

SEABRIDGE VILLAS COMMUNITY NEWSLETTER

May - June 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
Dennis Bell	Secretary
Jennifer Culhane	Director

Management Company

Action Property Management
Manager: Don Chesemore

Hello, Seabridge Villas residents! This is our second 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.

Sign up to receive your newsletter through email and other docs. Fill out the Email Consent Form at the end of this newsletter and send to Don Chesemore.

Let's Discuss Board Recap

Approved: Minutes, Financials, Gym Equipment, Liens, Plumbing and Roof Repairs.

- Gym Equipment Replacement – coming in May or June
 - New ellipticals
 - New exercise bike and spin bike
- Roof Repairs
- Guest Parking Enforcement in Review
- Summer Patrol
- Indoor Dry Sauna Under Repair

The Annual Meeting was held on Tuesday, April 24th. The Association was not able to achieve quorum. **We need 35 more votes. Please send in your ballot.** Thank you to everyone who took the time to return their ballots.

Your Gatehouse Post Commander Mark Says...

Please continue to call in your guests to enter Seabridge community gate. As the information is shared with both gates. Also, please provide your guest with your last name, full address including unit # when applicable as this helps to expediate visitor access.

We appreciate when you and your guests use the common area or pedestrian gate key for access as a pedestrian.

If you are in need of bar codes or keys, they are available for purchase at the Beach Gate during first and second shifts 7am – 11pm Monday – Friday.

Thank you for your cooperation.

Summer Patrol

May 28th – September 4th

Summer is approaching. Uniformed patrol officers from Allied Universal will start community foot patrol on May 28th.

Please remember the following rules:

- Must have pool pass with you at all times otherwise you will be escorted from the pool area. Contact Don Chesemore if you need a pool pass.



- No alcoholic beverages are permitted
- Glass material of any kind is strictly prohibited
- Pool hours: 6am to 10pm

Please be courteous of your neighbors, no yelling or screaming.

Have fun and enjoy the pool and spa!

Retractable Screen Door

Screen doors are only permitted at residence entrances if the preapproved ARC door is used.



Get the preapproved retractable screen door at Home Depot.

LuminAire White Retractable Screen Door Model #90001 \$179

<https://www.homedepot.com/p/Andersen-36-in-x-80-in-LuminAire-White-Retractable-Screen-Door-90001/302197300>

Barbecues

Propane barbecues are permitted on decks, patios, or balconies. Open flame and charcoal barbecues are prohibited.

See a Coyote Report it!

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](#)

Renting Your Unit?

Reminder to Owners: It is your obligation to ensure that your tenants are informed and to provide a copy of the Association Rules & Regulations, including Parking Rules. Keep your tenants informed of any updated or superseding documents and provide the bi-monthly newsletter.

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.

Cigarettes

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 you create travels directly up into the units of the upper floors not just the balconies.

Stolen Property



A Seabridge visitor or neighbor took these packages on or about April 25th. If you saw something, please say something. Please report any suspicious activity to Don Chesemore immediately.

Resident of the Month



Hello, Bonjour, Hola, I'm Izzy. I'm multilingual and I love the sun.

Dog Owners

Dogs must be kept on a leash and walkers must hold onto the leash. Walkers are responsible for picking up and bagging their litter. Bags are supplied at doggie stations for this purpose. Ensure you dispose the bags properly which does not include throwing them in the bushes or leaving them on the ground.

Please enjoy your pets and make an effort to keep our community clean and well maintained.

The City of Huntington Beach and Seabridge require dogs to be on leashes.

Parking

Have an extra parking space? Rent it out to another resident that needs an extra space. A great way to earn extra cash while helping your neighbor!

Volunteer for a Committee

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.

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.

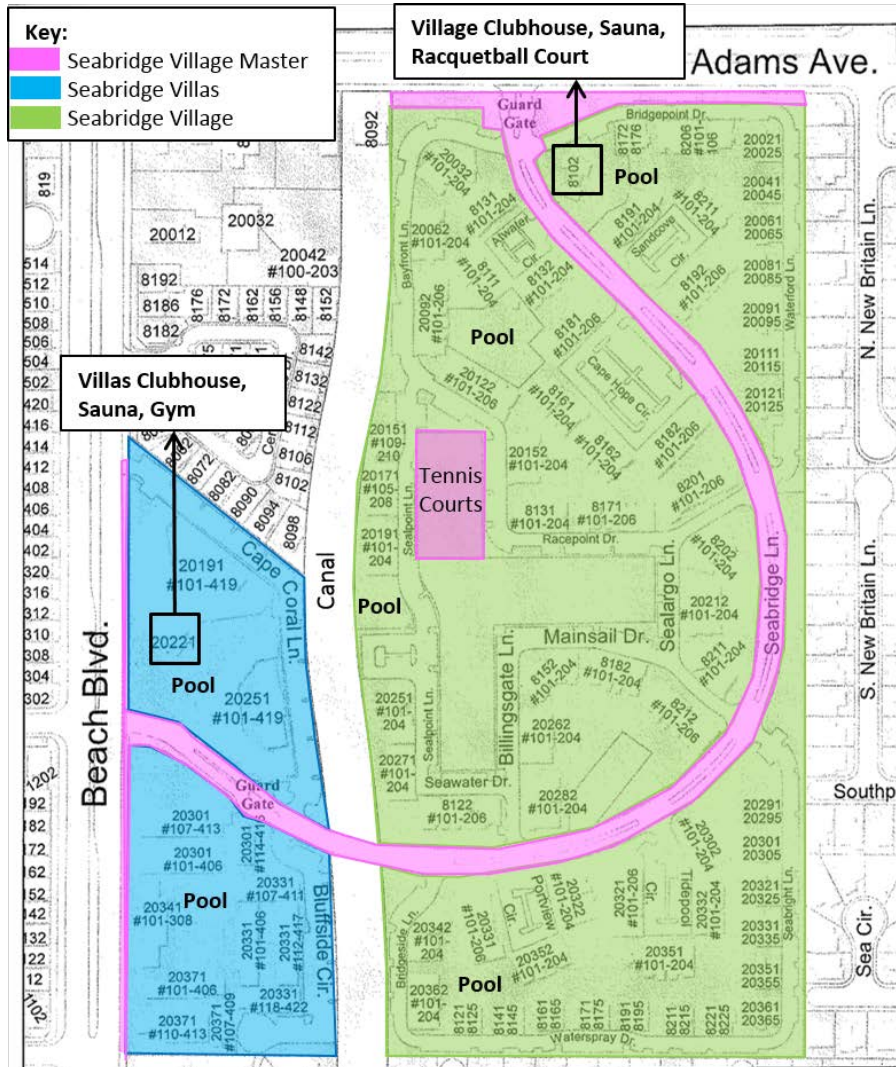
We live in the Villas and these are our amenities

- 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

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

- May 22 at 6:00 p.m.
- June 26 at 6:00 p.m.
- August 28 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, June 6 @ 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

Saturday, May 19

Duck-A-Thon May 18-20.

Rubber Duck Race held Saturday at Pier Plaza at 3pm.



More

information

<https://altamedfoundation.org/duck-a-thon/>

Wine Tasting

May 18th 6pm – 9pm

Vendor Festival

May 19th 10am – 6pm

Main Event – Rubber Duck Race

May 19th 3pm

Vendor Festival

May 20th 10am – 4pm

Corporate Duck Race

May 20th 1pm

Saturday and Sunday, June 2-3

33rd Annual Concours d-Elegance, more info at www.hbconcours.org

Saturday - Rod & Custom Show at HB Central Park from 9am-2pm

Sunday - Fine Automobiles & Motorcycles at HB Central Park from 10am – 4pm

Saturday, June 16

Chili at the Beach, located Downtown Huntington Beach (100-300 Blocks of Main Street and 5th Street) from 11am – 5pm, 714-536-8300.

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



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

The tradition began on July 4, 1904, when HB commemorated the arrival of the first electric passenger train linking the area with Long Beach and Los Angeles. The Board of Trade, a forerunner of the Chamber of Commerce, sponsored this first event, bringing 50,000 people to town to join in the day’s celebration.

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

Classifieds

Hair

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

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

Studio for Rent

Ground floor unit with upgraded laminate floors, granite countertops and stainless steel kitchen appliances. Inside washer/dryer and refrigerator included. \$1850/month move in ready. Perfect for a single professional. Email Sean at seabridgerentalhb@yahoo.com

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

April showers bring May flowers and is 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

Experience Pays \$\$\$!!!
 Call Peggy NOW
 to Buy or Sell Today!!!
714.470.6100
 Per MLS 4/25/18

STAR REAL ESTATE **GEORGETTE** presents
SEABRIDGE CLOSED SALES SINCE JANUARY 1, 2018

SPECIALIZING IN SEABRIDGE FOR 20 YEARS!



I LOVE LIVING IN SEABRIDGE!

You can ask me all your questions!

Georgette
(714) 235-4227

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

SOLD!	20191 Cape Coral #202	0 Bed/1.00 Bath	\$ 329,000
SOLD!	20371 Bluffside #308	0 Bed/1.00 Bath	\$ 340,000
SOLD!	20371 Bluffside #213	1 Bed/1.25 Bath	\$ 372,500
SOLD!	20331 Bluffside #108	1 Bed/1.25 Bath	\$ 383,000
SOLD!	20301 Bluffside #208	1 Bed/1.25 Bath	\$ 406,000
SOLD!	20191 Cape Coral #108	1 Bed/1.25 Bath	\$ 422,000
SOLD!	20191 Cape Coral #317	1 Bed/1.25 Bath	\$ 451,000
SOLD!	20251 Cape Coral #115	2 Bed/2.00 Bath	\$ 465,000
SOLD!	20301 Bluffside #212	2 Bed/2.00 Bath	\$ 475,000
SOLD!	20371 Bluffside #103	2 Bed/2.00 Bath	\$ 479,000
SOLD!	20191 Cape Coral #104	2 Bed/2.00 Bath	\$ 480,000
SOLD!	20331 Bluffside #102	2 Bed/2.00 Bath	\$ 520,000
SOLD!	20331 Bluffside #416	2 Bed/2 Bath+Loft	\$ 585,000

CALL ME FOR ALL OF YOUR REAL ESTATE NEEDS!

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)