



La Costa Meadowridge Newsletter

May, 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, or 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 Cahoon
- Vice President: Rosa Knight
- Treasurer: Danae Rabjohn-Sullivan
- Secretary: Ryan Hoberg
- Member-At-Large: Jim Daniels

Official HOA Website

www.lacostameadowridge.com

Seabreeze Account Executive:

Sheila Parker
949-672-9064

Sheila.Parker@seabreezemgmt.com

Associate Manager:

Eric Kaluger
949-672-9011

Eric.Kaluger@seabreezemgmt.com

**Seabreeze Management,
Corporate Office
39 Argonaut, Suite 100
Aliso Viejo, CA 92656
800-232-7517**

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

Budget Briefs \$\$\$

Review of the March 2017 Financials reflect the following

- *Reserves are being funded on a regular monthly basis and are being allocated in accordance with the 2017 Reserve Study.
- *Gas Expense is over budget due to actual gas usage from the period 01/11/17-03/13/17.
- *Roof Repair and Maintenance expense is over budget due to roof repairs in multiple locations.

The Budget Committee will be meeting soon to review the 2017 1st Quarter Budget to Actual expenses.

Security and Complaints

If you witness a violation or a suspicious activity, please call security at **760-940-2776**, North Coast Patrol. If you have a complaint, you can file it by going to the LCM Website and getting the form, or call Seabreeze, our Property Manager.

Please join us for...☞

- * **Landscape Committee:** Saturday, May 6th, 9 am, 6549 Alcazar.
- * **Community Walk Through:** Thursday, May 4th, 9:00, tennis courts.
- * **Board Meeting:** Thursday, May 11th, 7:30 pm, location posted at tennis courts, on website, or call Seabreeze..

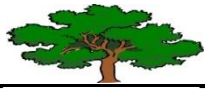
Safety Tip!

For POWER OUTAGES, check www.sdge.com/outage, or call 800-411-7343.

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

Comments to:

jdfroning@yahoo.com



Landscaping Corner

Water restrictions have been lifted thanks to the wonderful and plentiful rains we had. Community watering has restarted and will be 3 times a week during the very early morning hours. Additionally, weed abatement and turf fertilizing will take place. Please note: our landscape crew is here for landscape, not for addressing dirty driveways or parking areas unless it results from mowing or trimming. A last note: please do not park your vehicle on the grass by your driveway. The crew is unable to mow, and often there are sprinkler heads that are impeded, run over, or broken. Thanks for your cooperation!

Board Briefs...The following was discussed at the **April 13th, 2017, Board Meeting...**

- ~Homeowner's Forum: resident on Avenida Christina concerned about grass area behind unit. Response-landscape committee will review with Benchmark. Resident on Calle Valparaiso concerned about termite treatment/wood damage. Response-tenting will be scheduled for treatment, followed by wood repair.
- ~Framing repairs approved for unit on Avenida Christina.
- ~Approval for three emergency tree removals/concrete grinding due to trip hazards.
- ~Approval for stump removal, slope clean-up, and slope enhancement to come out of Reserves.
- ~Approvals for architectural requests for windows and garage door, according to guidelines on LCM Website.
- ~Future architectural approvals for windows and doors will be done by Seabreeze, our Property Manager Co.
- ~Rock borders to be installed on some side units after powerwashing was tabled at this time.
- ~Parking Committee recommendations to be reviewed by attorney before changes are made.
- ~Continuing complaints about commercial trucks/vans being parked on community streets.

Did You Know?

***If you suspect you have termites in your unit you MUST call our Property Management Co, Seabreeze for an inspection. If you do it on your own, the cost will not be covered.**

***You MUST get an architectural approval (form is available on the LCM Website), for new windows (specific color must match almond through Milgard), for new garage doors (Clopay with 2 vents), and for new deck surfaces leading to doors.**

IMPORTANT REMINDERS

- 1)Storage is NOT allowed in the electric meter/gas meter cabinets.**
- 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)Potted plants need to have a saucer beneath the pot. They cannot be placed on ledges where they will fall on someone.**
- 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.**
- 6)Pool use will be increasing. CHILDREN ARE NOT ALLOWED WITHOUT ADULT SUPERVISION. Please keep noise levels down to respect others.**
- 7)RESIDENT PARKING IS NOT ALLOWED IN GUEST SPACES: TICKETING/TOWING WILL OCCUR!**

Special Note-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