

SEABRIDGE VILLAS COMMUNITY NEWSLETTER

September 2018



Resident Links

Calendar
Community Amenities & Map
Newsletters
Rules & Regulations
Useful Phone Numbers

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

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 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

Items approved

- Minutes
- Financials
- Garage Door Locks
- Boiler 9 and 7 replacement – to be completed early September
- Pool Mastic Replacement after 9/15/18
- Trash Room Steam Cleaning
- Lake & Stream Pump repair
- Trash chute maintenance
- Survey Results

The Board reviewed the 2018 camera survey results. Based on the results, the Board of Directors determined that there is insufficient response to warrant the Association continuing with the foot patrol or installing cameras or electric vehicle charging stations at this time. The Board will review the survey further at the next meeting, as well as reduce cost camera proposal options.

	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?	19	39	4
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?	8	47	6
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?	5	51	2
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?	14	19	3
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.	10	49	3

Mosquito Alert: Increased Activity of Invasive *Aedes* Mosquitoes in Orange County – See enclosed letter from Orange County Mosquito and Vector Control District.

HOA DUES INCREASE

Effective October 1, HOA dues increased 3%. Please see Assessment Schedule on next page for your new monthly amount. Please update your payment amount if you use Bill Pay through your financial institution.

SEABRIDGE VILLAS
ASSESSMENT SCHEDULE
 October 1, 2018 to September 30, 2019
 Based on 344 Units

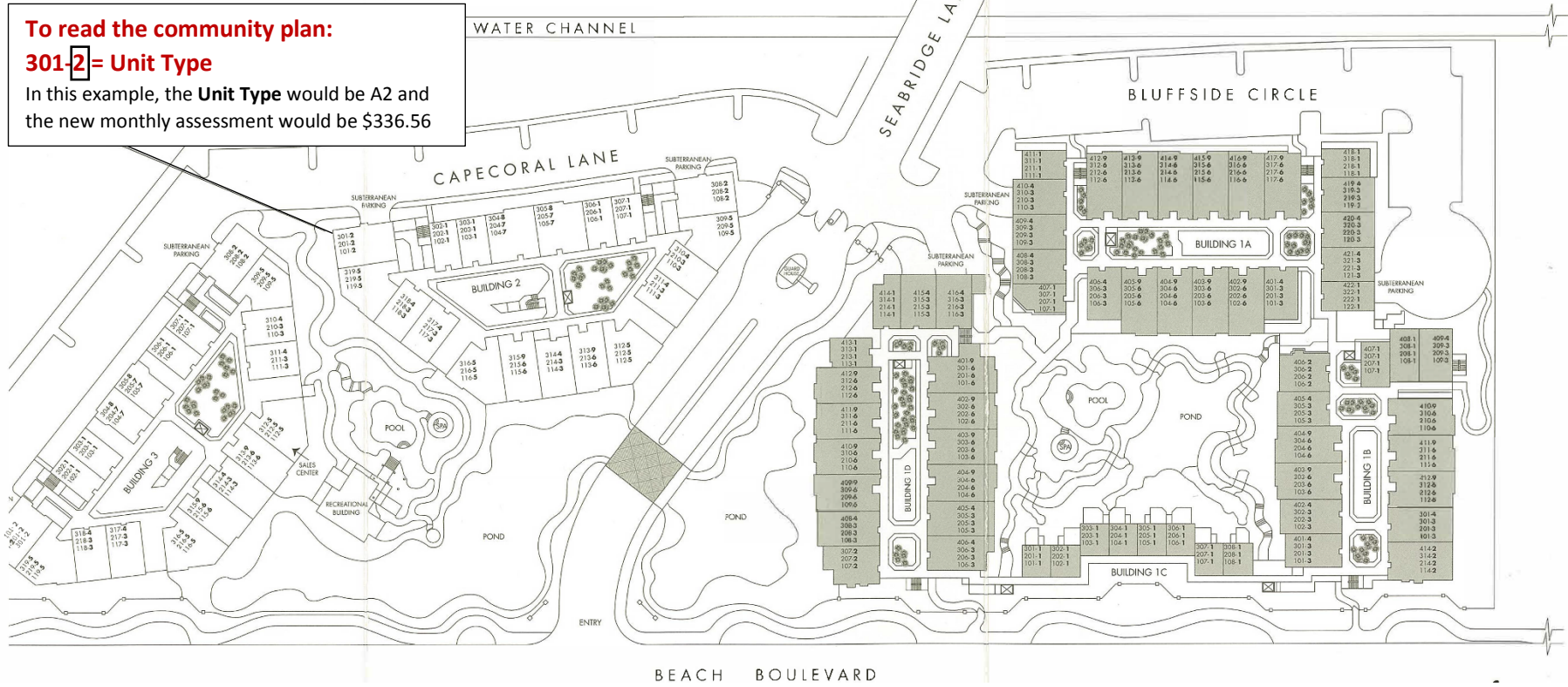
Unit Type	2018-2019 ASSESSMENTS	2017-2018 ASSESSMENTS	% CHANGE IN ASSTMS.
A1	240.41	233.41	3.00%
A2	336.56	326.76	3.00%
A3	378.82	367.79	3.00%
A4	335.10	325.35	3.00%
A5	409.40	397.49	3.00%
A6	451.66	438.51	3.00%
A7	517.23	502.17	3.00%
A8	453.11	439.93	3.00%
A9	501.20	486.61	3.00%
A10	241.86	234.82	3.00%

You may have to zoom in to read the Unit Type on the map.

To read the community plan:

301-2 = Unit Type

In this example, the **Unit Type** would be A2 and the new monthly assessment would be \$336.56



Vehicle Wheel Theft Tips

To deter vehicle wheel theft, is to put up barriers that make the process of wheel removal take as long possible.



Tips:

- Turn your wheels when parking. This makes the wheels harder to remove as they get stuck in the wheel well.
- Install a car alarm that offers sensors that attach to the wheels. The alarm detects when the car gets tilted and when the wheels are tempered with.
- Use wheel locks on each wheel and/or lug nut locks.
- Talk to your neighbors to increase the odds of someone seeing something unusual and call the police.

Online Crime Reporting

Please report any crimes and thefts, no matter how small, in order for the police to see a pattern. Even report any strange behavior or strange people.

Use the Huntington Beach Police Department Citizens Online Crime Reporting System. Click [here](#).

If you smoke, put it out. All the way. Everytime.

Please be extra careful when discarding cigarette butts. The cigarette butt in the photo below could have sparked a fire.

Discard cigarettes and ashes in an unburnable can filled with sand and never throw cigarettes on the ground. Not only is it a fire hazard but you are polluting our community.



Gatehouse Post Commander Todd says...



The Seabridge Village Master Association is providing you with a new online Visitor Management System powered by dwellingLIVE. With this new system, you will have the ability to manage your visitor list for the front gate, view your guest history, manage your users and vehicles, receive real time text/e-mail notifications, and much more!

If you did not receive your informational packet in the mail, please stop by the Beach Gate to pick up a hard copy. Or, go directly online at

<https://community.dwellingleve.com/login.aspx> to register. Note that you will need a temporary Registration Code to enroll online. If you don't have one, contact Don Chesemore at dchesemore@actionlife.com and he would be happy to help you.

The new system will go into effect August 30th and the existing data will be purged. In order to ensure accurate and up-to-date information, it is imperative that you complete this information.

We have recently received some complaints that the Gates are allowing visitors to come into the community without prior authorization from the resident. It is our policy to let in any regular delivery companies (Fed Ex, UPS, Amazon Flex, etc.). They must be in a marked car and/or with the proper identification. We also let in any Government Vehicles such as the Post Office, City trucks, Edison, etc. It is also our Policy **not** to let in vehicles that have **not** been cleared with the resident. The challenge we are experiencing is visitors do not always have the last name of the resident that they are visiting or a telephone number that we can call. This is imperative in order for us to check the system. Please be sure to give your visitors your first and last name, your address and telephone number before arriving. With the new system dwellingLIVE our guards will have the opportunity to become more efficient. You should see a significant improvement when visitors are checked in.

We would like to thank all Seabridge residents for your cooperation in assisting us!

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 Wednesday
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 September 25th.

Location:

Seabridge Villas Clubhouse – open session 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 Weekly on Fridays

Art-A-Fair from 11am to 6pm

Location: Pier Plaza, 1 Main Street

<http://hbartafaire.com/>

Recurring Monthly on 1st Saturday

Tour of Bolsa Chica Wetlands from 9am – 11am at Bolsa Chica Ecological Reserve, 18000 PCH, 714-840-1575. Free.

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

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.

Civil War Days, Sept 1st and 2nd, from 10am to 5pm, free

Location: Huntington Central Park (behind Library), 714-425-2634

Battle times: Sat: 1:30 and 4pm /

Sun: 11am and 2pm

<https://www.hbhistory.org/civilwar>

Ginger & The Hoosier Daddys

Concert, Sept 3rd at 5pm, free

Fun, authentic and vintage music of the 1920s, 1930s and 1940s

Location: Central Park, behind Central Library.

Free dance lesson from 4:15-4:45pm



Senior Saturday Community Festival, Sept 8th from 9am to 1pm, free

Location: Pier Plaza at 325 Pacific Coast Highway, HB 714-271-0206

<https://hbcoa.org/senior-saturday/>



Surf City Days, September 15-16, from 7am to 5pm, free

A collection of special events comes to Main Street, the pier, the

surf and sand. Includes volleyball, dory races, surf contests, bands and much more.

Location: Main Street, 5th Street, Pier Plaza and the Ocean

714-536-8300

<https://www.surfcityusa.com/event/surf-city-days/17667/>

Surfin' Sundays 2018, Sept 22nd and 23rd, 11:30am to 5:30pm, free

Location: International Surfing Museum, 411 Olive Ave., HB

714-465-4350

<http://www.surfingmuseum.org/>



Surf City Surf Dog 2018, Sept 29th, 8am to 3pm, free to spectators

Location: Huntington Dog Beach, 100 Goldenwest St., HB

949-297-6536

<https://surfdogevents.com/surf-city-surf-dog/>





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

Per MLS 8/8/2018

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

*It's the Dog Days of Summer...
And it's the Perfect Time to
List or Buy!!!*

*"Call Peggy Coon!
She's a Top Agent
In Seabridge!"*
- Abby

**LISTED BY PEGGY
IN ESCROW
At \$477,900!!**

**20331 BLUFFSIDE #316
2 BR, 2 BA
LISTED FOR: \$477,900**

**LISTED BY PEGGY
& IN ESCROW!**

**8211 SANDCOVE #201
2 BR, + LOFT, 2 BA
LISTED FOR: \$579,900**

**PEGGY FOUND
THE BUYER FOR
THIS GEM!**

**20041 WATERFORD
2 BR, 2 BA + DEN &
PATIO
CLOSED AT: \$677,000**

VICTORIA HILL YOUR SEABRIDGE EXPERT

- More marketing for more results
- Looking to sell for top dollar? Victoria's average sales price to list price is 101.5% for the last 12 months
- **Call me today for your free home consultation!**
714-654-1779



KELLER WILLIAMS REALTY
REALTOR® | DRE# 01956954

📞 714-654-1779

✉️ VICTORIAHILLREALESTATE@GMAIL.COM

🌐 WWW.VICTORIAHILLREALESTATE.COM



Orange County Mosquito and Vector Control District

For Immediate Release
Wednesday, August 29, 2018



Contact:
Mary-Joy Coburn, Public Affairs Coordinator
Phone: (714) 971-2421
Fax: (714) 971-3940
E-mail: mjcoburn@ocvector.org

Increased Activity of Invasive *Aedes* Mosquitoes in Orange County

Garden Grove, CA. The end of summer may be approaching, but invasive *Aedes* mosquito activity continues to increase in Orange County. In the past month the Orange County Mosquito and Vector Control District (OCMVCD) confirmed 26 new infestation locations, an increase of 3,000 acres of infestation in the county from 22,000 to 25,000 acres. The most recent detections were confirmed this week in the cities of Tustin and San Clemente. Since the first collection in Mission Viejo in 2015, there have been a total of 92 infestation areas in 23 cities and two unincorporated locations.

These non-native and aggressive day-biting mosquitoes are black and white and lay their eggs along the waterline of containers as small as a bottle cap. The mosquitoes known as *Aedes aegypti* (yellow fever mosquito), *Aedes albopictus* (Asian tiger mosquito), and *Aedes notoscriptus* (Australian backyard mosquito) are capable of transmitting debilitating viruses including dengue, chikungunya, yellow fever, and Zika. While these viruses are not currently transmitted locally, transmission could begin if someone infected abroad returns to Orange County and is bit by the invasive mosquito. These mosquitoes are also known to cause dog heartworm to dogs and cats. Vector Control officials are urging residents to take the necessary precautions to reduce mosquito breeding and to avoid bites from these aggressive ankle-biters.

Once an introduction of these invasive *Aedes* mosquitoes has occurred, residents moving materials (potted plants, plant cuttings, buckets, containers, etc.) from infested areas to non-infested areas may facilitate their spread.

“Mosquitoes are very active in our communities and OCMVCD has been receiving a high volume of mosquito service request calls,” said Mary-Joy Coburn, Public Affairs Coordinator. “Residents must do their part to check their yard regularly and eliminate standing water or water-holding containers.”

Residents should take the following precautions to help reduce the chances of being bit by mosquitoes:

- Dump and drain any containers filled with water at least once a week

- Clean and scrub bird baths and pet water bowls weekly
- Dump water from potted plant saucers
- Do not transport or share plant stems rooted in water
- Drill a hole or puncture containers to eliminate standing water

To prevent mosquito bites, the District offers the following tips:

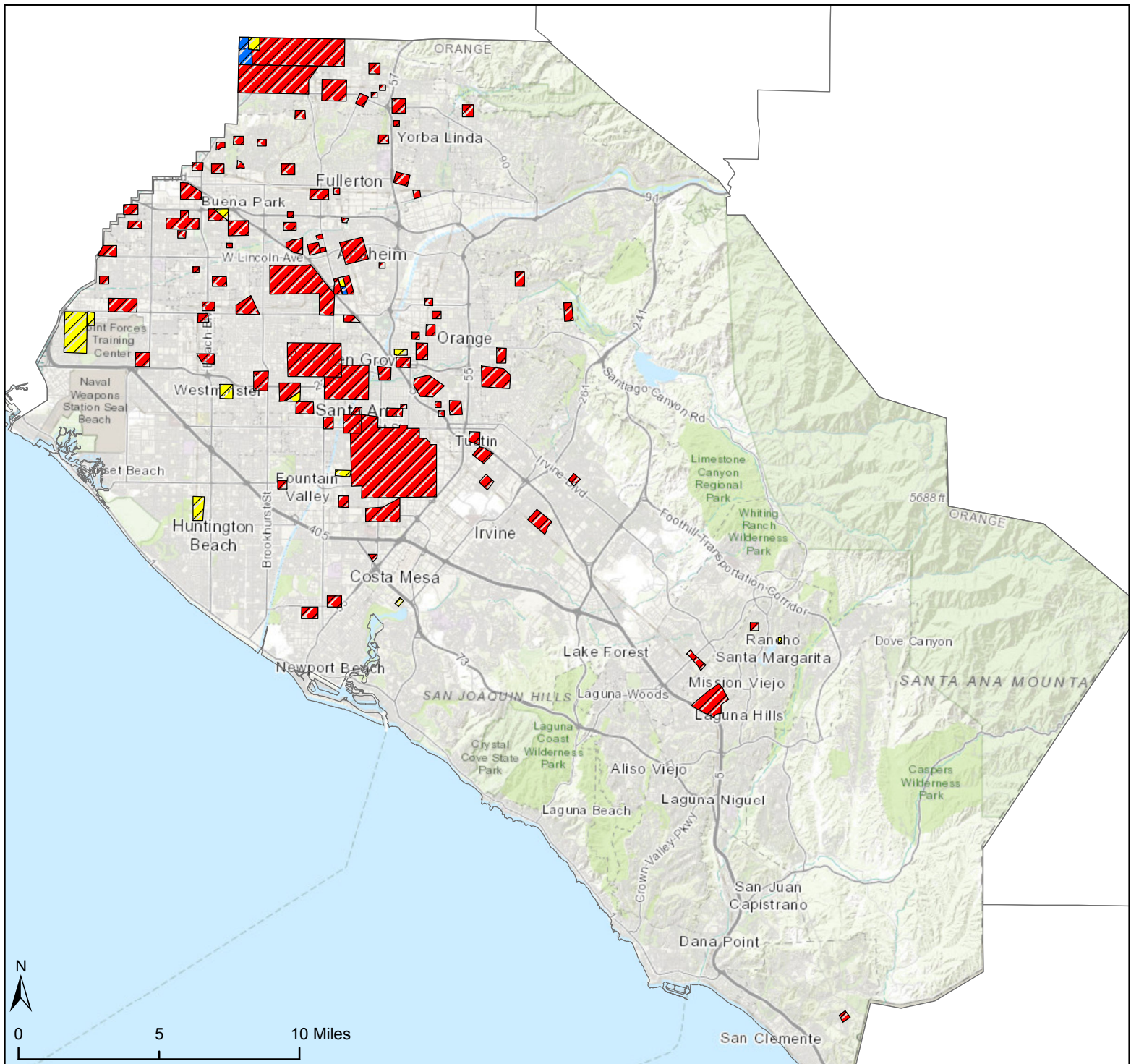
- Apply mosquito repellents to exposed skin before going outdoors; reapply as recommended
- Wear repellent containing DEET®, Picaridin, IR3535, or oil of lemon eucalyptus
- Close all unscreened doors and windows to prevent mosquitoes from entering your home or space; repair broken or damaged screens
- Wear long-sleeved shirts and long pants, and opt for lighter-colored clothing

The invasive *Aedes* mosquitoes have been detected in the cities of Anaheim, Brea, Buena Park, Costa Mesa, Cypress, Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, La Habra, La Palma, Lake Forest, Los Alamitos, Mission Viejo, Newport Beach, North Tustin, Orange, Placentia, Rossmoor, San Clemente, Santa Ana, Stanton, Tustin, and Yorba Linda.

Vector Control is a shared responsibility. Orange County residents are urged to inspect around their property for possible mosquito breeding sources and to educate their neighbors to help keep their neighborhoods mosquito-free.

Visit ocvector.org to learn more about what you can do.

###



Aedes Infestation Countywide Infestation Areas Orange County, CA August 21, 2018



**-92 Total Infestation Areas
-23 Cities and 2 Uninc. Locations**

Invasive Aedes Locations

<u><i>Ae. albopictus</i></u> 	<u><i>Ae. aegypti</i></u> 	<u><i>Ae. notoscriptus</i></u> 
Anaheim	Anaheim	Placentia
Buena Park	Brea	San Clemente
Huntington Beach	Buena Park	Santa Ana
La Habra	Costa Mesa	Stanton
Los Alamitos	Cypress	Tustin
Mission Viejo	Fountain Valley	North Tustin*
Newport Beach	Fullerton	Yorba Linda
Orange	Garden Grove	
Rossmoor*	Irvine	
Santa Ana	La Habra	
Garden Grove	La Palma	
	Lake Forest	
	Mission Viejo	
	Orange	

*Unincorporated

