

A Publication for
the homeowners
and residents of
Seabridge Villas

SEABRIDGE
VILLAS

COMMUNITY NEWS

Street Safety

Please exercise caution when walking within the community streets and parking areas. The use of the parking areas and community streets for recreation could be dangerous and caution is recommended.



Bike Removals & Storage

The Board has approved the installation of wrought iron gates at the bike storage areas located at 20331 Bluffside and 20191 Cape Coral. The gates will have locks which will be keyed to your existing pool key.

Please note the Association will be removing old and broken bikes if they are left unattended for long period of time in the bike storage areas.

Pet Waste

Please do not allow your pets to relieve themselves in the elevators which his becoming an ongoing issue.

Leashes, Please

For you and your pet's safety, please remember to keep your pet leashed at all times.

Next Board Of Directors Meeting Date

The next Board of Directors meetings for the Seabridge Villas Community Association are scheduled for February 27, 2018 at the Association Clubhouse, 20221 Cape Coral Lane in Huntington Beach, California.
Open Session to begin at 6:00 p.m.

Next Seabridge Village Master Association Board of Directors Meeting Date

The next Board of Directors meeting for the Seabridge Villas Community Association is scheduled for March 7, 2018 at the Seabridge Villas Association Clubhouse, 20221 Cape Coral Lane in Huntington Beach, California.
Open Session to begin at 6:00 p.m.

Board Meeting Schedule

In a continuing effort to reduce expenses the Seabridge Villas will hold meetings every other month (even months) on the 4th Tuesday.

Meeting Agendas

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

Vehicle Noise

Please remember that when you enter the community many homes are adjacent or near parking areas. If you are playing loud music in your car with the windows down there is a good chance the adjacent neighbors hear it. Please be considerate of your neighbors after hours and turn down your car radios when entering the community.

Plumbing & Plumbing Fixtures

Please inspect your plumbing fixtures and connections to ensure they are in good working order. This will greatly reduce the likelihood of leaks. Please refrain from depositing grease and cooking oil down the Association drain lines. These often lead to costly blockages. Should your drain fail to be draining please contact Action's Community Care Department at (949) 450-0202 so the Association's plumber can snake the main drain line.

Owners can also use non-corrosive enzymes or pipe cleaner chemicals to clear the lines from their Unit the main line. Cleaners can be found at any hardware store.

Pool & Spa Hours

Pool hours: 6:00 a.m. to 10:00 p.m. seven days a week. These hours will be enforced.

Elevator Issues

Having elevator issues? Please report all maintenance issues to your customer service representative at (949) 450-0202 ext. 204.

Dryer Vent Cleaning

Please note Owners should have the vent tube from their respective dryers to the main dryer vent cleaned or replaced to improve your dyers operations and reduce your electric bills.

Hard Surface Flooring

As you should know, our CC&Rs contain an absolute prohibition on the installation of any hard surface flooring in units on the second, third and fourth floors. As written the restriction is absolute, it is not a matter of board discretion.

Accordingly, the board wants to remind all of our owners that hard surface floors are prohibited above the first level of the building. We must insist on your compliance. The board has no choice but to approach the owners who have violated the restriction and demand that the floors be removed or covered with permanent carpet and pad.

Huntington Beach Police Department

Please report any suspicious activity to the HB Police Department (911) or non-emergency (714) 536-5641.

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 Villas Website.

Towing Information

Mandic Towing telephone number is 714-536-6586. Additionally Mandic Towing has the list of who should be parked where, but they will not tow for residents unless you obtain a PPI Report # from the Huntington Beach Police Department (714-536-5641). The Huntington Beach Police require the following information to obtain the PPI Report Number:

1. Make of Car or Truck
2. Model of Car or Truck
3. Color of Car or Truck
4. VIN # of Car or Truck
5. License Plate # of Car or Truck



If you don't obtain the PPI # to provide to Mandic Motors they will not come to tow the illegally parked vehicles. Additionally if you are the owner of an underground or inside parking space you must mention this to Mandic Towing or they will show up with oversized equipment that can't access the vehicle needing to be towed. If calling for assistance anytime after Mandic Towing's business hours communicating with Mandic Towing personnel is not easy, because their after hours service will not allow you to speak directly to a Mandic Towing official.

Important Seabridge Villas Information

- Please remember that the park near the tennis courts belongs to the Seabridge Village HOA and is not shared with Seabridge Villas Community Association.
- Welcome mats at front doors shall not be carpet scraps and must be intended for exterior use.
- Nailing or screwing items onto the outside of the building, which is Association property, is not permitted. As a resolution, possibly use decorative hooks so not to puncture the Association building.
- All satellite dishes must be placed on a free-standing base. Attaching or clamping satellite dishes to the Association property, i.e., patio/balcony railing is not permitted.
- Clamping or attaching "For Sale" signs to the Association property, i.e., patio/balcony railing is only permitted with plastic ties, and all "For Sale" signs can be placed in the window of units.
- Please do not leave shoes, thong sandals, clothing, children's strollers, and other toys (i.e., bicycles, etc) lying near or at the front doors, as it creates a safety hazard.
- Reminder: the Association is on a coupon billing program. Please remember that you have two (2) HOA bills to pay. New homeowners please contact Action Property Management if you did not receive your coupon booklet from the prior owner.
- Pool hours: 6:00 a.m. to 10:00 p.m. seven days a week. These hours will be enforced.
- All units on the second, third and/or fourth levels, please be considerate and do not use an excessive amount of clothes detergent because the laundry pipes are all connected and the units directly beneath will have foam coming up from their toilet.
- Please be advised that the lower units who smoke are to be courteous to the people on the upper floors since the smoke they create travels directly up into the rooms of the upper floors.
- Be advised that because Seabridge is over 20 years old, homeowners are to have their interior breakers checked.

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.

Vehicle Gate Access

Thank you for remembering to call your guests into the Beach gate prior to their arrival. This speeds their entry to the community and eases vehicle congestion at the gates.

**CALL:
PEGGY COON**
Evergreen Realty
714.470.6100
peggycoon@aol.com
BRE# 01074407

*Nobody Loves and Cares for Seabridge More than Peggy Coon!
If you are thinking of buying Or selling Call Peggy Coon!*

SOLD BEFORE IT HIT THE MARKET!
208172 BRIDGEPOINT #101
2 BR + DEN, 2 BA
SOLD FOR: \$750,000

SOLD IN 8 DAYS!!
20251 CAPE CORAL #115

SOLD FOR OVER FULL PRICE!!
20321 TIDEPOOL #203
1 BR, 1 BA
SOLD FOR: \$420,000

SOLD BEFORE IT HIT THE MARKET!
20331 PORTVIEW #103
1 BR, 1 BA
SOLD FOR: \$420,000

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



Christina & Doug

Two Brokers, One Goal... Serving YOU with Excellence!

Christina Curnyn
 Broker/Owner Cal BRE 01365725
714.743-1098
 AgentChristina@gmail.com

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714.742-4601
 DmerlinoJr@yahoo.com

www.ihouzzz.com • www.dougmerlino.com

Coyotes on the run at Seabridge

IMPORTANT PHONE #s

EMERGENCY 911

- HB Police Department: 714-536-5641
- Fire Department: 714 536-5411
- Poison Control: 1-800-222-1222
- Animal Control: 714-935-6848
- City of Huntington Beach: 714-536-5511

SEABRIDGE COMMUNITY NUMBERS

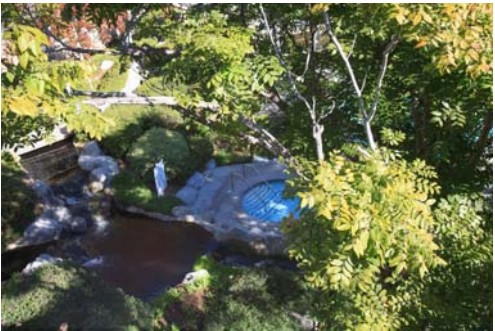
- Beach Gate: 714-536-6055
- Adams Gate: 714-536-5856
- Maintenance Issues: 800-400-2284
- Action Property Mgt: 949-450-0202



Seabridge SOLD (Last 45 Days)					
St#	St Name	L/C Price	Bed/Bath	Sqft	
20191	Cape Coral LN #3-202	\$329,900	Studio	500/E	
20331	Bluffside CR #108	\$383,000	1 Bed, 1 Bath	767/A	
20331	Portview CR #205	\$478,000	2 Bed, 2 Bath	1104/A	
20191	Cape Coral LN #3-104	\$480,000	2 Bed, 2 Bath	1097/A	
20331	Bluffside CR #A416	\$585,000	3 Bed, 1 3/4 Bath	1301/A	

Homes may or may not have been sold by Christina and Doug Brokers.

**FOR
LEASE**



20301 Bluffside, #311
 2 Bed, 2 Bath, 1100 Sq. Ft.
 \$2,350/month

Christina & Doug

Two Brokers, One Goal... Serving YOU with Excellence!

TOP selling team in SEABRIDGE!

Christina Curnyn
 Broker/Owner Cal BRE 01365725
714.743-1098
 AgentChristina@gmail.com
 www.ihouzzz.com

Doug Merlino Jr.
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Georgette's

Seabridge Villas Update

Cell - 714-235-4227

E-mail - GeorgetteSells@msn.com

Website - GeorgetteSellsHomes.com

Facebook - Georgette Mannion



A - 20371 Bluffside #308	0 Bed/1 Bath	\$ 349,000
A - 20191 Cape Coral #117	1 Bed/1.25 Bath	\$ 389,995
B - 20301 Bluffside #212	2 Bed/2 Bath	\$ 489,000
P - 20191 Cape Coral #317	1 Bd/1.25 Bth + Loft	\$ 437,500
S - 20191 Cape Coral #202	0 Bed/1 Bath	\$ 329,900
S - 20331 Bluffside #108	1 Bed/1.25 Bath	\$ 383,000
S - 20331 Bluffside #416	3 Bd/2 Bth + Loft	\$ 585,000

A = ACTIVE B = BACK-UP P = PENDING S = SOLD

Star Real Estate



Seabridge Villas COMMUNITY NEWS

Management Company Information

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

Board of Directors

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