



# La Costa Meadowridge Newsletter

## February, 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)

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:

Sheila Parker  
925-452-8234

[Sheila.Parker@seabreezemgmt.com](mailto:Sheila.Parker@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 Board met with our Financial Advisor on 1-12-17, and discussed investment opportunities for the current year. As a non-profit entity, the Association's primary goal is to preserve our reserves against loss. Our governing documents limit our investment opportunities and require that funds be held in insured accounts such as Certificates of Deposit (CDs). In an effort to ensure that funds are available for emergencies, the Board discussed staggering three CDs so that they mature every few months. This way, the Association will have access to funds it might need for unexpected expenses while also earning interest. The Association also has one CD that will mature in March, 2017, of which the recommendation was to reinvest those funds in another CD.

The October, 2016 financials represent the first month Seabreeze Mgmt. was responsible for preparing the financial statements. The October, 2016 expenses reflect expenses (accruals) based on the prior management Jan.-Sept. financials. Seabreeze Mgmt. completed both the October, 2016 and November, 2016 financials at the January, 2017 HOA meeting.

Review of the Nov., 2016 Income Statement indicate the following:

**Administrative Expenses** is over budget due to 2017 Reserve study. Actual expense is within budget.

**Utilities-Sewer/Water** is over budget due to actual usage from 9/07 - 11/03.

**Due to Reserve** as of 11/25/16 is \$300,204. Reserves were not funded in November.

*Please join us for...*

\* **Landscape Committee: Saturday, February 4th, 9 am, 6549 Alcazar.**

\* **Community Walk Through: TBA. Please call Seabreeze for new date. (Jan. cancelled due to rain.)**

\* **ANNUAL ELECTION MEETING: Thursday, February 9th, 8:00 pm, Carlsbad Library 1775 Dove Lane.**

\* **Board Meeting: Wednesday, February 15th, 7:00 pm, Carlsbad Library, 1775 Dove Lane.**

**PLEASE RETURN YOUR BALLOTS!**

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**

Our **Mission Statement** for our community Landscape Committee is: **To enhance, maintain, and improve our community's appearance and function for the enjoyment of all residents.**

We appreciate the rain and its benefits. The Benchmark crew continues to work trimming greenery, cleaning leaves and debris, unless it is pouring. They also inspect our property for broken/hanging branches and/or unstable trees. This ensures the safety of our residents.

**Board Briefs...**The following was discussed at the January, 2017, Board Meeting...

~**WELCOME TO** our new Property Manager with Seabreeze, Sheila **Parker!** ~Homeowners' Forum: stucco damage in wall still not repaired, water coming in around garage door needs repair, problems with water spatter on stucco in several areas causing damage, roof leaks/broken tiles needing repair, complaints of hanging items in common area, parking violations in GUEST spots by residents is a problem on many streets.

~December minutes and financials through December, 2016, were reviewed and approved.

~Two architectural requests were approved for new windows.

~Bids to be requested from three tree trimming companies.

~Rain barrel policy is being established and will require an architectural approval. Until then, they are NOT to be placed in common areas.

~Pipe repair and upgrade proposals are tabled at this time.

~Leaves need to be cleared from gutters.

~North Coast Patrol will be contacted to repaint the red curbs, to monitor community signs, and to ticket/tow cars in violation of GUEST parking spots.

**IMPORTANT ANNOUNCEMENTS**

- 1) **CHRISTMAS LIGHTS NEED TO BE REMOVED BY JANUARY 31<sup>ST</sup>!!!**
- 2) **WE NEED VOLUNTEERS FOR THE PARKING COMMITTEE. PLEASE CALL SEABREEZE AND SUBMIT YOUR NAME. PARKING VIOLATIONS CONTINUE TO INCREASE!**
- 3) **BALLOTS ARE DUE FOR ELECTION OF OUR TWO BOARD MEMBER POSITIONS.**
- 4) **THE CITY OF CARLSBAD RECOMMENDS AVOIDING TICKETS & FINES BY PUTTING TRASH CANS OUT, LIDS CLOSED ALL THE WAY, BETWEEN 6 PM THE DAY BEFORE COLLECTION AND 6 AM THE DAY OF COLLECTION. REMOVAL IS BY MIDNIGHT THE DAY OF COLLECTION. PLEASE HELP REMIND NEIGHBORS!**

**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, to obtain a **VIOLATION REPORT FORM**, 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)**