

Seabridge Village Newsletter



Property Management Company

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

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July 2014 Newsletter



Next Board Of Directors Meeting Date - The next Board of Directors meetings for the Seabridge Village Community Association is scheduled for Monday, July 28, 2014 at the Association Clubhouse. Open Session to begin at 7:00 p.m.

June 23, 2014 Board Meeting Summary - The Regular Meeting of the Board was successfully held. Thank you to all who attended and participated. Following is an abbreviated summary of the meeting.
Items Approved: Meeting Minutes, Financials and Delinquency Report.

Other items discussed: ARC Guidelines, Landscape Renovation, Loan Expense and Construction Projects.

Financials – (as of 5/31/14)

Operating -	\$1,279,327.90
Reserves-	\$1,200,772.63
Annual Budget -	\$2,502,660.00
Delinquencies -	\$214,771.98

USE THE WEBSITE FOR... Please visit the community website at www.seabridgevillagehoa.com for useful information on your community. The following information can be readily found on the website: [Community Calendar](#), [Documents](#), [Rules](#), [Newsletters](#), [Forms](#), [Board Meeting Agendas](#), [Minutes](#) & [Master Documents](#). You can also email your Association, file work orders requests and obtain helpful links relating to Seabridge.

Meeting Agendas - Copies of upcoming board meeting agendas are posted at the community clubhouse approximately 5 days prior to the board meetings.

Seabridge Village Information

Reconstruction Repair Updates

The Board wished to advise Owners that the reconstruction project is progressing nicely and all wood repairs will be completed in the next 30 days. The painting deck work is expected to be completed within the next 75 days. Deck sealing will be completed after the painting.

Tree Trimming

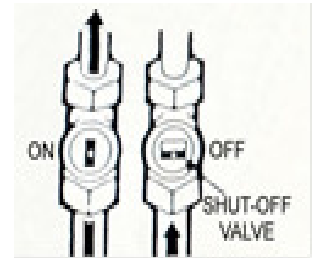
The Board has approved Artistic Landscape's three year tree trimming plan.

Asphalt Repairs

The Board has retained a consultant to assist with bid specification and contractor selection to repair and seal the community streets. The street repair project is estimated to begin in Fall 2014.

Gas Shut Off

Please be familiar with how to shut off the gas to your unit. The utility closets 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 gas technician from 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.



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. It is HOMEOWNER responsibility to take action on any leaks that you have within your home. If you neglect to respond to a leak within your home, you will be held liable and financially responsible for any damage to HOA property.

***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.

Seabridge Pools

Seabridge Pools close 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.



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 bags are located in the Seabridge community park. Please use these bags and properly dispose in trash enclosures.

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.

Homeowner Insurance

Seabridge HOA is responsible for retaining an insurance policy for the community. Our Insurance provider: Neil Dundas 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.

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!

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.

Architectural Application

In order to make any modifications to any HOA maintained property, you will need to fill out an Architectural application. This applies but is not limited to Satellite Dishes, Fencing, Privacy Screens, and any construction altering HOA property (drywall, plumbing, and electricity). This list is not 100% inclusive and you should review the CC&R's and contact Don Chesemore at Action Property Management with any questions. **PLEASE NOTE: When in doubt - always fill out an application or ask Action Property Management. Homeowners will be financially responsible for returning modified HOA property to its original condition.**

Construction and Termite Warranty

Seabridge has undergone a huge construction project in 2013 -2014 and it is essential that the community work together to uphold the 5 year construction warranty. All wood repairs involving termite and dry rot are under warranty the next 5 years and will be replaced at no cost to the HOA when found. In order to make sure Seabridge gets the most out of this warranty - it is extremely important that Seabridge Homeowners notify Action Property Management for the following:

- Damaged wood/hardiboard (Please make sure when your cable company is installing wires on the building or satellites that you fill out an Arch application and that you make sure they DO NOT nail anything into siding). **YOU WILL BE FINANCIALLY RESPONSIBLE FOR THE DAMAGE.**
- Any wood rot or termite activity
- Sprinklers spraying building (this can cause more dry rot and can violate our warranty)
- Peeling or fading paint
- Homeowners who have nailed into any siding. While it is ok to nail into the white wood on the buildings - drilling, nailing or doing anything that penetrates the wood/hardiboard siding violates our warranty and must be promptly addressed. **PLEASE NOTE: Any homeowner that nails or drills into the HOA siding will be financially responsible for correcting this warranty violation.** DO NOT MAKE ANY INTRUSIONS INTO THE SIDING! YOU WILL BE HELD FINANCIALLY RESPONSIBLE.

Meeting Agendas

Copies of upcoming board meeting agendas are posted at the community clubhouse approximately 5 days prior to the board meetings.

HAVE A MAINTENANCE ISSUE?

Please contact our Community Care Department at (800) 400-2284 or communitycare@actionlife.com. Please provide your name, address, contact information, and maintenance issue, and our Community Care Department will assist you in a prompt manner. Community Care's call center hours are 7:00 a.m. to 7:00 p.m., Monday through Friday.

Volunteers Needed

If you would like to learn more about your community the Board is looking for volunteers to serve on several Association Committees. Please email Don Chesemore at dchesemore@actionlife.com if you are interested.

Seabridge Master Information

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.

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 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 & ISSUES**

Seabridge Master HOA Website:
www.seabridgevillagemaster.com

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 use by Seabridge Village and Villas residents

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 Village Classifieds

Electrician - Contact Makena Electric for all your electrical needs. Installs-Repair-Troubleshooting. www.makenaelectric.com 714-960-6756. We're your Seabridge Electricians!

Cleaning Service - Hello, my name is Rosa and I provide cleaning services. I've been doing this kind of work for 6 years. I have a lot of experience. I clean bedrooms, showers, etc. and I can make your place sparkle! If you're interested, please give me a call at 949-307-9076. Thank you!

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

Real Estate: Peggy Coon, 714-470-6100 or email: peggycoon@aol.com

Re/Max Select One/BRE #01074407

If you would like to advertise in the Seabridge Village monthly newsletter, please call Don Chesemore at Action Property Management for more information .

NEWSLETTER AD PRICES:

1/4 Page \$25 per issue

1/2 Page \$55 per issue

Full Page \$100 per issue

Owner ads free for 30 words or less.