



La Costa Meadowridge Newsletter

December, 2016

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:

Chaz Blackledge

Chaz.blackledge@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!**

Budget Briefs \$\$\$

The 2017 Budget was approved by the Board at the November 10th HOA meeting. The Budget reflects an approximate 5% increase, resulting in a monthly assessment of **\$384**. This increase is primarily due to two factors: first, our water use has increased \$40,000. This is based on actual costs through September and prorated to the end of the year. It also includes a 5% increase in anticipation of higher water rates. The second factor is maintenance costs. It reflects an increase of \$36,000. This is not unexpected in a community well over thirty years old. It is based on actual expenditures through August and prorated to the end of the year. There are also other plus/ minuses such as a reduction in administrative costs but increases in tree trimming and termite treatment costs. The reserves are fully funded in this budget.

Happy Holidays from Your Board Members!

Please join us for...

*** Landscape Committee: Saturday, January 7th, 9 am, 6549 Alcazar. (Not meeting in December)**

***Community Walk Through: Thursday, December 8th, 9 am, meet at the tennis courts. (Possible change, please call.)**

***Board Meeting: Thursday, December 8th, 7:30 pm, Carlsbad. Library, 1775 Dove Lane**

This newsletter is prepared by committee and approved by the Board of Directors of La Costa Meadowridge. Comments to: jdfroning@yahoo.com



Landscaping Corner

Thanks to everyone for their cooperation with the reseeding (staying off the areas to give them a chance to take hold). The Landscape Committee members wish you all a happy, healthy holiday season. How about this for a New Year's resolution: come join the Landscape Committee and be a representative for YOUR street!

Board Briefs...The following was discussed at the Nov. 10, 2016, Board Meeting..

- *Approved the 2017 Final Budget.
- *Landscape proposals/discussion: bids will be obtained for tree removal, turf overseeding, approved, shrub removal, and long term planning required for large slope areas.
- *Architectural approvals for window applications.
- *Letter will be sent to Cities of San Marcos and Carlsbad, and Council members regarding liability for fire hydrant maintenance on public streets.
- *Chaz Blackledge, our community manager, will review progress of lower pool/spa resurfacing for time schedule.
- *Bids will be obtained for future termite treatment needs and our options for treatment.
- *The newsletter will be mailed to both owners AND the physical address to ensure renters receipt, also.
- *Parking in Guest spaces continues to be a problem. North County Towing will make a presentation at next Board meeting to review policy/plan for violators: ticketing and towing.

REMINDERS...

RAIN GUTTERS ARE INSTALLED AT THE OWNER'S EXPENSE.

DAMAGE DONE TO EXTERIOR WALLS/STUCCO ARE THE RESPONSIBILITY/EXPENSE OF OWNER.

Special Note to Homeowners and Residents!

We would like to encourage our community to use our website (www.lacostameadowridge.com) for information, to access the newsletter, 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

This newsletter is prepared by committee and approved by the Board of Directors of La Costa Meadowridge. Comments to: jdfroning@yahoo.com