



La Costa Meadowridge Newsletter

July, 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

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 May, 2017 Financials reflect the following

*Water expense is over budget for the period 3/3/17-5/4/17 however year to date expense is within budget.

*Insurance expense was over budget for the month due to 4/17 and 5/17 insurance payments being paid in May.

*Pest control expense is over budget due to pest control and multiple bee treatments however year to date expense is within budget.

*The Board approved reallocation of \$20,000 from Roof Reserves to Landscape Reserves in order to clean and remove bushes in the north slope area. This is being done as a fire prevention measure. The Budget Committee will add a separate general ledger line item, "Slope/Brush Management," in 2018 Budget to address this need going forward.

The Board contracted with Jose M. Mejares, CPA, to prepare an audit of the Association's financial records for the fiscal year ending December 31, 2016. The audit was completed May 2017 and copies will soon be mailed to each owner.

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... ☞

***Board Meeting:** Thursday, July 13th, 7:30 pm, location posted at tennis courts, on website, or call Seabreeze.

***Landscape Committee:** Saturday, July 22nd, 9 am, 6549 Via Alcazar.

***Community Walk Through:** Thursday, July 27th, 9:00, tennis courts.

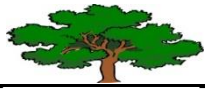
Safety Tip!

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

The rains have brought many wonderful things, including new growth on our slopes that now presents the need for brush management. Benchmark is aware of our concerns (it is also their concern), and has presented the required proposals to the Board for future action. Saturday Landscape Committee meetings have been rescheduled to the 3rd Saturday of each month. Please feel free to attend and please consider becoming a representative for your street.

BOARD BRIEFS: The following was discussed at the **June 8th, 2017**, Board Meeting in the *General Session*.

- ~Homeowner's Forum: complaint about communication regarding tree damage to property, discussion of hanging plants that impede approach to units, discussion of relocation of bees without killing them, problems with dogs/conflict at the lower pool, attention to progress of needed roof repairs.
- ~Financial: The audit was reviewed and approved. Previously approved \$6000 for Reserve Landscape was changed to \$3000 for plantings at the side of some buildings. Unit delinquencies were reviewed in Executive Session and one delinquency was paid in full. May Reserves were deposited.
- ~Maintenance: A Via Estrada balcony cover repair and a Via Barona broken pipe repair were approved. A bid for \$5000 for paving our street surfaces was tabled.
- ~Landscape proposals approved for Corte La Paz slope enhancement and Corte Trabuco Tecomaria planting. Slope planting on Avenida Topanga was vandalized. \$20,000 approved for North slope brush management/fire prevention.
- ~Roofing Maintenance: \$7300 approved for roof maintenance. Roof leak repair proposals were reviewed.
- ~Architectural: Lighting/keypad approved for garage on Avenida Topanga.
- ~Board approved Parking signs to be updated...verbage to be reviewed. Patrol will be issuing yellow warning slips and towing to follow with repeated violators. Rules to be reviewed and enforced. Violators should be reported to Sheila at Seabreeze Management.
- ~Board President will review storage box content list before document shredding occurs.
- ~Discussion of emergency water break/outage for Corte Valdez (\$5000).

VANDALISM IN OUR COMMUNITY...

Vandalism costs money and prevents some residents from feeling safe in our community. We have recently seen vandals breaking limbs off trees, breaking up plants that were new and about to be planted in holes (Avenida Topanga slope), throwing pool furniture into the pool/Jacuzzi, and breaking the pool rescue equipment by playing with it (the scoop and float). As you are out in our beautiful community, please keep your eyes open for those who do not care for our amenities. We have to work together as a team to keep our facilities in good enough condition for all to use. Please remember that kids need to be supervised.

CALL 760-940-2776 to report your observations.

NEW REMINDERS

- 1)Potted plants CANNOT be placed on the walls, even with saucers underneath them.**
- 2)Pets are not allowed in the pool areas, especially IN the pool or Jacuzzi. Contamination could require closing of the pool area.**
- 3)Swings are not allowed in the trees due to our insurance coverage as a community.**
- 4)Trim shrubbery on your back patio so that is is not growing through or around your fence.**

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