



# La Costa Meadowridge Newsletter

## January, 2017

*Our community link for Board decisions, neighborliness, and community events.*

Board meetings are conducted on the second Thursday of the month, at 7:30 pm. Meeting location is listed below and is posted at the tennis courts and can be found by calling Seabreeze Management at 949-855-1800, or [seabreezemgmt.com](http://seabreezemgmt.com) online.

### **Board of Directors**

[Board@lacostameadowridge.com](mailto:Board@lacostameadowridge.com)

Response from the Property Manager should occur within 3 days.

- President: Nancy Cahoone
- Vice President: Rosa Knight
- Treasurer: Danae Rabjohn-Sullivan
- Secretary: Ryan Hoberg
- Member-At-Large: Jim Daniels

### **Official HOA Website**

[www.lacostameadowridge.com](http://www.lacostameadowridge.com)

Seabreeze Account Manager:

Chaz Blackledge

[Chaz.blackledge@seabreezemgmt.com](mailto:Chaz.blackledge@seabreezemgmt.com)

Associate Manager:

Sara Mattison

[sara.mattison@seabreezemgmt.com](mailto:sara.mattison@seabreezemgmt.com)

### **Seabreeze Management, Corporate Office**

**39 Argonaut, Suite 100**

**Aliso Viejo, CA 92656**

**949-855-1800**

Customer Care: 800-232-7517, #1

After Hours: 949-472-1912

Office Hours: 8:00am-5:00pm

### **Pool/Spa Hours**

Sun-Thurs 6am to 10pm

Friday/Saturday 6am to 11pm

### **Tennis Court Hours**

Daily 7am to 10pm

**SECURITY:** North Coast Patrol

760- 940-2776

### **Committees/Chairpersons/Liaisons**

**Newsletter:** J. Froning, M. Schleifer, S. McCormack

**Landscape:** S. Ulrich

**Budget:** B. Gittelson

**Vendor Due Diligence:** J. Daniels

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**PLEASE VOLUNTEER IN OUR LCM COMMUNITY! GIVE BACK TO YOUR COMMUNITY!**

### **Budget Briefs \$\$\$**

The 2017 Annual Budget was approved by the Board at the November 10<sup>th</sup> HOA meeting and all Owners have been forwarded a copy. The Budget reflects an approximate 5% increase, resulting in a monthly assessment of \$384 effective January 1, 2017.

The September 2016 Financial Statements were finally forwarded by PCM and Seabreeze Management Company will now be responsible for the financials starting with October 2016.

In anticipation of the New Year, our Financial Advisor has been invited to attend an HOA meeting to discuss increasing income for the HOA through budget coupled investments. The Board will discuss and consider an investment strategy based on the presentation.

#### Review of the Sept./2016 Financials indicate the following:

Legal Services – Collections were slightly over budget at \$825.

Electrical Service and Gas Service were both under budget for the month with Water Service being slightly over budget by \$1,489. Water continues to be a concern and was a major factor in the increase noted in the 2017 budget.

Balance of the Reserve Account ending 09/30/2016 was \$296,699. Reserves were funded in September.

### *Please join us for...☞*

**\* Landscape Committee: Saturday, January 7th, 9 am, 6549 Alcazar.**

**\*Community Walk Through: Thursday, January 12th, 9 am, meet at the tennis courts.**

**\*Board Meeting: Thursday, January 12th, 7:30 pm, Carlsbad. Library, 1775 Dove Lane**

**HAPPY NEW YEAR FROM YOUR BOARD MEMBERS!**

This newsletter is prepared by committee and approved by the Board of Directors of La Costa Meadowridge. Comments to: [jdfroning@yahoo.com](mailto:jdfroning@yahoo.com)



**Landscaping Corner**

**Happy New Year** everyone! Your Landscape Committee is looking forward to a continued partnership with Benchmark Landscape making our community beautiful. Garth and his team are hard- working and efficient. We look forward to resident input and appreciate your interest. Please consider giving one (1) hour a month to represent your street and enhance our surroundings. Monthly meetings will be on the first Saturday of the month at 9:00 am. It's a great way to get to know your neighbors!

**Board Briefs...**The following was discussed at the Dec, 2016, Board Meeting...

\*Homeowners' Forum: Complaints of violations of stucco damage, hanging items/plants, dog bites, parking in GUEST spaces, timelines on termite/water damage needs to specific units.

\*Received and approved the 2017 Financials and audit.

\*Investment discussion with Wells Fargo representative tabled until January Board Meeting.

\*Landscape proposals for tree trimming, root removal, tree removal approved.

\*Revised letter will be sent to Cities of San Marcos and Carlsbad, and Council members regarding liability for fire hydrant maintenance on public streets.

\*Lower pool is reopened but jets in spa and light need to be repaired/replaced.

\*Mr. Kaminski, of BRM, did community walk through and a list was created for spot power washing, water/stucco damage, stucco repairs, and damaged sidewalks. He attended to discuss these needs.

\*Arrow Pipeline manager attended and discussed pipe repair on Avenida Topanga, with details of need to address our valve shut-off system in the community.

\*Residents who park in Guest spaces continues to be a problem. North County Towing presented ideas for ticketing and towing in the future. A Parking Committee is being formed and residents are invited to join. Please give your name to **Seabreeze Management** if you are having a problem on your street or you would like to give input.

\*Residents can submit a VIOLATION REPORT by accessing the form on our website.

**REMINDER-We would like to encourage our community to use our website ([www.lacostameadowridge.com](http://www.lacostameadowridge.com)) for information, to access the newsletter, and other questions. Please contact Seabreeze Management by phone or email to give your email address for contact. We can save money and time this way!**

**949-855-1800 or [seabreezemanagement.com](http://seabreezemanagement.com)**

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