



Sea Ridge Newsletter – October 2022

It may not feel much like fall yet, but pumpkins are appearing, and Halloween will be here before we know it! September and October are typically warm months here in Dana Point, but we've had such a hot August any relief from the heat is welcomed!

Paint and Wood Repair Update

EmpireWorks is wrapping up the first phase of the community wood repair, which includes the units on the Discovery Drive side of the community. With exception to the repairs of a few ocean facing decks and some pickup work, this side of the community will be completed and ready for the painting preparation and painting to commence. The painting preparation and painting crew is scheduled to start mid to late October following suit with the wood repair crew starting at Polaris Drive. The wood repair crew will start staging near the tennis courts next week and will be starting work on Morning Star Drive.

EmpireWorks and our Sherwin Williams Paint consultant are in the final steps of determining the community wide color scheme using the colors that were chosen by the homeowners. It is anticipated that this will be completed next week and will be posted on the Sea Ridge website and at the Clubhouse.

Some homeowners have inquired as to why the wood repair is taking so long, and why the painting has not started yet. The reasons for the time extension are:

1. As EmpireWorks is removing wood that needs to be replaced they are finding additional wood members that are deteriorated and in need of repair and /or replacement . Rather than covering it back up we are having it repaired and/or replaced.
2. EmpireWorks and our construction manager, Summit Consulting, are examining the decks for SB326 compliance. In doing so when they find issues they are making the corrections so that at the end of project Sea Ridge will be in compliance and has fulfilled the requirements of SB326.
3. We are having EmpireWorks perform additional work such as the replacement of delaminated and rusted garage man doors and utility doors, and providing galvanized metal caps on the columns at the entrance decks of some of the units. By addressing these items now, there is a cost savings to the community because EmpireWorks is doing the work in bulk rather than Sea Ridge piece-mealing it out to another contractor.

The painting preparation and painting will go much faster than the wood repair. The plan is to have the wood repair completed on enough buildings so that paint preparation and paint crew can start and stay on the project until it is completed without catching up to the wood repair crew and having to pull off the project and wait for more buildings to be completed. This keeps continuity with the crews and eliminates delays in having to reschedule the crew and waiting.

The goal is to do it once and to do it right. In the end this will be a long needed fresh look for the community and an overall savings for the everyone.

Sewer Repairs

Hydro jetting was completed in June by Scott English, and they have provided a repair estimate for needed work throughout the community. The Board will be addressing and completing repairs based on priority.

Gothic Landscape

The Landscape Committee is working with our new landscape contractor Gothic Landscape, as we begin the fall season.

Gothic recently completed an irrigation system audit, to improve the components needing to be repaired, or replaced. They will also be providing soil testing for areas deficient in nutrients.

The (2) corner monuments will be updated soon!

All are welcome to the next landscape walk on Wednesday, October 26th at 8:30 am. It begins at the tennis court parking area.

Reminders

Please keep dogs on leash. This is not only a community rule but a Dana Point city-wide regulation. There are dog runs at multiple locations within the city where dogs can run off leash. There have been recent reports of dog attacks in our greenbelt. Be aware that coyotes roam the neighborhood in search of their next meal. Don't let your pet become a victim!

Community Events

The Ohana Festival was in Doheny State Beach over the weekend of September 30th. Then, on Sunday October 30th the Redo Vintage Market comes to Del Prado with live music, food and lots of booths filled with items old and new.

Board Election

The Board election is in November. Currently there are two candidates for the three openings. The Board will have the option to appoint someone to fill the vacancy. Please reach out to management if you have an interest in the appointment. Sea Ridge is only as good as its volunteer Board of Directors, and you are encouraged to attend meetings, apply for Committee membership and become involved in managing our community!