

SEABRIDGE VILLAS COMMUNITY NEWSLETTER

June - July 2019



Resident Links

- [Calendar](#)
- [Community Amenities & Map](#)
- [Neighborhood Watch](#)
- [Newsletters](#)
- [Useful Phone Numbers](#)

Homeowner Resources

[Resident Portal](#) (password required)

Work Order Requests

Documents

- Architectural
- CC&R's
- Clubhouse Rental
- Community Maps
- 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

CommunityCare@actionlife.com

Gatehouse

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

Current Board Members

Tracy Darcy	President
Jose Alvarez	Vice President
Nick Black	Treasurer
Vacant	Secretary
Chad Frew	Director

Management Company

Action Property Management
Manager: Don Chesemore
Phone: 800-400-2284

Hello, Seabridge Villas residents! This is our monthly HOA Community Newsletter. We hope that you will find the information helpful and ask for your [suggestions](#) on articles for upcoming issues. We welcome your feedback.

HOA Meeting Summary

Previous Meetings: 6/18 (board-only), 6/25 (owners), and 7/3 (board-only)
Upcoming Meetings: 7/23 (owners), and 8/15 (owners)

6/18

Approved:

- Minutes
- Financials
- CDs

Other Items Discussed:

- Cameras and Security
- Landscaping
- Committees
- Janitorial
- Email Consent Participation

7/3

Approved:

- Budget Modifications
- Audit Approval
- Financials
- Minutes

Water Restoration Approvals

6/25

Approved:

- Minutes
- Financials
- Summer Patrol Schedule
- Plumbing

Other Items Discussed:

- Cameras
- Plumbing
- Boilers

7/23

Approved:

- Cameras
- Committees
- Financials
- Minutes
- Residential Portal Announcements

Secure Vehicle Recommendations

Some community members and Neighborhood Watch volunteers have submitted suggestions for helping to secure your vehicles and bicycles in the parking garages:

- **Alarm/Tilt sensor** This is the best type of security for protecting wheels and tires. [Directed Electronics 507M Tilt Sensor](#) can detect towing and jacking attempts and it works with any security system, including factory.
- **Vantrve X4 and N2 Dash Cams w/Parking Mode** (Note: Under the "Frequently bought together" section below the product on Amazon, items needed to hard-wire the camera to the car battery are recommended.)
- **Locking Lug Nuts** (Two popular brands are [Gorilla](#) and [McGard](#), but please be sure to get the right type for your vehicle year/make/model.)
- **Turn Your Tires** (It has been mentioned that it is more difficult to remove vehicle wheels if they are turned all the way to one side or another, just be sure to straighten before pulling out of your space if doing so.)

Community Communication

In an effort to improve communication throughout the Seabridge community, the Seabridge HOA boards, in conjunction with Action Property Management, have created a new 'Announcements' section on the Resident Portal. - Following HOA board meetings, updates and information will be posted in this new area. - This information will also be included in the next publication of the Seabridge Newsletter(s), which are emailed to all who have registered for electronic communications (To sign up: print the Email Consent form located on the Resident Portal > My Community > Documents > Forms, fill it out, sign it, and mail to Don at Action Property Management).

Are You a Tenant?

To help provide tenants a similar experience as owners for community announcements, rules, notices, and other documents, please email Don Chesemore (DChesemore@actionlife.com) with the following:

- Your Name(s), Your Owner's Name(s), Address, Contact #'s
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Neighborhood Watch



Are you interested in being involved in Neighborhood Watch? If so, contact Matt or Linda and let them know you are interested: Matt - mkinhb@gmail.com - 657.464.3852 (text 24/7) or Linda - lindabif@me.com - 714.615.0161

Bicycle Registration

Huntington Beach Police Department is 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 <http://www.project529.com/garage/huntingtonbeach>

Nextdoor

We would like to make all residents aware, owners and renters alike, Seabridge Master, Seabridge Villas and Seabridge Village Associations do not endorse any information posted on Nextdoor as official or the record. For official information, please refer to the Seabridge Villas and Master Association's newsletters or webpages. You can also ask at the next HOA meeting or contact [Don Chesmore](#) directly for any questions.

Stay Compliant

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:

- **Please Dispose Large Items at the Public Dumping or Local Landfill**
Did you know, the HOA pays someone to remove extra large items? We've paid approximately \$4,000 from October 2018 – June 2019. Help keep costs down by depositing of furniture at your local public dumping location, landfill or reporting violators for leaving large items at the trash enclosure to Don Chesemore.
 - **Cleanliness**
We would like to ask all our residents here at Seabridge Villas to please help upkeep our community looking nice. If you see trash blowing around, please take a moment to pick it up & place it into one of the trash cans located around our complex. Thank you for helping to keep our community clean and safe.
 - **Trash Chutes**
Please be mindful of disposing items in the trash chute . As you can see from the photos large items should NOT be disposed of through the trash chutes. Please take your items to the large trash bins in the trash enclosure. The HOA pays overtime for the janitorial service to clear the trash chutes.
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- **No Dogs Allowed in the Pool/Spa Area**

We would like to remind the residents that dogs are NOT allowed in the pool or spa area.

- **Dogs Off Leash**

Be advised that the popular park located south of the tennis courts does NOT belong to our association. Therefore, we advise Villas residents to abstain from using the park. Furthermore, if you decide to use at your own discretion, please be aware that ALL dogs must be leashed.

- **Smoking on Balconies**

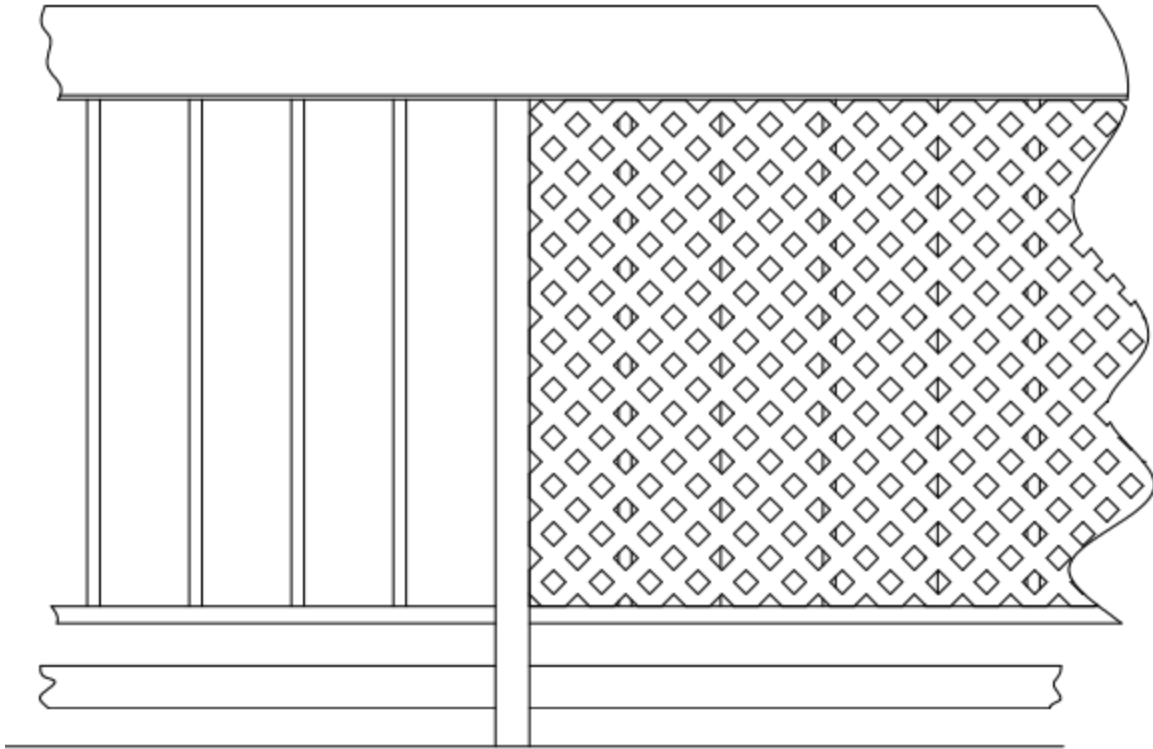
Please be mindful of your neighbors when smoking on your back patio. Many residents are sensitive to smoke inhalation and need an effective way to cool off with fresh air.

- **Plants and Watering**

Please be aware of where your plants are placed and how much water you pour as your downstairs neighbors may collect excess water and debris. Pots are not permitted on railings or adjacent walls because of wind-lift

- **Lattice**

Since it is that time of year when we all like to spend more time outside, we want to provide you with some simple tips on how to store your bicycle(s) as well as other summer and outdoor accessories on your back patio. White, diagonal (not horizontal) plastic lattice with 1 inch square openings (and 1 inch thick design) is permitted on decks, patios, and balconies. Lattice must be cut to fit in area of vertical rails (see figure) and must be attached to the railings with white, plastic zip ties (metal and other colored bands are not acceptable). Illustration shows only right half with lattice, residents must cover all railings on their respective balcony, deck, or patio. Partial covering is not acceptable. Lattice must be on resident side of railing (not to be attached to outside where it could fall to community area). Preferred lattice installation is shown on right half of figure but lattice may extend to floor. In no event shall lattice extend above the deck railing (approximately 42 inches above floor). Lowe's carries the plastic lattice (Item #98707) as well as Home Depot (Item #100-387).



Committees

YOUR ASSOCIATION NEEDS YOU!!! If you are interested in improving the daily operating needs of your community, please volunteer for one at least one of the following committees: Landscape, Finance, Maintenance, Communications and Parking Enforcement. (To signup: print the 'Seabridge Villas Committee Form 2019' form located on the Resident Portal > My Community > Documents > Forms, fill it out, sign it, and mail to Don at Action Property Management).

Future Newsletters

Beginning July 2019, all future newsletters will be distributed every other month and will combine two months into one.

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.

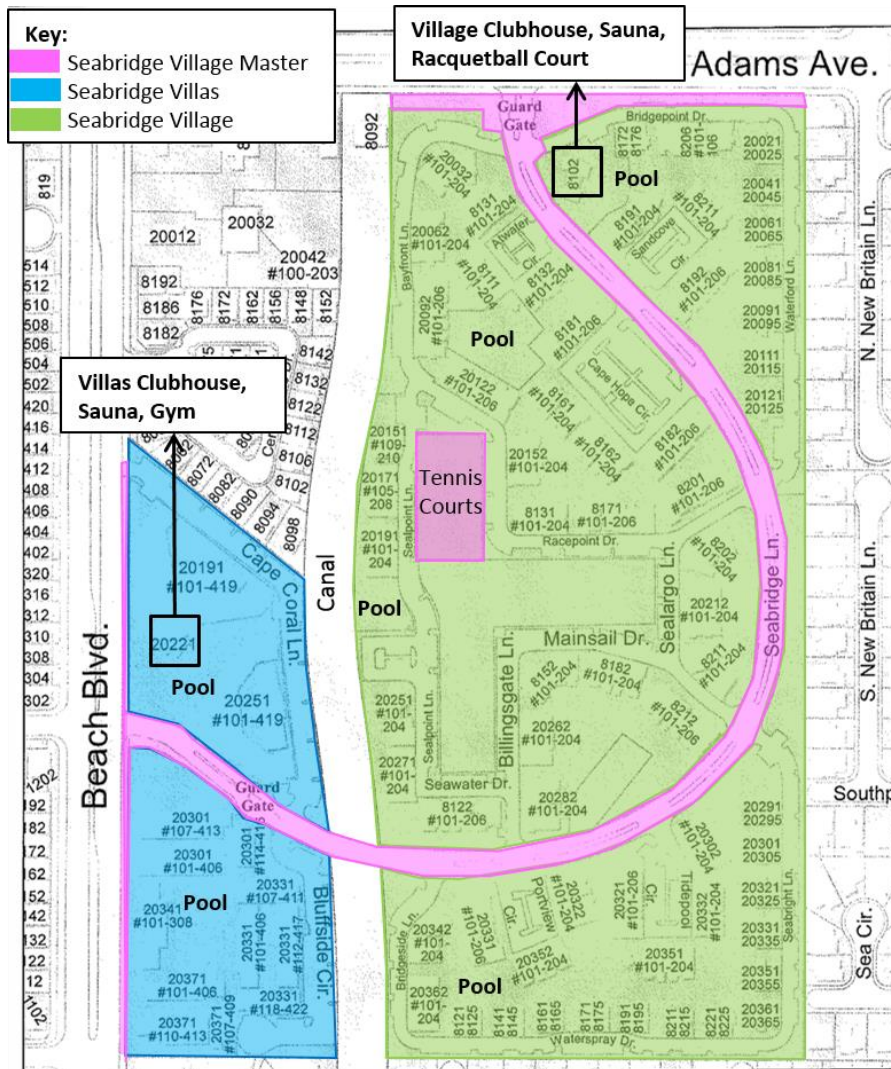
We live in the Villas and these are our amenities

- 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 HOA 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

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 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 Info

6 am – 10 pm (open hours)

6 am – 8 am (quiet hours)

8 pm – 10 pm (quiet hours)

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

Expect to be asked about residency or guest status. Please have your pool pass with you.

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

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

Gym & Sauna Info

6 am – 10 pm

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

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

Cleaning Service Schedule

Bluffside:

Your technician is TBD

Schedule: TBD

Cape Coral:

Your technician is TBD

Schedule: TBD

Recycling

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

Trash Service Schedule

*Sometime Between 7 am – 5 pm (Monday and Friday)

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)

Villas HOA Meeting Schedule

Meetings are every other even month on the 4th Tuesday.

Location: Villas Clubhouse (open session at 6 pm)

- August 15 at 6 pm
- September 24 at 6 pm
- October 22 at 6 pm
- November 26 at 6 pm

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

Master HOA Meeting Schedule

Open session at 6 pm

- September 4 at 6 pm
Location: Villas Clubhouse

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