

# SEABRIDGE VILLAGE COMMUNITY NEWSLETTER

October 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

## Annual Candidate Forum

**Saturday, November 3, 2018**

**2:00 p.m.**

## Seabridge Village Clubhouse

**8102 Bridgepoint, Huntington Beach, CA**

**Please join us in meeting your**

**Board of Directors Candidates!**

**This is your opportunity to meet the Candidates,  
hear what they will do for our Community and ask questions!**

Thursday, October 25, 2018

**'On Common ground...'** from your Seabridge Village Landscape Committee :

All of us who reside in the Seabridge Village community are probably very familiar with our abundant communal spaces; the areas adjacent to patios, the large park, the green space areas along many of our roads, and the planter beds near walkways, roads and fences, are all part of, as defined in the Seabridge Village CC&R's, **'Common Area'**.

Whereas a patio can be defined as **personal use space**, common areas are available to all Seabridge Village residents to enjoy and experience and embrace. And, these are areas typically maintained by our landscape maintenance company, Harvest Landscaping.

With that said, and as can be expected, there are a few rules we must all abide by related to common areas :

- Without the proper prior approval, Seabridge residents should not plant, amend, grade, install fencing, alter irrigation or impact any common area in any way
  - Some residents have a 'green' thumb, and enjoy the pleasures of gardening around their units. For those, there is an Architectural Form and an approved Seabridge Plant List available ( both attached to this newsletter ), which would be submitted to the HOA Board for approval, prior to any common area enhancement(s)
- The approved Seabridge Plant Listing is currently the only document identifying acceptable plant material which can be used in common areas
  - A few residents have inquired about the process of having a plant added to the plant list
    - This can be done and as always, input from the community is greatly appreciated
    - Sending an email to Action Property, with the common and botanical name of the desired plant, is best practice
    - The HOA Board will then decide, at the next board meeting, if the request will be approved
- Areas that are enhanced by residents, would then be **excluded** from normal Landscape Maintenance performed by our vendor, Harvest Landscaping
  - In essence, if you planted it, you take care of it...
- If your HOA Board has identified a common area to be replanted by our landscape company, the normal practice is to remove all plants in these areas, the soil is amended, and new plantings are installed
  - If there are unauthorized plants in such areas, they would be removed as well
- It is important to note that you can utilize container planting on your ground level patios. If it is on your patio and in a pot, plant selection is up to you 😊

All of us have the desire to live in an aesthetically pleasing environment, and with cooperation and understanding, we can all work together to continually make Seabridge a great place to live.

Sincerely,

*Your Seabridge Village Landscape Committee*

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## The Trash – Coyote Connection

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Less than a year ago, we experienced an aggressive coyote presence in our neighborhood. Once again, we are currently noticing an increase in coyote activity in the Seabridge community. Fortunately, we have learned and implemented solutions that have significantly reduced this activity.

To begin, we learned that there are various reasons why coyotes find our community a desirable environment. Our park-like, tranquil atmosphere attracts wildlife of varying species and sizes, including coyotes. Fortunately, landscaping revisions are one proven strategy that has successfully helped to reduce hiding spots and dens. Further, residents keeping small dogs on short leashes has helped to decrease the opportunity for the coyotes to perceive dogs as prey. These efforts have had great impact; however, there is still much that we as residents can do to make Seabridge less desirable for the coyotes and more pleasant for the residents.

Did you know that the number one coyote attractant is rodents? Rodents feed on accessible trash. This means that any trash left outdoors and not completely contained in a closed trash receptacle is ringing the dinner bell for both rodents and coyotes. If we eliminate accessible trash, we can eliminate their primary food source. Here is where each of us can make a huge impact:

- Place all trash inside dumpsters and not just inside dumpster enclosures.
- Do not overfill dumpsters and make sure lids are closed after use.
- Break down all empty boxes and dispose them into a recycling dumpster if available.
- Take donation items to a local donation facility rather than leaving them inside or near an enclosure. Goodwill is located at Adams/Magnolia and greatly appreciates donations of gently used items!
- Please promptly report any overflowing dumpsters to Action Property Management.

For resident convenience, large item pick-up occurs every other Friday. These items should be placed to the side inside the trash enclosures.

In order to stay on top of this, the HOA board has tasked a small group of homeowners to monitor the trash levels of the dumpsters. This task force will provide recommendations to the board, which may include adjustments to the trash pick-up schedule for each enclosure to minimize overflow and suggestions for additional locations for recycling dumpsters.

Please help us by following these recommendations and reporting any trash issues. Let's all work together to enjoy a cleaner and safer Seabridge community!!!

**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](mailto: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 4<sup>th</sup> Wednesday

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

- November 28 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

## 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](http://www.surfcitynights.com)

### Recurring Weekly on Fridays

Art-A-Fair from 11am to 6pm  
Location: Pier Plaza, 1 Main Street  
<http://hbartafaire.com/>

### Recurring Monthly on 1<sup>st</sup> Saturday

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



### California Wine Festival -

November 9-10, fee

Location: Pasea Hotel & Spa – 21080 Pacific Coast Highway  
<https://nightout.com/events/california-wine-festival-huntington-beach/tickets>

Wine, food, music, sea and sun.

#### Schedule:

Friday, November 9  
Sunset Rare & Reserve Wine Testing, from 6:30pm – 9pm

Saturday, November 10  
Beachside Wine Festival, from 1-4pm (VIPs 12pm)



### Veteran's Day Car Show,

November 11, from 9am – 2pm, free  
Location: 400 PCH, 714-785-7621

Spend Veteran's Day at the beach! The Veteran's Day car Show returns with over 275 woodies, hot rods, muscle cars, exotics, VW's and rat rods.



### Miracle of Main Street – Tree Lighting Ceremony,

November 18, from 2pm – 7pm, free

Location: Downtown HB, 200 Main Street

Spend the afternoon in Downtown HB for Miracle on Main Street, the city's annual tree lighting ceremony. Snowflakes, lights and swirling colors create a sensation of snow in this magical display just two block from HB Pier.



### 2018 causelife HB Turkey Wobble,

November 22, 7am, fee  
Location: 21599 PCH  
Phone: 949.829.2384

Start your Thanksgiving at the beach! This 5K/10K Turkey Trot features a flat ocean-front course.

<http://hbturkeywobble.com/>



**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!

**Organize Anything**

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

**Dog Walker**

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

**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](mailto:rhidavies@me.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!

**Electrician**

Contact Makena Electric for all your electrical needs. Installs- Repair-Troubleshooting. [www.makenaelectric.com](http://www.makenaelectric.com) 714-960-6756. We're your Seabridge Electricians!

**CALL: PEGGY COON**  
Evergreen Realty  
**714.470.6100**  
[peggycoon@aol.com](mailto:peggycoon@aol.com)  
BRE# 01074407

Per MLS 8/8/2018

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

*"Dearest Peggy, How can I thank you? Let me count the ways. You were amazing as my realtor and my friend. I am so impressed with your level of professionalism, service, detail and care. You epitomize the profession. Thank you for every detail and every minute you put into our process."*  
- Valerie  
20331 Bluffsides #316

**SOLD!**  
20331 BLUFFSIDE #316  
2 BR, 2 BA  
LISTED FOR: \$477,900  
SOLD FOR: \$481,000  
\*Please see testimonial\*

**SOLD!**  
20041 WATERFORD  
2 BR, 2 BA + DEN & PATIO  
SOLD FOR: \$677,000

**SOLD!**  
8211 SANDCOVE #201  
2 BR, + LOFT, 2 BA  
SOLD FOR: \$579,900

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## **Documents**

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The documents listed below are on the following pages.

- Architectural Application
- Seabridge Village Plant List

**SEABRIDGE VILLAGE HOMEOWNERS ASSOCIATION**

**HOME IMPROVEMENT FORM**

Forward To:

**SEABRIDGE VILLAGE HOMEOWNERS ASSOCIATION  
c/o ACTION PROPERTY MANAGEMENT  
2603 MAIN STREET  
SUITE 500  
IRVINE, CA 92614-4261**

Office Use Only

Application #: \_\_\_\_\_  
Received: \_\_\_\_\_

**ARCHITECTURAL REVIEW COMMITTEE**

X \_\_\_\_\_  
(Homeowner's Signature)

Name \_\_\_\_\_

Work Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Address \_\_\_\_\_, CA \_\_\_\_\_

**PROJECTS BEING SUBMITTED:** (Please check appropriate box)

Approximate Start Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Finish Date \_\_\_\_/\_\_\_\_/\_\_\_\_

- AIR CONDITIONER
- GAZEBO – Homeowner Maintain to Appearance received
- TREES – Homeowner Maintenance Required
- LANDSCAPING - Homeowner Maintenance Required
  - SIDE  FRONT  REAR
- FENCE(S) – Must be removable
- PATIO COVER
- WINDOW & DOOR REPLACEMENT
- ADDED ELECTRICAL OUTLETS
- PLUMBING MODIFICATIONS – Affecting Common Plumbing (within walls)
- ANTENNA/DISH
- OTHER: \_\_\_\_\_

**Please ensure that the following details are shown on your plans and the following documents attached:**

- NAMES OF PLANTS
- TYPE OF MATERIALS USED
- TYPE OF WOOD SURFACES
- COLOR SCHEME
- THREE (3) SETS OF PLANS OR DRAWINGS
- NEIGHBOR SIGNATURES

**Forty Five (45) day Approval process – (Allow For)**

**NOTE:** Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer and approved by the City of Huntington Beach. The review is intended to consider aesthetic appearance of the drains, pipes and coring and other applicable aspects of drainage. Plans are not reviewed from the standpoint of structural safety or conformance with building or other codes.

Owner may also need to acquire approval from the City of Huntington Beach for permission to encroach within public easements or right-of-way. Building permits may need to be obtained from the City of for such improvements as patio covers, gazebos, spas, pools etc.



## **NEIGHBOR NOTIFICATION**

It is the intent of the Architectural Review Committee to consult neighbors on any improvements, which may impact their use and enjoyment of their property. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the Architectural Review Committee's decision.

1. **Definitions:**

**Facing Neighbor:** Means the three (3) homes directly across the street

**Adjacent Neighbor:** Means all homes with adjoining property lines to the Lot in question.

**Impacted Neighbor:** Means all homes in the immediate surrounding area which would be affected by the construction of any improvement.

2. **Improvements Requiring Notification:**

Any exterior improvements that may impact the neighbors in the Community.

3. **Statement:**

The Facing, Adjacent and Impacted Neighbor Statement must be provided to the Architectural Committee to verify the neighbors have been notified about the proposed improvements.

4. **Homeowner:**

Must arrange, or have a contractor remove from the property, any construction debris, removed window's etc.

5. **Association:**

Reserves the rights to post inspect requested changes, and may require homeowner to comply with original request if completed work is deemed non-complaint.

6. **Homeowner Responsibility:**

Changes are entered into homeowner record file for future transactions.

**SEABRIDGE VILLAGE HOMEOWNERS ASSOCIATION**  
**FACING, ADJACENT AND IMPACTED NEIGHBOR STATEMENT**

The attached plans were made available to the following neighbors for review.

**FACING NEIGHBOR:**

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Name	Address	Signature
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**FACING NEIGHBOR:**

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Name	Address	Signature
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**FACING NEIGHBOR:**

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Name	Address	Signature
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**ADJACENT NEIGHBOR:**

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Name	Address	Signature
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**ADJACENT NEIGHBOR:**

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Name	Address	Signature
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**IMPACTED NEIGHBOR:**

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Name	Address	Signature
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**IMPACTED NEIGHBOR:**

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Name	Address	Signature
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The neighbors have seen the plans I am submitting for Architectural Review Committee approval (see above verification). I understand neighbor objections do not in themselves cause denial. However, the Architectural Review Committee will contact the neighbors to determine their objections and their appropriateness, if necessary.

**SUBMITTED BY:**

**NAME:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

05.02.2018

## Seabridge Plant List

Plant Botanical Name	Common Name	Shrub	Groundcover	Tree
Abelia 'Edward Goucher'	Abelia	x		
Agapanthus africanus	Agapanthus		x	
Brachychiton populneus	Kurrajong Bottle Tree			x
Buxus sempervirens	Boxwood	x		
Calliandra californica	Calliandra	x		
Carissa var.	Natal Plum	x	x	
Ceanothus thyrsiflorus	Ceanothus	x	x	
Cinnomomum camphora	Camphor Tree			x
Cupaniopsis anacardioides	Carrotwood Tree			x
Daphne cneorum	Daphne	x		
Dodonaea viscosa	Purple leafed Hop bus	x		
Eonymus japonicus	Eonymus	x		
Escallonia fradesii	Escallonia	x		
Grewia occidentalis	Grewia	x		
Hedera canariensis	Ivy		x	
Hosta var.	Hosta	x		
Ilex aquifolium	Holly	x		
Jasminum polyanthum	Pink Jasmine		x	
Lantana camara	Lantana		x	
Ligustrum japonicum	Privet	x		
Maytenus disperma	Orange Boxwood Tree			x
Muhlenbergia capillaris	Grasses	x	x	
Nandina domestica	Heavenly Bamboo	x		
Pachysandra terminalis	Japanese Spurge		x	
Pittosporum tobira	Mock Orange	x		
Podocarpus gracilior	Podocarpus	x		
Podocarpus macropyllus	Podocarpus	x		
Raphiolepis indica	Indian Hawthorne	x		
Rumohra adiantiformis	Leather Fern	x		
Trachelospermum jasminoides	Star Jasmine	x	x	
Tristania conferta	Brisbane Box Tree			x
Verbena rigida	Verbena		x	
Vinca minor	Periwinkle		x	
Virburnum japonicum	Viburnum	x		
Xylosma congestum	Xylosma	x		
Zelkova serrate	Zelkova Tree			x

**Below used for special situations**

Bougainvillea var.	Bougainvillea
Camellia sp.	Camellia
Hibiscus var.	Hibiscus
Phoenix roebelenii	Pygmy Date Palm
Gardenia sp.	Gardenia