previous work was completed. This is why we had to get a loan extension. The current Board is committed to planning for the financial future to prevent this again.

Thank you,

Seabridge Village HOA Board

Seabridge Village

Seabridge Village Loan Allocation

Item	Vendor	Approved	Completed	Bid Total	Paid
Wood Repairs	Angelo	Apr-13		\$ 2,322,130.00	
Paint	Pilot	Jun-13		\$ 490,930.00	Included Decks Seal
Bridges	Preferred	Jun-13		\$ 9,800.00	
Pool Buildings	Preferred	Apr-13		\$ 157,882.00	
Concrete Re-	Preferred	Mar-13		\$ 48,000.00	
Pool Restrooms	Preferred	Mar-13		\$ 24,950.00	
Roof Tune Up	McCarthy Roof	Dec-12	Jan-13	\$ 19,108.00	
Roof Repairs	McCarthy Roof	Jun-13		\$ 343,147.00	
Pool Furniture	Tropitone	Jul-13		\$ 19,236.84	
Clubhouse Interior	Preferred	Jul-13		\$ 28,002.97	
Irrigation Controllers	Artistic	13-Jul		\$ 45,086.54	
Street Re-					
Slurry Seal					
Pool Deck Repairs					
Pool Plaster					
Lake &					
TOTAL				\$ 3,508,273.35	

Seabridge Village Financials

FINANCIALS – (as of 7/31/13)

Operating -	\$3,792,997.19
Reserves-	\$777,532.32
Annual Budget -	\$2,502,660.00
Delinquencies -	\$235,463.41

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: Denise Baum

Vice-President: Kristen Marcucci

Secretary: Dan Devine

Treasurer: Isaac Clark

Member at Large: Zoe McCollum

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

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:

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

Board Member: Dan Devine

Chair: David Kropp

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

Board Member: Denise Baum and Kristen Marcucci

EMAIL DON CHESEMORE AT ACTION PROPERTY MANAGEMENT TO GET INVOLVED! dchese-more@actionlife.com



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.**



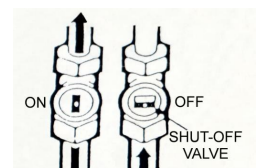
Pets

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



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.



Seabridge Classifieds

Dog Walker Available! I live right here in Seabridge! Excellent references and experience. Call Diana: 310.795.0868 or email: divadogwalking@rocketmail.com

Your ad Here?



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*.



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who is always loyal to you and your goals.

