

SEABRIDGE VILLAGE COMMUNITY NEWSLETTER

November 2018



Resident Links

Community Calendar
Email Consent Form
Newsletters
Meeting Agendas

Homeowner Resources

Vivo 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
James Mannion	Vice President
Sharlene Van Hooser	Treasurer
Farhad Sadeghi	Secretary
Andre Miller	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

Approved items

- Minutes
- Financials
- Handyman Repairs
- Plumbing Repairs
- Call for Candidate Night
- Concrete Repairs
- Tree Trimming
- Tree Removals

Other items discussed

- Landscaping
- Customer Service
- Handyman Repairs

Your Vote Counts

The Seabridge Master and Village Board elections are fast approaching. Seabridge homeowners please remember to submit your ballots because every ballot does count. If you have misplaced your ballot, please contact Action Property Management for another to be sent to you or contact Michelle Todd or Nora McGinnis on the Nextdoor app to receive a ballot same day. The deadline for the Master election (security gates, Seabridge Lane and the tennis courts) is December 5th and the deadline for the Village election is Dec. 19th.

Thank you for supporting the Seabridge Community!

‘Just a Trim Please’ from your Seabridge Village Landscape Committee:

Have you ever imagined what the world would be like without trees? The benefits of trees extend beyond their beauty. Trees offer social, environmental, and economic benefits for years to come. And, let’s be honest....taking the time to look skyward in a world framed by trees can help soothe your soul.

For those of us who live in Seabridge Village, we are fortunate to have many different species of trees as a component of our daily lives....in fact, Seabridge Village currently has approximately 2,000 trees planted on the grounds!!!! A ‘heady’ number to be sure. Of course, with such benefit comes responsibility, and the care and maintenance of our tree population is most critical.

To ensure the long term advantage of having a beautiful sky-scape, your Seabridge Village Landscape Committee has been working closely with our landscape vendor, Harvest Landscape, and their certified arborist, to develop a tree maintenance plan which will support the long term viability and aesthetics of our tree population.

With that in mind, you will note that in the month of **December**, Harvest will commence with the pruning and removal of specific trees. Unlike in prior years, the process has been amended to accommodate the maturity of the Seabridge Village landscape. Whereas pruning in the past has been done by species of tree, we will now prune trees on an as-needed basis. This allows for more efficient management of our tree population and also provides a means where cost can be better controlled.

You will also note that some trees will be removed from the community....typically those which are declining or pose a potential threat to infrastructure.

As a side note, when trees are removed from the community, there is a decision process to determine if a replacement tree would be planted, or utilize the space for other landscaping purposes.

Fear not, the long term landscape plan for Seabridge Village most assuredly encompasses the intelligent management of our tree population, and we will continuously search for ways to *‘stand tall’*.

As always, if you have any comments and/or suggestions, please submit to your Seabridge Village HOA board.

Sincerely,

Your Seabridge Village Landscape Committee

Hazing Coyotes 101

Over the last month or so, single coyotes and a coyote pack have been sighted during both day and night in our community. The reported sightings have usually occurred in or near the grass area across from Tidepool Circle. These coyotes have not been aggressive, but they also have not displayed a fear of humans. One resident reported that a coyote began to approach her neighbor's small dog, while during another sighting, a resident reported that throwing a can did not result in scaring a coyote away.

Last year, a habituated pack demonstrating aggressive behavior was regularly present in our community. This was very concerning and frightening for many residents. Through education provided from the Huntington Beach Police Department and Fish and Wildlife, we learned that four areas **always** need to be addressed to make our community an undesirable place for coyotes. These areas are:

1. **Eliminating Assessible Trash:** Coyotes feed on rodents that are feeding on assessible trash.
2. **Eliminating Hiding Places and Dens with Landscaping Revisions**
3. **Keeping Dogs On-Leash:** When a dog is off-leash, coyotes consider it prey.
4. **Always Using Hazing Techniques:** Techniques residents can employ to make coyotes fearful of our neighborhood.

Addressing some of these areas proved successful in remedying the situation last year; however, an ongoing effort from all residents is needed to prevent a reoccurrence. While trash and landscaping are being addressed, we also need to work together to make our community an undesirable place for the coyotes to be. These bold coyotes should not be tolerated or enticed, but instead given the clear message that they are unwelcome in our neighborhood through hazing techniques. Residents **must** also keep their dogs on a leash at all times to help.

Methods of Hazing

- Stand tall, yell and wave your arms while approaching the coyote as demonstrated in this [coyote hazing video](#).
- Noisemakers: Voice, whistles, air horns, bells, "shaker" cans full of marbles or pennies, pots, lid or pie pans banged together
- Projectiles: sticks, small rocks, cans, tennis balls or rubber balls
- Other: hoses, water guns with vinegar water, spray bottles with vinegar water, pepper spray or bear repellent.
- If a coyote has not been hazed before, they may not immediately run away when you yell at them. If this happens, you may need to walk towards the coyote and increase the intensity of your hazing.
- The coyote may run away, but then stop after a distance and look at you. It is important to continue to go after the coyote until they completely leave the area. You may need to use different tactics, such as noisemakers, stomping your feet, or spraying the coyote with a hose, to get them to leave.
- **Never** run away from a coyote!

Using a variety of different methods is **CRITICAL** so that coyotes don't get used to redundant or single stimulus devices, sounds, and actions

What You Can Do If You Sight a Coyote in Seabridge

- Refrain from taking pictures and haze instead.
- Make the coyote(s) feel unwelcome with hazing techniques.

- If you are on the Nextdoor app, please send an “Urgent Alert” as a courtesy to neighbors that there is coyote activity in the neighborhood with the location included. An “Urgent Alert” will immediately send a message to all residents using the app. **Please make sure you haze before you send a message.**
- If you receive an “Urgent Alert” and you are close by, look for the coyote(s) to haze it. Getting hazed by multiple people in different ways, will definitely make the coyote(s) think twice about spending time in our neighborhood.
- Report all sighting to:
<http://huntingtonbeach.maps.arcgis.com/apps/GeoForm/index.html?appid=c9e08df028fd48a79aa6fe35f38d8ea3>. The data from this website was very crucial when working with the Huntington Police Department and Fish and Wildlife last year.

How You Can Help

- **ALWAYS** haze a coyote when sighted.
- Ensure **ALL TRASH** is inside the trash bins and is **NOT OVERFLOWING** or **OPEN**. Lend a hand to neighbors who may have trouble opening trash lids and/or lifting trash into bins. Report any trash that is not located in a bin and any trash bins that are left open to Action Property with the location included and pictures if possible.
- Don’t leave water, pet food or any other food outside.
- Pick-up, dispose of, and report to Action Property any fruit bearing trees that may have dropped fruit on the property.
- The coyotes have been sighted numerous times hiding in the bushes next to Tidepool Circle. These are located on the left side of the cul-de-sac when facing it from Seabridge Lane. When walking by, disrupt the bushes by hitting or shaking the bushes and making loud noises.

Coyotes are always going to pass through our beautiful neighborhood; however, we do not want habituated coyotes present on a regular basis that have the potential to turn aggressive. Through proper trash and landscaping management, keeping our dogs on-leash, and regular ongoing hazing, we can prevent this from happening. When we eliminate the food source (trash), eliminate the hiding places and dens (landscaping), eliminate dogs seen as “prey”, and create fear **WHENEVER** encountering a human, the habituated coyotes will not become aggressive and will move on to more desirable places. If we work together as a community, we can accomplish this! Please help to keep our neighborhood and pets safe!

Gatehouse Post Commander Todd Says.....

Our new Visitor Management System, **DwellingLive**, has been active for a couple months now and is a huge improvement over the previously used system. Residents are enjoying benefits of the new system and its user-friendly phone app such as text notifications of arriving guests and instant verbal passcode change ability. Unfortunately, however, there are many Seabridge residents with incomplete information on record. The remedy for this is simple...complete a registration form (available at the guard gate) and turn it back in at the guard gate. If you are a landlord and not residing in your unit, please advise your tenants that they must obtain a registration form from the guard gate as they will not have received this information from Action Property Management.

Please note the importance of setting up your verbal passcode (super simple in Preferences in the **DwellingLive** phone app). Having an active verbal passcode allows the gate guard to confirm your identity when calling to add a guest to your list or entering Seabridge without your barcode sticker or ID. Please keep your verbal passcode private and do not share it with guests.

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.

- December 19 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, December 5th at 6:00 pm
Location: Villas Clubhouse

Classifieds

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!

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.

Organize Anything

Ok – Ready – Go – Amazing – Non-stop – Instant – Zest – Efficiency - \$20hr.(min.3)
U supply items 4 project.
Stacey 2mysanity@gmail.com

Electrician

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

Dog Walker

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