

SEABRIDGE VILLAS COMMUNITY NEWSLETTER

July - August 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

Gatehouse

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

Current Board Members

| | |
|------------------|----------------|
| Bonnie Carrol | President |
| Jose Alvarez | Vice President |
| Tracy Darcy | Treasurer |
| Member At Large | Secretary |
| Jennifer Culhane | Director |

Management Company

Action Property Management
Manager: Don Chesemore

Hello, Seabridge Villas residents! This is our 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 welcome your feedback.

Let's Discuss Board Recap

Newsletter

The Seabridge Villas Newsletter is going electronic! This will be the last printed newsletter. The Association (yourselves) will save approximately \$1,000 per mailing. If you currently do not receive the newsletter via email and would like to, please be sure to fill out the attached E-Mail Consent form and mail back to Don Chesemore. If you do not have email you can find the newsletter on our newly updated website at www.seabridgevillas.org.

Security – Patrol - Camera

Due to the recent theft in our community and at the request of several homeowners the Association has retained bids for foot patrol and camera options in our community. Please be sure to fill out and return the attached survey.

Electric Vehicle Charging Stations

We have had several homeowners interested in Electric Vehicle Charging Stations and the Board has retain a bid and the information has been added to the attached survey. Please be sure to fill out the survey.

The Board looks forward to your feedback.

Seeking New Board Member

We have an open position on the HOA Board of Directors. Our volunteer Board is comprised of homeowners in the neighborhood and we need a new member to fill a vacant position until the next election of April 2019.

If you are passionate about our community, are interested in helping evaluate what repairs and improvements need to be addressed, and want to help increase community engagement, we invite you to run for the vacant position. Please contact our Property Manager, Don Chesemore with Action Property at dchesemore@actionlife.com to express your interest.

Neighborhood Watch Committee

Are you interested in starting a Neighborhood Watch Program for the Seabridge Villas? If so, please reach out to our Property Manager, Don Chesemore at dchesemore@actionlife.com and let him know you are interested.

We have not reached quorum and **need 20 more votes** from our last annual meeting on Tuesday, April 24th. **Please send in your ballot.** Thank you to everyone who took the time to return their ballots.

Balcony Etiquette

While we all love summer and the use of our balconies, please remember a few rules of courtesy and etiquette for your neighbors and for everyone's safety:

- Water used for such things as plants or washing balcony furniture must **not** be allowed to flow over the edge of a balcony.
- Rugs, linens, clothing, mops or similar objects may not be hung from or shaken on a balcony.
- Sweeping debris from your balcony onto someone else's balcony must **not** be allowed. Please use a dust pan.
- Open flame and charcoal barbeques are prohibited. Propane barbeques are permitted.

Be aware of the policies addressing balconies and pets. Although you may see someone else not following the rules, it doesn't mean they aren't in violation. Be considerate of your neighbors.

Keep the peace with your balcony neighbor.

Speed Limit



Limit your speed within the Community to 15 MPH. Obey all signs within the community, such as stop signs and fire lanes.

Don't Be Trashy

Trash is not to be left outside of your unit. There are trash cutes located on every floor next to the elevator.

Boxes must be broken down before being placed in a trash container. NO trash is to be left on the ground and the container doors completely closed.



Furniture items such as desks, chairs, beds, mattresses, sofas, etc., are not to be left on the Premises for disposal. You are responsible for the removal of these items at your own expense. Remember the Association (yourselves) pays for someone to breakdown these types of items, as seen in the photo.

Please report violators to the Property Manager, Don Chesemore at dchesemore@actionlife.com.

Thank you to the residents who properly throw out trash.

Volunteer for a Committee

The Seabridge Villas Community can benefit from your ideas and talent. Get on board!

Let us know that you're interested by contacting Don Chesemore at dchesemore@actionlife.com.

- Architectural Committee
 - Finance Committee
 - Landscape Committee
 - Maintenance Committee
 - Communications Committee
- Facilitates community awareness of committee meetings, and Board and committee actions utilizing various tools, including the newsletter, bulletin boards in the mail rooms and website.

Towing Information



Mandic Towing telephone number is 714-536-6586. Mandic Towing has the list of who should be parked where, but they will not tow for residents unless you obtain a PPI Report Number 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 Number to provide to Mandic Towing they will not come to tow the illegally parked vehicle(s). 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.

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.

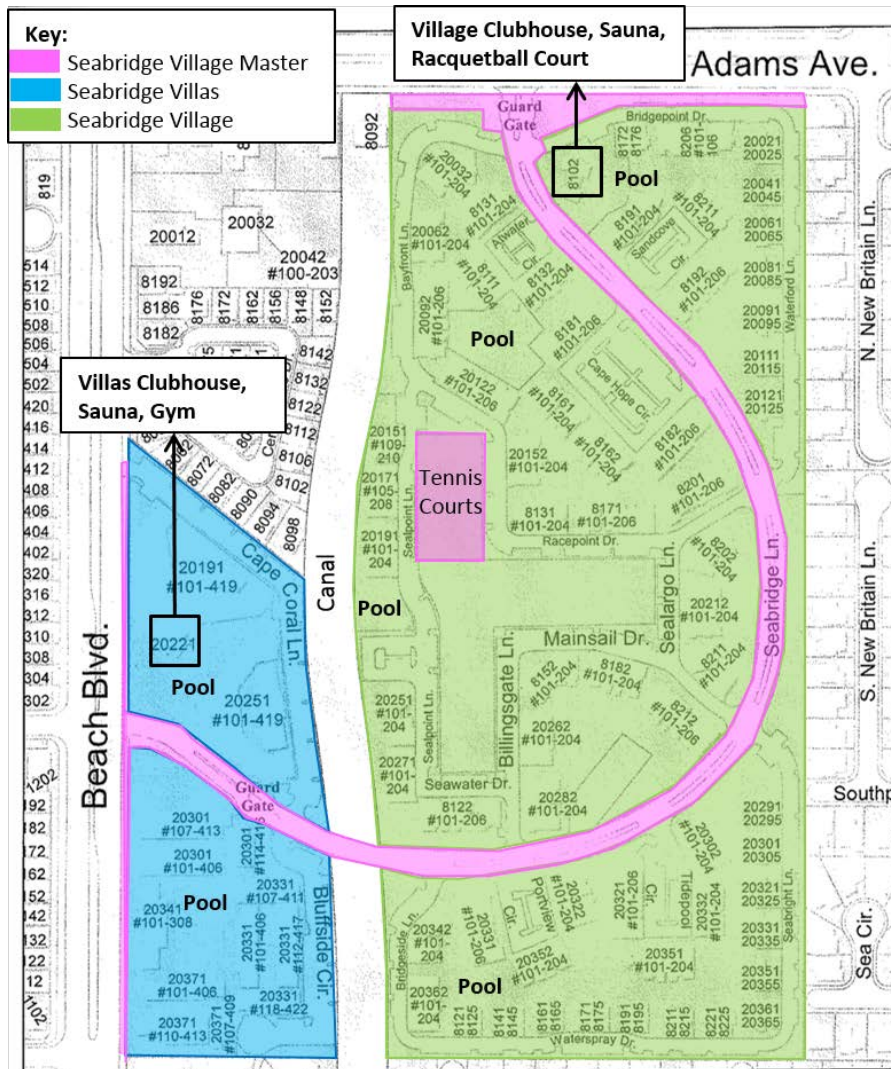
We live in the Villas and these are our amenities

- 2 resort-style pools and spas
- Clubhouse for rent
- Indoor gym
- Indoor dry sauna
- Subterranean parking
- Elevators
- Bike storage

We share the following amenities

- 4 lighted tennis courts
- 2 staffed gatehouse entries
- Gated community

HOA includes trash, water, landscape, sidewalks, roadways, common area insurance and property management.



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

Association dues are due on the 1st of the month, are delinquent on the 15th and 30 days after the due date a \$10.00 late fee will be charged to the account.

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

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

Cape Coral:

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

Recycling

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

HOA Meeting Schedule

Meetings are every other even month on the 4th Tuesday with the exception of July 24th and September 25th.

Location:

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

- July 24 at 6:00 p.m.
- August 28 at 6:00 p.m.
- September 25 at 6:00 p.m.
- October 23 at 6:00 p.m.
- December 18 at 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, September 5 at 6:00 pm
Location: Village 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

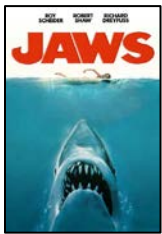
Recurring Monthly on 1st Saturday

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

BeachFront Cinema

It's an outdoor movie experience, which takes place on the beautiful sandy beach of Huntington State Beach at 21899 Pacific Coast Highway. Cost \$9.99 - \$19.99
www.beachfrontcinema.com

JAWS – Saturday, July 14th



Location:
Newland & PCH (Tower 14)
Gates Open at 5pm.
Movie starts at 8pm.

Star Wars: The Last Jedi, August 11



Location:
HB State Beach - Tower 5
Gates open at 5pm.
Movie starts at 7:45pm

COCO, September 1st



Location:
Newland & PCH (Tower 14)
Gates Open at 4pm.
Movie starts at 7:15pm.

Black Panther, September 2nd



Location:
Newland & PCH (Tower 14)
Gates Open at 4pm.
Movie starts at 7:15pm.



Surf City Run
Huntington Beach

Surf City 5K Run, 4th of July

Downtown HB,
www.surfcityrun.com

Fourth of July Parade & Fireworks

HB Parade begins at 10am the morning of July 4th and lasts about two hours. Located downtown HB at 200 Main Street. More info at www.hb4thofjuly.org

Pier Plaza Festival

July 1st – July 4th 9am – 10pm

Pancake Breakfast

July 4th 7am – 10am

Parade

July 4th 10am

Fireworks

July 4th 9pm H.B. Pier

Van's US Open of Surfing

July 28th – August 5th

www.vansusopenofsurfing.com



Location:
Huntington Beach Pier
Main Street & Pacific Coast Hwy

The Vans US Open of Surfing is the worlds largest surf competition and lifestyle festival. Each summer, over half a million people cruise the sand on the south side of the Huntington Beach Pier for nine free fun-filled days.

In addition to surfing, the event includes world-class skateboarding and BMX competitions.

55th Annual Huck Finn Fishing Derby, August 11th

This is a free event for children ages 4 through 15 to experience the fun of recreational fishing off the Huntington Beach pier with prizes given to the largest fish caught in each division and the best dressed Huck Finn and Becky Thatcher. The Huck Finn Fishing Derby begins at 9:15am and will conclude at noon; check in begins at 8:00 am. Bait will be provided to participants as well as a limited amount of loaner rods offered by CA Fish and Wildlife. For more information, contact Molly Uemura at 714-960-8870.



Georgette
(714) 235-4227

GeorgetteSellsHomes.com
GeorgetteSells@msn.com
facebook.com/GeorgetteMannion
BRE License # 01347037



JUST LISTED BY GEORGETTE

20331 Bluffside Circle #206, Huntington Beach

- Prime #1 Location with Best Views of Pool and Lagoon!
- End Unit in Perfect Condition with 1 Bedroom and 2 Baths
- Very Bright with Lots of Natural Light from 3 Sides
- Beautiful Granite Counters with Honey Maple Cabinets
- Large Bedroom with Separate Dressing Area
- Plush Carpet
- Walk-in Closet with Mirrored Wardrobe Doors
- Inside Washer/Dryer
- Seabridge is a Guard Gated Community with All of the Amenities You Could Ever Ask For! Pools, Jacuzzis, Tennis Courts, Large Sauna, Top Flight Gym
- Down the Street from the Beach, HB Pier and Main Street!




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

Per MLS 4/25/2018

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



Summer is Here!
And it's the Perfect Time to
List or Buy!!!
If you are thinking of Buying
Or Selling Call PEGGY COON!

IN ESCROW!



20371 BBLUFFSIDE #B109
1 BR, 2 BA
SOLD FOR: \$399,000

IN ESCROW!



20191 CAPE CORAL #117
1 BR, 1 BA
SOLD FOR: \$405,000

IN ESCROW!!



20351 TIDEPPOOL #203
1 BR, 1 BA
SOLD FOR: \$499,459

IN ESCROW!



20251 CAPE CORAL #305
2 BR, 2 BA
SOLD FOR: \$559,000

SEABRIDGE VILLAS COMMUNITY ASSOCIATION

EMAIL CONSENT FORM

I hereby consent to the email delivery of the Seabridge Villas Community Association disclosure documents, as indicated below. I understand and agree that if the Association chooses to deliver said documents by email, that delivery is complete at the time of the transmission (and that all statutory or other notice requirements as defined in the Association's governing documents is perfected upon such transmission). If such documents are delivered by email, I understand that I have the right, at any time, to request, in writing, that the documents be made available to me in paper/non-electronic form. I further understand a) that it is my responsibility to notify the Association's Management Company, in writing, of email address changes; and, b) that I can revoke my consent to e-mail delivery, and again require Association notices, disclosures and other documentation in hard copy by sending my revocation notice to the Association's Management Company via email, facsimile or mail at the address listed below (and that if I do so, the management company will confirm receipt of my written request within five (5) business days of its receipt).

DISCLOSURE DOCUMENTS INDEX

- | | |
|---|---|
| 1. Assessment & Reserve Funding Disclosure Summary (form) | 13. Review of Financial Statement |
| 2. Pro Forma Operating Budget or Budget Summary | 14. Annual Update of Reserve Study |
| 3. Assessment Collection Policy | 15. Notice of Proposed Rule Changes |
| 4. Notice/Assessments and Foreclosure (form) | 16. Notice of Adopted Rule Changes |
| 5. Insurance Coverage Summary | 17. Notice of the Results of an Election to Reverse a Rule Change |
| 6. Board Minutes Access | 18. Requests for Candidates |
| 7. Alternative Dispute Resolution (ADR) Rights (summary) | 19. Board Meeting Notices |
| 8. Internal Dispute Resolution (IDR) Rights (summary) | 20. Notice of Annual Meeting Election Results |
| 9. Architectural Changes Notice | 21. Annual Budget Report |
| 10. Secondary Address Notification Request | 22. Annual Policy Statement |
| 11. Monetary Penalties Schedule | 23. Newsletters |
| 12. Reserve Funding Plan (summary) | |

If you wish to participate in this program, please complete the form below and return to the physical address below. *WE MUST RECEIVE AN ACTUAL "WET" SIGNATURE- The form may not be submitted via email or fax.*

Owner's Name: First _____ Last _____

(Must be on title)

Property Address: _____

City: _____ State: _____ Zip: _____

E-mail Address (please print clearly): _____ (only one e-mail accepted per household)

Home: () _____ - _____ Work: () _____ - _____ Cell: () _____ - _____

Signature: _____ Date: _____

(By signing above, you consent to the Association's distribution of the above referenced documents via email)

SEABRIDGE VILLAS COMMUNITY ASSOCIATION

June 2018

To: Seabridge Villas Owners

From: Board of Directors

Re: **PATROL/SECURITY/ELECTRIC VEHICLE CHARGING STATIONS SURVEY**

The Board of Directors of the Seabridge Villas Homeowners Association is committed to taking action that represents the wishes of property owners in the community. The Board has received a request that the Association retain roving foot security patrols during the evening hours and/or install security cameras. Due to the cost for both endeavors, Owner input is requested.

Please complete the following survey to assist in meeting the needs of the community. Please note these are only ideas suggested to the Board and no decision to complete any of the items has been made at this time. The additional amount per unit per month below would be part of your monthly dues allocation in order to fund one or more of the options and are estimates only and do not necessarily reflect that dues will increase by that amount.

Name: _____
 Address: _____
 City, Zip Code: _____
 Phone Number: _____ email: _____

| | YES | NO | NO OPINION |
|---|-----|----|---------------|
| 1. Patrol: 8 Hours per night, 365 days per year. The cost would be approximately \$4,148.83 per month, which is not currently included in your Assessment. Are you in favor of adding 8 hours of roving foot security patrols for an additional \$12.06 per Unit per month? | | | |
| 2. Patrol: 8 Hours per night, 3 days per week. The cost would be approximately \$1,773.20 per month, which is not currently included in your Assessment. Are you in favor of adding 8 hours of roving foot security patrols 3 days per week for an additional \$5.15 per Unit per month? | | | |
| 3. Cameras: Are you in favor of installing security cameras in the common area at an estimated cost of approximately \$80,000.00 to purchase and maintain an additional \$189.50 per Unit plus future maintenance costs? | | | |
| 4. Cameras: Are you in favor of installing security cameras in the common area at an estimated cost of approximately \$10,500.00 annually to lease the cameras for an additional \$2.54 per Unit per month? | | | |
| 5. Electric Vehicle Charging Stations: Are you in favor of installing electric vehicle charging stations in guest parking spaces at an estimated cost of \$3,000.00-\$6,000.00 per station or an additional \$8.72-17.44 per Unit? The Association would retain 90% of the revenue so stations would eventually pay for themselves. | | | |

Please complete and return your comments to Action Property Management, 2603 Main Street, Suite 500, Irvine, CA 92614 by February 15, 2018. You may also e-mail your response to dchesemore@actionlife.com or fax your comments to 949-450-0303.

Comments:

