



La Costa Meadowridge Newsletter

April, 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 online.

Board of Directors

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

Seabreeze Account Manager:

Sheila Parker

925-452-8234

Sheila.Parker@seabreezemgmt.com

Associate Manager:

Sara Mattison

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

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

CONGRATULATIONS TO DANAE AND JIM ON THEIR REELECTION!

Budget Briefs \$\$\$

As previously noted, the Board met with our Financial Advisor on 1-12-17, and discussed investment opportunities for the current year. Since that time, we have purchased four Certificates of Deposit, and staggered the maturity dates from 04/28/2017 through 03/01/2018. This will provide the HOA with interest accruing opportunities as well as providing needed funds in the event of an emergency. The Association also has one CD that will mature in late March, 2017, of which the recommendation is to reinvest those funds in another Certificate of Deposit.

.Review of the Feb., 2016 Income Statement Reflects the following variances:

Administrative Expenses

- *Postage expense is over budget due to the annual election mail out.
- *Records storage expense is over budget due to the recent records storage fee. The Board has identified approximately 110 boxes that have exceeded the retention schedule and can now be destroyed. This will significantly reduce our overall annual costs.

Landscape Expenses

- *Tree maintenance expense is over budget due to emergency tree trimming and removal after the recent rains.
- *Irrigation Repair is over budget due to valves and main line repairs.

Utility Expenses as well as general Repair and Maintenance Expenses

were within budgeted amounts for February. The Board approved work to commence on a number of roofs that were recently damaged during the rains. The costs to repair the roofs will come from the Roof Reserve account.

Due to Reserve as of 02/25/2017 is \$187,420.60. Reserves are being funded.

Please join us for...

- * **Landscape Committee:** Saturday, April 1st, 9 am, 6549 Alcazar.
- * **Community Walk Through:** Thursday, April 6th, 9:00, tennis cts.
- * **Board Meeting:** Thursday, April 13th, 7:30 pm, Carlsbad Library, 1775 Dove Lane. (Tentative, call Seabreeze to confirm.)

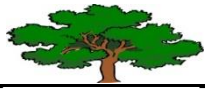
Safety Tips!

For POWER OUTAGES, check www.sdge.com/outage, or call 800-411-7343. For free sandbag pick up, call 760-438-2722, City of CBD.

This newsletter is prepared by committee and approved by the Board of Directors of La Costa Meadowridge .

Comments to:

jdfroning@yahoo.com



Landscaping Corner

Parched areas continue to revel in the recent rains and our property is looking green and much healthier! Our landscape crew is conscientious and avoided mowing when the turf was very wet so ruts/tracks did not result. As homeowners, we also need to be aware and do our part. Please empty any standing water from pots, plant dishes, or fountains not being used.

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

- ~Approval of 2 architectural requests (windows and doors).
- ~Tree maintenance will require three bids from tree companies.
- ~Recurring pipe leaks needing proposals...tabled at this time.
- ~Need leaves cleaned out of gutters.
- ~Problems with stucco stains on building sides due to recent rains and mud splashing up. Rocks could be placed on side areas after power washing.
- ~Rain barrels are NOT allowed.
- ~Violations were reported: hanging plants in common area, resident parking in GUEST spaces, and holiday lights still remaining on some plants/units (interrupt the landscaping work).

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

- ~Approval for termite treatment to three units, in addition to needed wood replacement.
- ~Over \$59,000 needed in proposals for leaky roofs in the community.
- ~Nine accounts need to go to collections.
- ~Proposal approved for tree removal and planting of bougainvillea.
- ~Discussion, investigation needed for tree stump removal/grinding/cutting into pieces.
- ~Homeowner concerned about a tree hanging over her property. It will be added to current list to be addressed and prioritized.
- ~Violations were issued for wood piles, trash, bins that are stored in common areas.
- ~A list of units is being created of those needing power washing, in addition to rocks being placed to prevent rain/mud splash in the future.

IMPORTANT ANNOUNCEMENTS

- 1)Lights on plants must be removed to allow for ongoing landscape work.**
- 2)Basketball hoops must be stored in garages. They are only allowed in common areas when in use. This will be considered a violation if left out.**
- 3)Birdfeeders with birdseed attract rodents. They are in violation. Hummingbird feeders are allowed, but not with birdseed. We have an ongoing rat problem!**
- 4)Trash can guidelines: put out after 6 pm the night before collection, and put back in your garage no later than midnight on the day of collection.**
- 5)Do NOT attach items to the stucco of your unit.**

REMINDER-We would like to encourage our community to use our website

(www.lacostameadowridge.com) for information, to access the newsletter, to obtain a VIOLATION REPORT FORM, an architectural request 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!

Call: 949-855-1800 or www.seabreezemanagement.com