

# SEABRIDGE VILLAS COMMUNITY NEWSLETTER

March - April 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 or Elevator Issue  
800-400-2284  
Email:  
communitycare@actionlife.com

## Guard House

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

## Current Board Members

Bonnie Carrol President  
Jennifer Culhane Vice President  
Jose Alvarez Treasurer  
Dennis Bell Secretary  
Tracy Darcy Director

## Management Company

Action Property Management  
Manager: Don Chesemore

**Hello, Seabridge Villas residents!** This is our revised bi-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.

## HOA Board Meeting Recap

Approved: Minutes, Financials, Revised Newsletter, Liens, CO2 Filter Service, Tree Trimming, Plumbing and Landscape Plantings.

- Annual Maintenance
  - Garage CO2 Filter Service will begin in March
  - Tree trimming and removals to start in March
- Coming soon an enhanced website to include changes to navigation and improved structure of our content
- New documents added to Vivo Portal
  - Community maps
- Earthquake Insurance Survey Results

Earthquake Ins. Survey	YES	NO	NO OPINION
Option 1: Are you in favor of purchasing earthquake insurance at an estimated cost of \$50,196.48 per year or an additional \$12.16 per Unit per month?	42	14	5
Option 2: Are you in favor of purchasing earthquake insurance at an estimated cost of \$59,794.08 per year or an additional \$14.49 per Unit per month?	47	19	4

## Bicycle Registration

Huntington Beach Police Department has partnered with Project 529 to help combat bike theft. Quickly register online so the police can contact you when they find someone else with your bike. It's free.

Register at  
[www.project529.com/garage/huntingtonbeach](http://www.project529.com/garage/huntingtonbeach)

## Bicycle Storage

We have two bike storage areas located at 20331 Bluffside and 20192 Capecoral. The gate lock is accessible using your pool key.

Bicycle storage is allowed on your deck or patio if you have the approved deck white lattice attached to the patio railing.

Click [Here](#) for Lattice Guidelines or see Rules & Regulations as of 8-23-16, page 16-17.

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### See a Coyote Report it!

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The City of Huntington Beach requests the community to complete the on-line form to report the sighting of and/or actions of coyotes. The information is reviewed daily and appropriate action is taken based on the [City of Huntington Beach Coyote Management Plan](#).

[Click Here to Report a Coyote Sighting/Contact](#)

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### Bushes, Flowers and Pets

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Please refrain your pet from relieving itself in bushes and flowers. Your pet is destroying our landscape. It is costing the association (yourselves) money.

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### Parking

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Guest parking is reserved for guests only. Please be mindful of your neighbors. Visitors are instructed to park in DESIGNATED guest parking spaces.

The HOA has occasionally accommodated residents in need of temporary parking however, in recent months, more and more residents have come to see guest parking as a long term “fix” or



Go Green  
Go Paperless

Sign up to receive email

The association (yourselves) will save money!

Fill out the Email Consent Form and send to Don Chesemore at [dchesemore@actionlife.com](mailto:dchesemore@actionlife.com)

“storage” to their parking predicament. As a result, the HOA will be enforcing tighter restrictions on multi-day, guest parking passes.

**Realtors and owners renting out units**, please be sure to disclose to prospective tenants the parking restrictions.

Please remember that you can rent it out to another resident that needs an extra space. A great way to earn extra cash while helping your neighbor!

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### Dogs are Man’s & Woman’s Best Friends

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All dogs of all sizes need to be kept on a leash and the owners need to hold onto the leash. This is for the protection of your dog as well as other dogs and for the protection of all people regardless of their age and size.

The City of Huntington Beach and Seabridge require dogs to be on leashes. Please help by following this requirement so everyone including dogs and people are safe.

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### Cigarettes

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Please don’t put your cigarettes out on the property.

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 units of the upper floors not just the balconies.

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### Scoop the Poop!

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If you have an animal that relieves itself on the property you must clean up the waste immediately. Pet waste is not only unsightly (and a bummer to get on your shoe) but

it poses serious health risks to humans and animals.

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### Rent the Clubhouse

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All requests for use of the Clubhouse for a private party must be made through Action Property Management. Please complete a Clubhouse Reservation Form and email to Don Chesemore.

Additional information can be found in Rules & Regulations as of 8-23-16, Article 6.

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### Resident of the Month

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Hi, I’m Grayson. I’m friendly and love to play. Please say hello.

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### Irrigation Problems

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See an irrigation leak, report it asap to [communitycare@actionlife.com](mailto:communitycare@actionlife.com)

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### Report Unauthorized Persons

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We have had a problem with unauthorized persons entering the ponds to fish. If anyone notices, then please snap a cellphone photo if possible and report it to Action Property at [communitycare@actionlife.com](mailto:communitycare@actionlife.com).

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### Gutters and Downspouts

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If you have a blocked gutter or downspout, please email to [communitycare@actionlife.com](mailto:communitycare@actionlife.com)

### **Clogged Drain?**

If your drain is clogged, use non-corrosive enzymes or pipe cleaner chemicals to clear the line. Cleaners can be found at any hardware store. If unsuccessful, contact Action Property.

Refrain from depositing grease, coffee grinds and cooking oil down the drain lines. These usually lead to costly blockages which cost the association (yourselves) money.

If you have a water leak contact Action Property immediately at 800-400-2284.

### **Vehicle Gate Access**

Please contact the guard house if you have a guest or visitor prior to their arrival. This helps ease vehicle congestion at the gates.

Beach Gate: 714-536-6055  
Adam Gate: 714-536-5856

Register your guest or visitor by accessing CyCop at <https://cycop.universalpro.com>

If you do not have your gate key, please check-in at the guard house before entering the community with your bicycle.

### **Committees**

The Seabridge Villas Community can benefit from your ideas and talent. Please help by volunteering on a committee or two. Let us know that you're interested by contacting Don Chesemore.

- Architectural
- Lakes
- Landscape
- Maintenance
- Newsletter
- Pools, Spas & Gym
- Violations

### **About the Seabridge Communities**

The Seabridge Villas and Seabridge Village are independent Associations who are part of the Seabridge Village Master Association. Membership does not allow Owners to use the other community's amenities. Both are part of the Seabridge Village Master and all Owners within the two Association have access to those amenities.

We live in the Villas and these are our amenities

- 2 Pools & 2 Spas
- Clubhouse for Rent
- Gym
- Sauna
- Underground Parking
- Elevators
- Bike Storage

We share the following amenities

- 4 Lighted Tennis Courts
- 2 Guard Houses
- Gated Community

### **Vote for Your Board of Directors**



It's that time of the year. We have five open

seats and 6 candidates. Please vote.

**172 ballots needed to meet quorum. Please Vote!**

Mail your ballot or bring your ballot to the meeting on April 24<sup>th</sup> at 6:00 p.m.

### **Junk Mail**

Are you tired of receiving junk mail?



To be removed from RedPlum's postal mailings, just fill out the form at [www.redplum.com/tools/direct-mail-preferences](http://www.redplum.com/tools/direct-mail-preferences)

### **Huntington Beach Parking Pass**

Did you know that the City of Huntington Beach offers an annual beach parking pass?

General Pass is \$150  
Senior (minimum age of 62) \$75

Passes may be purchased at Beach Division Headquarters, 103 Pacific Coast Highway and the Community Services Department, 5<sup>th</sup> Floor at City Hall, 2000 Main Street. You will need your license plate number.

More information can be found at [https://www.huntingtonbeachca.gov/residents/parking/parking\\_pass.cfm](https://www.huntingtonbeachca.gov/residents/parking/parking_pass.cfm)

## Advertisers

Did you know? The Seabridge Villas newsletter reaches over 344 owners/residents, in hard copy and email form and is posted on the Seabridge Villas 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

6:00 a.m. to 10:00 p.m.

\*Quiet Hours: 6am – 8am  
8pm – 10pm

\*As a courtesy to your neighbors please follow quiet hours.

Pool & Spa users can expect to be asked about their residency or guest status. Please have your pool pass with you.

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

For additional information, please see Rules & Regulations as of 8-23-16, Article 5.

### Gym & Sauna Hours

6:00 a.m. to 10:00 p.m.

Please turn off the lights and TVs when you are finished.

For additional information, please see Rules & Regulations as of 8-23-16, Article 7.

### Cleaning Service Schedule

Bluffside:  
Your technician is Jose  
6am – 2:30pm M – F

Capecoral:  
Your technician is Daniel  
6am-2:30pm Monday  
6am-12pm Tuesday-Thursday  
6am-10am Saturday

### Trash Service Schedule

Tuesday and Friday – Anytime between 7 am to 5 pm

**DISPOSAL OF FURNITURE**  
The following items are to be disposed of offsite and not left in the trash rooms.

- Furniture & Doors
- Mattresses
- Sinks and toilets
- Construction material

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

### 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 other even month on the 4<sup>th</sup> Tuesday

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

- February 27 @ 6:00 p.m.
- April 24 @ 6:00 p.m.
- June 26 @ 6:00 p.m.
- August 28 @ 6:00 p.m.
- October 23 @ 6:00 p.m.
- December 18 @ 6:00 p.m.

Meeting agendas are posted in the mailrooms approximately 5 days prior to the HOA meeting.

### Master HOA Meeting Schedule

Open session at 6:00 p.m.

- Wednesday, March 7 @ 6:00 pm  
Location: Village Clubhouse
- Wednesday, June 6 @ 6:00 pm  
Location: Villas Clubhouse

**Huntington Beach Events**

**Saturday, March 17, 2018**



The Kawabunga Van Klan Vintage Bus Show, 8 a.m. – 2 p.m. at HB Pier.

**Sunday, March 18, 2018**

5<sup>th</sup> Annual HB Cherry Blossom Festival from 10:30 a.m. – 5 p.m. Location: HB Central Park Bandstand – behind Huntington Central Library, 7111 Talbert Ave, 714-615-7774

**March 24-25, 2018**

18<sup>th</sup> Annual Beachruiser Meet (hbcruisers.com), downtown Huntington Beach, 8 a.m. – 4 p.m.

**Saturday, March 31, 2018**

Easter Egg Hunt and Family Fun Day from 9 a.m. – 2 p.m. at the Sports Complex at Huntington Beach Central Park, 18100 Goldenwest Street, 714-960-8895.

**Saturday, April 14, 2018**

Earth Day at the Bolsa Chica Conservancy, 10 a.m. – 3 p.m. Location: Bolsa Chica Ecological Reserve, 3842 Warner Ave., Huntington Beach. Bolsachica.org

**Sunday, April 22, 2018**

Surf City Escape Triathlon at Corner of Huntington Street and PCH. www.escapeseriestri.com/surf-city-escape-triathlon

**May 12-13, 2018**

Pier Plaza Art Afaire (hbartafaire.com), downtown Huntington at the Pier from 10 a.m. – 7 p.m.

**Classifieds**

**For Sale:** Burton Snowboard, Helmet, Boots and Bag. Excellent Condition, like new \$150. Contact Tracy at 714-376-8086 or tracydarcy9@gmail.com

**Hair-** color transformations, razor/scissor cuts, session styling-check out my Instagram: pvollentogo

Call Patty @ 714/501-8800 for your appointment today!

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

*Nobody has more Satisfied Buyers and Sellers 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 TIDEPPOOL #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**

It's Springtime and a Perfect time to Sell !!!  
The inventory is extremely low which means the competition is very small !!!  
**Let me share with you on how to make Top Dollar in a Great Market !**

Call Me - Text Me - E-mail Me - Anytime  
**I would love to hear from you**



**Georgette**  
**714-235-4227 - Cell phone**

**GeorgetteSells@msn.com - E-mail**  
**GeorgetteSellsHomes.com - Website**  
**Georgette Mannion - Facebook**

B - 20191 Cape Coral # 219	2 Bed/2 Bath	\$ 459,000
S - 20191 Cape Coral # 317	1 Bed/1.25	\$ 451,000
S - 20301 Bluffside # 212	2 Bed/2 Bath	\$ 475,000
S - 20331 Bluffside #102	2 Bed/2 Bath	\$ 520,000

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

***Star Real Estate***

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## **SEABRIDGE Villas**

Huntington Beach, California

### **Management Company**

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