

SEABRIDGE VILLAGE COMMUNITY NEWSLETTER

December 2018 – January 2019



Resident Links

Community Calendar
Email Consent Form
Newsletters
Meeting Agendas

Homeowner Resources

Resident Portal (password required)
Work Order Requests
Documents

- Architectural
- CC&R's
- Clubhouse Rental
- Community Maps
- Forms
- Meeting Minutes
- Newsletters

Important Numbers

Non-Emergency: 714-960-8825
Animal Control: 714-935-6848
Action Property: 800-400-2284
Recycling: 714-969-7638

Report an Issue

Maintenance Issue 800-400-2284
Email:
communitycare@actionlife.com

Gatehouse

Beach Gate 24 hours 714-536-6055
Adams Gate 7am-10pm 714-536-5856

Current Board Members

Laurel Klaus	President
Craig Egge	Vice President
Kelly McGinnis	Treasurer
Farhad Sadeghi	Secretary
Katia O'Connor	Director

Management Company

Action Property Management
Manager: Don Chesemore

Hello, Seabridge Village residents! This is our monthly newsletter from the Board of Directors. We hope that you will find the information helpful and ask for your [suggestions](#) on articles for upcoming issues. We hope you like the changes and welcome feedback.

Let's Discuss Board Recap – 12/19/18 Meeting

Approved items:

- Landscape
- Liens & Pre-Liens
- Financials
- Trash Collection Schedule Modifications
- Plumbing & Restoration Proposal Approvals
- Deck Repairs

Seabridge Village - Results of Election

Your Association's Annual Meeting of the Members was held on January 16, 2019. The Election of Directors was completed. Five (5) Directors were elected to serve a one (1) year term.

- | | | |
|---------------------|----------------|------------------|
| • Craig Robert Egge | • Laurel Klaus | • Kelly McGinnis |
| • Katia O'Connor | • Fred Sadeghi | |

The members further voted to allocate any excess funds at the end of the current fiscal year to the subsequent year's member assessments.

	NUMBER OF VOTES CAST
In Favor	87
Opposed	7
Abstained	32

Seabridge Master - Results of Election

Your Association's Annual Meeting of the Members was held on January 14, 2019. The Election of Directors was completed. Three (3) Directors were elected to serve two (2) year terms and two (2) Directors were elected to serve a one (1) year term.

- | | | | |
|--------------|---------------------|--------------------|---------------|
| 2 Year Term: | • Craig Robert Egge | • Michelle Todd | • Tracy Darcy |
| 1 Year Term: | • Georgette Mannion | • Jennifer Culhane | |

The members further voted to allocate any excess funds at the end of the current fiscal year to the subsequent year's member assessments.

	NUMBER OF VOTES CAST
In Favor	184
Opposed	10
Abstained	15

Board of Directors
Seabridge Village Homeowners Association



2019 Budget/HOA Dues

In preparing for the new fiscal year in our Association, the Seabridge Village Board of Directors has reviewed the Operating Budget with the goal of ensuring efficient operations and funding adequate Reserves to meet our Association's long-term requirements. Based on this review, the Board has determined that, in order to maintain the financial integrity of our Association and to meet our ongoing maintenance costs, a 5.75% increase in our monthly assessments is necessary.

That is, as of January 1, 2019, the new Seabridge Village monthly assessment increased 5.75%.

As you have been made aware through our monthly HOA meetings, the past year has been financially challenging for the Association. We had flood damage to close to 40 garages, significant roof issues which needed to be addressed, hundreds of trees that needed to be removed, pool and spa plastering, major lake vault repairs, deck and wood repairs, numerous patios that were replaced, and minimum wage increases that effect our vendors and their employees, which, in turn, affect our vendor contracts.

Regardless of the issues we have faced as an Association, The Board has been resolute in our objective to maintain the quality of our special Community and to support the value of our homes and the common assets we collectively own as members of the Seabridge Village Homeowners Association. Please be assured that the Board's process for determining whether an increase might be warranted and by how much, was comprehensive. This year we created a Finance Committee to spearhead this effort. Leading this committee is one of our homeowners, Maggie McDonald, former CFO and property management company owner, who spent numerous hours in helping us determine the correct budget. We want to thank Maggie for her continued support and encourage any other homeowners with strong financial backgrounds to consider joining the Finance Committee.

Our Association's only source of revenue is the monthly Association assessment that members pay. When reviewing the history of our HOA budget/dues increases over the last seven years, we had three years (2014, 2015 & 2018) with no (zero) increase. The average for the past seven years equates to 1.89%, which is well below this year's cost-of-living increase of 2.8%.

To give you a better understanding of where your monthly dues are allocated, we have included the following chart showing a breakdown of cost by expense category.

Current Reserves - 01.2019		\$1,604,438.00
Contributions - 2019	<i>HOA Reserve Dues - \$166.41 per month avg</i>	\$842,724.00

Forecast Reserves - 01.2020		\$2,447,162.00
<i>Rule of Thumb for Reserves</i>	<i>\$8000 per unit</i>	<i>\$3,376,000.00</i>

Proposed Reserve Spending	2019	End of life common area	\$1,200,000.00
----------------------------------	-------------	--------------------------------	-----------------------

Loan Payment	Annual	<i>HOA Loan Dues - \$149.89 per month avg</i>	\$759,060.00
--------------	--------	---	--------------

HOA Dues ~ **\$316.30 per month for Reserves & Loan**

Utilities	Per Month	\$79.68
Pool/Spa	Per Month	\$6.09
Water Features	Per Month	\$11.49
Landscape	Per Month	\$63.02
Common Area	Per Month	\$33.33
G&A less Loan	Per Month	\$41.13
Total		\$234.75
Reserves & Loan		\$316.30
Average Monthly Dues		\$551.05
Master Dues		\$57.00
Total Dues for Village	Monthly Avg	\$608.05

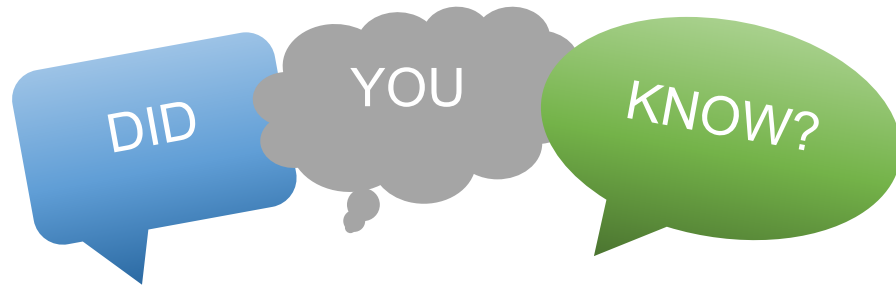
We have also included a breakdown of HOA dues increases by unit.

Seabridge Village
ASSESSMENT SCHEDULE
January 1, 2019 to December 31, 2019
Based on 422 Units

Unit Type	2019 ASSESSMENTS	2018 ASSESSMENTS	% CHANGE IN ASSMTS.
A1	522.10	492.30	6.05%
A2	523.65	493.84	6.04%
A3	546.69	516.74	5.80%
A4	550.57	520.60	5.76%
A5	556.79	526.78	5.70%
A6	561.62	531.58	5.65%
A7	562.57	532.53	5.64%
A8	565.59	535.53	5.61%
A9	569.73	539.65	5.57%
A10	570.25	540.16	5.57%
A11	579.65	549.51	5.49%

As we continue into the year, the Board continually reassesses the budget to ensure that we are on track. During each monthly HOA meeting, the Board reviews the Financials and all homeowners are welcome and encouraged to stay for that discussion.

We look forward to serving the Seabridge Village Homeowners Association and to ensure the financial integrity of our community.



12.16.2018

‘...**water, water everywhere**...’ from your Seabridge Landscape Committee

- **On average, Seabridge Village uses over 1.4 million gallons of water each month!**
- That our water bill is comprised of three components
 1. General water consumption
 2. Irrigation water consumption
 3. Sewer charges
- That the Seabridge Village Water bill averages around **\$17,000.00** per month
 1. General water consumption : ~ \$12,000 per month
 2. Irrigation water consumption : ~ \$4,300 per month
 3. Sewer : ~ \$850 per month
- That the average amount of water used per residence is 616 gallons of water per month
 1. At a cost of \$29 per month per residence
- That the average amount of irrigation water assigned to each residence is 2,766 gallons
 1. At a cost of \$10 per month per residence
- That Sewer costs per residence are approximately \$2.00 per month
- And, that each homeowner pays, thru their monthly HOA dues, approximately \$42 per month for water consumption in Seabridge Village!!!!

For many of us, that should be a ‘**WOW**’ moment.... if you have ever lived in and/or owned a single-family home, then you know your water bills would be close to twice that amount over the course of a year.

And.... some of the water we consume is also utilized for the four swimming pools and our beautiful lakes and fountains.

Now, this doesn’t mean that we should ignore common sense water conservation recommendations. Seabridge Village is continually working to find ways to save on water cost and will continue to do so.

When you consider all the water-based amenities and aesthetics we enjoy within Seabridge Village, isn’t the small price we pay for water well worth it!!!

As always, we welcome any and all comments and suggestions from the community.

Sincerely,

Your Seabridge Village Landscape Committee

Advertisers

Did you know? The Seabridge Village newsletter reaches over 400 owners/residents, in email form and is posted on the Seabridge Village website.

Newsletter ad prices:
Homeowner ads free for 30 words or less

1/4 page \$25
1/2 page \$55
Full page \$100

Association Dues

By paying your association dues and/or fees in a timely manner, you save the association (yourselves) money!

When we must send second notices, you pay for the stamps and the administrative costs! Please send your monthly dues promptly.

Thank You

The Board of Directors and Management would like to say, "Thank You" for complying with correcting their violations and/or fines. We appreciate you being cooperative and ensuring that all rules and regulations are followed, along with preserving and maintaining the enhancement of your community.

Management Company

Action Property Management
2603 Main Street, Suite 500
Irvine, CA 92614-4261
800-400-2284
www.actionlife.com
Manager: Don Chesemore
E: dchesemore@actionlife.com

Schedules

Pool & Spa Hours

7:00 a.m. to 10:00 p.m.

Sauna (Adams Gate) is now open
The pool key is the same key for the sauna.

Please observe the posted safety rules while using pools and spas.

Heating Schedule:

Pools heated from 5/1 – 10/1 except Sealpoint pool is heated year round.

Cleaning Schedule:

Summer 5/1-10/1: Tue/Thur/Sat
Winter 10/1-5/1: Mon/Thur

Trash Service Schedule

Trash Enclosures:
#1, 6, 7, 12 and 16 M W F SAT
#2, 3, 9 and 10 M F
All other enclosures M TH SAT
Anytime between 7 am to 5 pm

Republic Trash Service
800-299-4898
17121 Nichols Street, HB
Hours of Operation:
9am to 3pm Tuesday – Saturday

DISPOSAL OF FURNITURE
Large items should not to be placed inside the trash bins, but next to them for easy removal by Strategic Sanitation Services. Pick-up is every other Friday.

Recycling

Beachside Recycling
714-969-7638
8601 Edison Drive, HB
www.beachsiderecycling.com
Hours: 9am – 5pm Mon-Fri
9am – 3pm Saturday

HOA Meeting Schedule

Meetings are every month on the 4th Wednesday

Location:
Seabridge Village Clubhouse – open session at 6:00 p.m.

- January 23 at 6:00 p.m.

Meeting agendas are posted at the community clubhouse approximately 5 days prior to the HOA meeting.

Master HOA Meeting Schedule

Open session at 6:00 p.m.

- Wednesday, March 6 at 6:00 pm
Location: Village Clubhouse

Meeting agendas are posted at the community clubhouse approximately 5 days prior to the HOA meeting.

HUNTINGTON BEACH EVENTS

Every Tuesday Night, 5pm-9pm

Surf City Nights, Street Fair and Farmers' Market, downtown Huntington Beach on Main street between Orange and PCH.
www.surfcitynights.com

Recurring Weekly on Fridays

Art-A-Fair from 11am to 5pm
Location: Pier Plaza, 1 Main Street
<http://hbartafaire.com/>

Recurring Monthly on 1st Saturday

Tour of Bolsa Chica Wetlands from 9am – 10:30am at Bolsa Chica Ecological Reserve, 18000 PCH, 714-840-1575.
www.amigosdebolsachica.org

Beach cleanups



All Beach Cleanups start at 8AM and last until 12 NOON

Each Date has a unique location in efforts to clean a larger part of our local beaches throughout the year.
<http://hsbsurfrider.org/cleanup-schedule>

Surf City USA Marathon, February 1-3, 2019



Classifieds

Electrician - Contact Makena Electric for all your electrical needs. Installs-Repair-Troubleshooting.

www.makenaelectric.com

714-960-6756.

We're your Seabridge Electricians!

Organize Anything

Ok – Ready – Go – Amazing – Non-stop – Instant – Zest – Efficiency - \$20/hr. (min.3) U supply items 4 project.

Stacey 2mysanity@gmail.com

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 bathrooms, 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 Sitting Service - local sitter registered with Rover.com. From home visits while you work through to holiday stay-overs. Special rates for Seabridge residents. Call Rhiannon on 520-548-2305 or email rhidavies@me.com.

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

Dog Walker - Hello everyone! My name is McKenzie and I live right here in Seabridge Village. I am offering dog walking services for only \$5 a walk (2 dogs for \$8). I offer 20-30 minute walks and some loving time with your dog. I am also available for cat care, plant watering, I can bring your mail in while you are out of town. Whatever you need! I absolutely love animals and have lots of experience with them. I am 12 years old and I will always have a parent or guardian to accompany me. To get my references and other information, please contact me at (714) 604-5276. Hope to hear from you soon!

Happy New Year

Peggy Coon is Already on a Roll in Seabridge in 2019!

CALL:
PEGGY COON
Evergreen Realty
714.470.6100
peggycoon@aol.com
BRE# 01074407
Per MLS 1/8/19

Experience Pays \$\$\$!!!
Call Peggy NOW
to Buy or Sell Today!!!
714.470.6100

SOLD!

SEABRIDGE

8202 Racepoint Dr. #204
2 Bedroom - 2 Bathrooms
Listed Jan. 2, 2019
SOLD Jan. 6, 2019
**SOLD IN 1 WEEK - MULTIPLE OFFERS
SELLER GOT OVER ASKING!!!**