

SEABRIDGE HH QUARTERLY NEWSLETTER

JUNE 2020



THE BOARD

President – Ted Rodriquez

Vice President – BarbraSue Miller

Secretary – Bruce Weber

Treasurer – Bruce Weber

Member At Large – Open

THE COMMITTEES

Architectural – Bob Gallucci,
Larry Jones, Bill Rhodes

Landscape – Fred Fox, Alex
Kunio

Maintenance – Mindi Flemming

Dock/Marina – BarbraSue Miller

Newsletter – Kathy Bergstrom

LET'S STAY CONNECTED

As a new homeowner in the Seabridge HH community, I felt that we needed a newsletter that would help to keep us informed of upcoming events and connect us to the right people when we need something done. In the future, we will use this opening paragraph to relay meaningful news to the community.

Dues Increase Effective July 1, 2020

The Board has approved the budget for the next fiscal year which begins July 1, 2020. It was determined that an increase in the monthly assessments was necessary in order to maintain the financial integrity of our Association and to meet the ongoing maintenance costs, which increase with the aging process. Some of the key costs that have increased are utilities, landscape maintenance, pool and spa maintenance and repairs, gate repairs, roof repairs and maintenance, and general common area maintenance. **Effective July 1, 2020, the new assessment amount will be \$470.00 for non-slip owners and \$520.00 for slip owners.** If you have automatic payments set up with your financial institution, please be sure to update the billing amount with your July assessment. If you have automatic payments set up through Action Property Management, there is no action required on your part, as this will be updated automatically.

HOA Board Meetings

HOA Board meetings are held monthly on the third Tuesday at 7:00 p.m. in our community center. The first part of every meeting is an Open Forum for homeowners to discuss whatever may be of importance to them as members of our community. Following the Open Forum, you can sit in on the most current events, financials and more.

Please note that the Board meetings will be held via Zoom due to COVID-19 while governmental social distancing and limitation of private and public gatherings orders are in place. The information to access the meetings will be posted at the pool entrance on the meeting notices/agendas prior to the meeting.

*Professionally Managed By Action Property Management, Inc.
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<http://seabridgehh.com>*

Coronavirus and Amenity Closure Update

At the Board meeting held on May 19th, the Board discussed the reopening of the community's amenities, including the pool, tennis courts and Clubhouse. There is currently a lot of confusion amongst community associations as to whether and how soon HOA's may "reopen" their amenities in light of governmental COVID-19 restrictions. This confusion has arisen because of highly unclear and often internally inconsistent guidance both at the state and local level. However, California's Department of Public Health ("CDPH") has finally publicized clear standards for swimming pools. The CDPH website, available at <https://covid19.ca.gov/roadmap-counties/>, states that "the following sectors, businesses, establishments, or activities are **not permitted** to operate in the State of California at this time: ... Community centers, public pools, playgrounds, and picnic areas." Section 65503 of Title 22 of the California Code of Regulations defines "public pools" to include all homeowners association swimming pools. The only exception is private pools that serve not more than 3 residential units.

In summary, as of May 19, 2020, HOAs anywhere in California are not permitted to open their community pools. If a community decides to reopen its pool at this time, it would run the risk of enforcement by health authorities and, of course, heightened liability in the event the pool transmits the infection. Pools are anticipated to open as part of "Phase 3", however, the State has not yet provided unequivocal word on when swimming pools will be allowed to reopen.

This situation is rapidly evolving, and as soon as there is clear guidance from the government as to when community association pools and other amenities may reopen and under what circumstances, the Board will consider reopening the amenities. We will keep all residents apprised of any updates.

In the meantime, one of the tennis courts has been opened for use, as it was determined that it does not fall within the amenities that are currently locked down per government orders. Please be sure to maintain social distancing and hygiene guidelines while using the facilities.

Thank you for your patience and understanding as we navigate these unprecedented circumstances!

Upcoming Maintenance Projects

- Termite Treatment/Tenting – Will be deferred to 2021 due to COVID-19.
- Painting – The whole complex will be repainted this year.
- Seal Coat Streets and Repaint Red Curbs

Some Rules to Remember

1. **Large item pickups.** Republic (Rainbow) offers 4 free pickups per year. It's as easy as calling 714-847-3581. Let's not leave our big items in the dumpster area for someone else to deal with.
2. **Pick up after your dog, please.** If you walk your dog, you will notice that some dog owners are not cleaning up after their pets. Let's keep our common grounds beautiful.
3. **Dogs off leashes.** Per Huntington Beach ordinance, all dogs must be on leashes. It can be very upsetting and scary if you are walking your dog and another dog, not on a leash, comes running up to your dog causing instant chaos. If you want your dog to have an "off leash" experience try the local dog beach or park.
4. **Parking.** Per the CC&Rs, we encourage everyone to park their cars in their garage. Anyone who wishes to park inside the complex **must** have a parking permit. In the case where you must park outside your garage, you can obtain your permit by simply going on-line to Patrol One's website at patrol-one.com and apply. Overnight guests must also register their car with Patrol One by applying for the Safelist.

Annual Members Meeting and Election

The Association's Annual Members Meeting and Election is scheduled for July 31, 2020 at 2:00 pm at the Clubhouse. There are five (5) positions on the Board that will be up for election. When you receive your ballot in June, please make sure to complete it and send it back in the two-envelope system so that quorum can be obtained. Without quorum, the election cannot be held and must be adjourned to a later date. We appreciate all homeowners' participation in this important process!

What are the Committees Responsible For?

Architectural (ARC) – The Architectural Review Committee is appointed by the Board from volunteers within our community to review and approve all homeowner applications for modifications, improvements or changes to their homes. Please contact the Manager Assistants Team at Action Property Management for information to start your project.

Landscape – Serves as advisor to the Board regarding landscaping. Oversees routine maintenance and carries out implementation of the landscape master plan.

Maintenance – Serves as the eyes and ears of the Board by reporting general maintenance issues around the property (e.g. broken landscape lights, etc.).

Docks and Marina – Monitors the condition and usage of our dock areas, with a primary focus on safety.

Newsletter – Our newsletter is meant to be an active communication of upcoming events, notifications and community outreach. For example, do you play cards and need more players, want to start a book club, need a tennis partner, etc. If you have something you want to “get out there” please contact Kathy Bergstrom at k_m_bergstrom@yahoo.com. *Please note that not all requests can be fulfilled, your HOA Board has final approval.*

Some helpful contacts:

Community Care: Community Care answers all calls that come into Action. They'll produce work orders, connect residents with the Manager if need be and answer most questions regarding your HOA. Dialing 949-450-0202 will put you in touch with Community Care. You are also welcome to email communitycare@actionlife.com. If you need to report an urgent issue, please call rather than email.

Property Manager: John Hopkins, jhopkins@actionlife.com. John is on-site in the clubhouse on Fridays during the hours of 7:30 am – 11:30 am – and from 2:00 pm – 5:00 pm. Due to the COVID-19 “shelter at home” policy, the office hours schedule may be temporarily on hold. If need be, Community Care will contact John to get involved in any matters.

Action Property Management: www.actionlife.com or 800-400-2284. To login to the Resident Portal, please visit resident.actionlife.com. This website is your connection to the property management portal for your property. You can sign up to auto-pay your HOA fees, update information regarding vehicles, pets or check the status of your work order, etc.

Association Website: <http://seabridgehh.com>. This website is designed to provide all pertinent information regarding our community, much of what you will see in the newsletter is also on the website.

As our newsletter develops we will be adding local events, community member posts and much more.

RECIPE

For now, I wanted to share a fun and easy recipe for Sole Meuniere (Lemon Sole) for those of you who love fish, but don't want to barbeque in the cool winter months. I serve this with a side of jasmine rice and a fresh green salad.



Easy Sole Meuniere

Recipe courtesy of Ina Garten, Food Network

Serves 4 – Prep Time 10 minutes – Cook Time 10 minutes

Ingredients

1/2 cup all-purpose flour
Kosher salt and freshly ground black pepper
4 fresh sole fillets, 3 to 4 ounces each
6 tablespoons unsalted butter
1 teaspoon grated lemon zest
6 tablespoons freshly squeezed lemon juice (3 lemons)
1 tablespoon minced fresh parsley

Directions

1. Preheat the oven to 200 degrees F. Have 2 heat-proof dinner plates ready.
2. Combine the flour, 2 teaspoons salt, and 1 teaspoon pepper in a large shallow plate. Pat the sole fillets dry with paper towels and sprinkle one side with salt.
3. Heat 3 tablespoons of butter in a large (12-inch) sauté pan over medium heat until it starts to brown. Dredge 2 sole fillets in the seasoned flour on both sides and place them in the hot butter. Lower the heat to medium-low and cook for 2 minutes. Turn carefully with a metal spatula and cook for 2 minutes on the other side. While the second side cooks, add 1/2 teaspoon of lemon zest and 3 tablespoons of lemon juice to the pan. Carefully put the fish fillets on the ovenproof plates and pour the sauce over them. Keep the cooked fillets warm in the oven while you repeat the process with the remaining 2 fillets. When they're done, add the cooked fillets to the plates in the oven. Sprinkle with the parsley, salt, and pepper and serve immediately.
