

# VILLAS COMMUNITY NEWSLETTER

OCTOBER – DECEMBER 2019

## Important Sites/Info

Resident Docs/Dues/Work Orders

<https://Resident.ActionLife.com>

Resident Access/Guest Management

<https://Community.DwellingLive.com>

Email/Text Notification Signup – help save \$5k-10k/yr!

<http://bit.ly/Seabridge-Email-Consent>

Text VILLAS to 833-967-1151

## Upcoming HOA Meetings

Villas: Tue, 1/28, 2/25, 3/24 @ 6p (Villas Clubhouse)

Master: Wed, 3/4 @ 6p (Villas Clubhouse)

All homeowners are welcome & encouraged to attend.

For more info on these, see the Resident Portal or email

Don Chesemore - [DChesemore@ActionLife.com](mailto:DChesemore@ActionLife.com)



## MASTER – DUES INCREASE

The Master Association dues will increase to \$63.00 on January 1<sup>st</sup>, be sure to do check the following and please attend Master board meetings with any questions:

- Your financial institution: update your Bill Pay service
- Resident Portal: Toggle between associations using the right-side column under 'MY PROPERTIES', then using the left-side column under 'Financial', then 'Overview'

## VILLAS – EMAIL NOTIFICATIONS

Did you know it costs about \$1.35 for a one-page mailer? (copy \$.15, envelope \$.20, handling \$.40, postage \$.50)

So, for the 232 residents that haven't opted-in to email, it costs us about \$315 to mail one-page out to everyone!

Please, help us save \$5k-10k/yr by signing up for email

<http://bit.ly/Seabridge-Email-Consent>

## MASTER – VEHICLE RFID

The readers have been installed at Beach/Adams gates, the tags are added to Dwelling Live and are being linked to vehicles over the next few weeks (it takes some time with over 1400 vehicles to do one-by-one), the next step is getting them installed on everyone's headlights. The Master Association is working on dates for everyone in the community to get their vehicles done before the barcode system is shutdown early this coming year.

The information needed in Dwelling Live is:

- Your Name(s), Address, Contact #'s, Guests
- Vehicle Year, Color, Make, Model, License Plate # (only vehicles entered in Dwelling Live will get RFID tags)

1. Login here - <https://Community.DwellingLive.com>
2. Click the 'My Account' link in the upper-right corner
3. Scroll down to the 'Vehicles' section and update/add your vehicle info (only vehicles here will get RFID tags)
4. While on the site, update your contact/guest info too

## ROOF REPLACEMENT UPDATE

We hired Mike Kiss of Summit Consulting & Architecture to develop a scope for the upcoming roof replacement. This will be reviewed at the December HOA meeting.

Upon approval of the scope, we will go out to bid. The Board will review the bids at the January HOA meeting, pending no delays. Once a bid is accepted, we will update residents on when the work will begin and how it will be scheduled for each building. Stay tuned for more info.



## NEW LANDSCAPE COMPANY

Landscape maintenance is an important factor for property values within our community. For the past 6 months, the Board has been working with our current landscape company Bemus to address ongoing irrigation & plant trimming issues. With not much improvement, the Board went to bid for a new landscaping vendor.

After interviewing three companies in November, the Board decided at the last HOA meeting to hire Pinnacle Landscape Management. On Monday December 23<sup>rd</sup> Pinnacle will replace Bemus as the landscape company maintaining Seabridge Villas Mon, Wed, and Fri.

If you want to bring landscape issues or recommendations to the attention of the Board, we urge you to attend the monthly HOA meetings and voice your input there. If you are unable to attend those meetings, please email Don Chesemore ([DChesemore@ActionLife.com](mailto:DChesemore@ActionLife.com)) and he will forward on to the Board for consideration.

## PARKING ENFORCEMENT UPDATE

After receiving several ongoing homeowner complaints regarding commercial vehicles and vehicles being stored in the Villas community, the board hired Nordic Patrol Services starting December 1<sup>st</sup> to enforce the Villas parking rules outlined in the rules/CC&R's as follows:

- Fire lanes: automatic tow
- Commercial vehicles: will be cited (no tow unless authorized by property manager or Board member)
- Stored vehicles: cited (96hr to move or will be towed)

## COMMUNITY Q&A

Q: Does the Board get paid or not have to pay dues?

A: Being a Board member is a non-paid volunteer position. Each pays the same dues as others do in the community.

Q: How do I report a trespasser?

A: Call the police (non-emergency) at 714-960-8825. They will come out and remove the individual(s).

Q: What about a disturbance in the middle of the night?

A: Call the police (non-emergency) at 714-960-8825.

Q: How do I dispose of my Christmas Tree?

A: Republic Trash Service will collect trees through January 10<sup>th</sup> on our regular collection days. Any trees taller than 6 feet must be cut in half. Please remove all decorations (ornaments, tinsel, lights, tree stand, etc.) Please place the tree inside the trash enclosure.



## GOING AWAY FOR THE HOLIDAYS?

The Holidays are here and many of you will be going on vacation. As a precaution, it's a good idea to let your trusted neighbors know where you will be and how to reach you in case of an emergency. Be sure to stop your newspaper & mail service while you are away or arrange with a neighbor to take them in for you. You can go online at USPS.com or by calling 1-800-ASK-USPS to have your mail placed on hold during your time away from home.

Don't forget to have someone remove any flyers or ads from your door or driveway as these are good indicators no one is home. Another good tip is to use a timer for lights, so your home does not appear empty or vacant for an extended period. Have a wonderful & safe vacation!



## STAYING HOME FOR THE HOLIDAYS?

Help keep our plumbing in working order by:

- Never pouring oil down the sink
- Disposing of food debris in the garbage (not down your garbage disposal)
- Never flushing paper towels or wet wipes (even the 'flushable' ones) down the toilet

## HELP KEEP OUR ROADS SAFE

Residents are encouraged to exercise care when driving through the community as there are no sidewalks and motorists share the private roadways with pedestrians.

## ABOUT SEABRIDGE COMMUNITIES

Seabridge Villas and Village are independent Associations part of the Seabridge Village Master Association.  
*Note:* Membership in one does not allow use of the other community's amenities, but some are shared between.

We live in the Villas and these are our amenities (bolded):

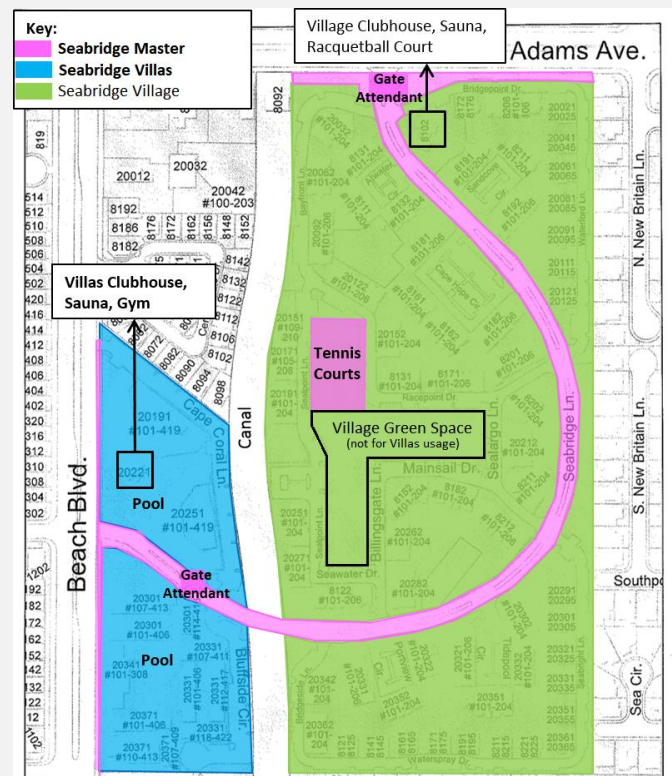
- Subterranean parking with bike storage & elevators
- 2 resort-style pools & spas
- Indoor gym & dry sauna
- Rentable clubhouse

We share the following amenities:

- 4 lighted tennis courts
- 2 staffed gatehouses

*Note:* The Seabridge community does not have a dog park (there is a large green space, but on the Village side)

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



## PROPERTY MGMT/GATES

Action Property Management: 800-450-0202  
2603 Main St #500, Irvine CA 92614

Don Chesemore, Property Manager  
[DChesemore@ActionLife.com](mailto:DChesemore@ActionLife.com)

Maintenance Issues: 800-400-2284  
[CommunityCare@ActionLife.com](mailto:CommunityCare@ActionLife.com)

Beach Gatehouse (24hr): 714-536-6055  
Adams Gatehouse (7a-10p): 714-536-5856

## CITY SERVICES

Police & Fire: 911  
Police (Non-Emergency): 714-960-8825  
Police General Info: 714-960-8811

Poison Control: 800-222-1222  
Animal Control: 714-935-6848

City of HB: 714-536-5511  
Air Quality: 800-288-7664  
Central Library: 714-842-4481  
SCE (Electric/Gas): 800-611-1911



## POOL/SPA – GYM/SAUNA HOURS

Pool & Spa Hours (6a - 10p)  
Quiet Hours (6a - 8a) and (8p - 10p)  
(Please follow quiet hours as a courtesy to neighbors)

Pool & Spa users, please have your pool pass with you for when asked about your residency or guest status.  
(Please observe posted safety rules using pools & spas)

Gym & Sauna Hours (6a - 10p)  
Please turn off the lights & TVs when you are finished.

## OTHER NOTES

Dues are due on the 1st of the month, and 30 days after that date a \$10 late fee will be charged to your account.

The Board of Directors and Management would like to say, "Thank You" for complying with correcting violations. We appreciate you being cooperative and ensuring that all rules & regulations are followed, along with preserving and maintaining the enhancement of your community.

## TRASH/JANITORIAL SCHEDULES

Trash Service Schedule  
Tue & Fri (anytime between 7a - 5p)

The following are to be disposed of offsite (not left in or outside the trash rooms)

- Appliances, Furniture, Mattresses, Doors
- Sinks, Toilets, Tile, Flooring, other construction materials

Republic Trash Service: 800-299-4898  
17121 Nichols Street, HB  
[RepublicServices.com](http://RepublicServices.com)  
Tue - Sat (9a - 3p)

Beachside Recycling: 714-969-7638  
8601 Edison Drive, HB  
[BeachsideRecycling.com](http://BeachsideRecycling.com)  
Mon - Fri (9a - 5p), Sat (9a - 3p)

Janitorial Service Schedule  
Bluffside: Mon - Fri (6a - 2:30p)  
Cape Coral: Mon, Wed, Fri - Sun (6a - 12:30p)