



La Costa Meadowridge Newsletter

June, 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 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 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

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

Budget Briefs \$\$\$

Review of the April 2017 Financials reflect the following

- *Reserves are being funded in accordance with the Reserve Study.
- *Landscape Replacement expense is over budget due to replanting project.
- *Tree Maintenance expense is over budget due to fallen tree replacement and removal.
- *Gas Expense is over budget due to actual gas usage from 3/13/17 to 4/11/17 being \$1,116.79.
- *Roof Repair & Maintenance expense is over budget due to roof repairs in multiple locations.
- *Board Meeting Expenses has a credit balance due to reversal of the meeting room rental and clean up fee being paid by the Management Company.

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.

Please join us for... ☞

- * **Landscape Committee:** Saturday, June 3rd, 9 am, 6549 Via Alcazar.
- * **Community Walk Through:** Thursday, June 22nd, 9:00, tennis courts.
- * **Board Meeting:** Thursday, June 8th, 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

HAVE SOME FUN! GO TO THE CARLSBAD VILLAGE FARMERS MARKET ON WEDNESDAYS, FROM 3-7, FOR FRESH FRUITS, VEGETABLES, FLOWERS, MUSIC, AND FUN! KIDS AND PETS ARE WELCOME, TOO! Located on State Street, downtown.



Landscaping Corner

There are numerous trees throughout the community that have loved the rains, have greened up, and are now growing nicely. Some have branches overhanging or encroaching on units. The Board approved for a tree company to give healthy trims to remedy the situation. In addition, our landscape crew will be treating for weeds and snails. The product used is listed on the tennis court bulletin board, and is a natural treatment which is NOT harmful to pets. Look for treatment date notices on the bulletin board at the tennis courts and in other areas in the community (end of May and early June).

Board Briefs...The following was discussed at the **May 11th, 2017, Board Meeting...**

- ~The Collections Attorney Report shows the need to move forward with full legal extent to collect on delinquencies.
- ~The Rancho Del Oro Towing Contract has been purchased by Western Towing.
- ~The BRM Contract has been updated.
- ~Another tree went down on Camino Limerio, requiring repairs.
- ~A tree that fell on a patio cover on Via Estrada will require two more bids before work can commence.
- ~Clarification needed on roof repair status on Trabuco.
- ~Mailboxes on Trabuco will be replaced after obtaining bids accordingly. Apologies to those residents for the wait.
- ~The Board approved reinvesting CD's according to recommendation of Wells Fargo advisor.
- ~The Board approved following a Consent Agenda at meetings to expedite business.
- ~Deck repairs are on hold as additional bids are obtained.
- ~Twenty units have trees touching the buildings. The Board approved for Benchmark to trim these immediately.
- ~The Board agreed to recode some landscaping items to come from other sources in order to fund needed projects such as tree stump removal, slope maintenance, and planting on selected unit sides to deter stucco staining.
- ~Previously replaced fences are in need of sanding and painting in some units. The list of these units will be reviewed and revisited at the June Board meeting.
- ~LCM streets need resealing. Specs will be obtained followed by three bids. Curbs will be painted after resealing.
- ~The Board approved roof repairs for many units.
- ~The Board voted for Property Management to approve termite treatments for units that need a local treatment.
- ~The Board approved a termite/wood repair for a unit going through escrow. **INSPECTIONS MUST COME THROUGH PROPERTY MANAGEMENT APPROVAL.**
- ~The Property Manager will get bids to clean ALL gutters in order to put in the future Budget.

A Special Salute...

A very special, "Thank you," for a dedicated fellow resident, Gordon Locke, and his family. He served many years on The Budget Committee for the benefit of our community. He just passed away, so we also send condolences to his family.

A warm welcome to our new Property Manager, from Seabreeze Management, Sheila Parker. She brings lots of experience and energy to her position and to our community. She recently moved back to this area from Northern California. She has already been seeing many projects get completed! Thank you, Sheila!

NEW REMINDERS

- 1)Plants cannot be hung, placed, or planted in the COMMON areas.**
- 2)Potted plants cannot be placed on ledges because water seeps into the stucco and cracks it. In addition, plants placed on upper ledges are an insurance liability.**
- 3)Residents may NOT park in designated GUEST spaces. Ticketing/towing policies are being reviewed by an attorney to move forward with strict enforcement. Clean out your garage!**
- 4)Benchmark will be spraying for weeds and putting out snail bait in May and early June. Look for posted signs in the community and at the tennis court bulletin board.**

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 for 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 go to www.seabreezemgmt.com