

Sea Ridge Connect



May, 2016



Sea Ridge needs residents to volunteer and participate in forming a **NEIGHBORHOOD WATCH!** This is a great opportunity to become active with your neighbors in preserving the safety of the community in which we reside.

The responsibilities of the "Community Street Representative" would be simple and require very little personal time while having a significant impact toward our crime prevention efforts. Group training will be provided on a scheduled date to be determined with the Sheriff's Department.

- Be the primary contact for the residents on just your street.
- Provide each resident with a Neighborhood Watch informational brochure, which will be provided to you for distribution.
- Respond to basic questions the street residents may have regarding the program and how to properly report suspicious or criminal behavior to the Sheriff's office. Issue email alert notices to the street residents as determined.
- Occasionally patrol the entire street to see if you detect any suspicious activity that should be reported to the Sheriff's Office.

If you have any questions before you decide to volunteer, please don't hesitate to contact us.



Tenant Registration Policy

Owners are responsible for the timely registration of their tenants with the Association as well as for their actions and payment of any fines for violations. Always make sure tenants get current copies of Sea Ridge policies and rules with which they will need to comply.

Tenant registration is a necessary step to ensure the welfare and accountability of all and to have both owners and tenants be a more viable part of our community. Having this information fosters better communication and service and is vital in securing loan approval.

Please ensure your information is kept up-to-date. Return the Tenant Registration Form to Accell via mail or email to sabrina@accellpm.com.



May 3 – **Finance Committee Meeting at 6:00pm**
May 5 – Cinco de Mayo
May 7 – Kentucky Derby*
May 8 – Mother's Day
May 15 – Del Prado Art Walk
May 18 – **Board of Directors Meeting at 6:30pm**
May 21-22 – Doheny Blues Festival
May 29 – KSBR Birthday Bash
May 30 – Memorial Day

*(Hat Party at SJC Regency Theater – www.sicec.org)



The Sea Ridge Swimming Pool is open from Easter through the end of Daylight Savings Time. The pool may be closed for incidental cleaning, maintenance, and other health and safety reasons without notice. Use of the pool facilities is at your own risk as the Association does not employ a lifeguard or other personnel to ensure user safety and therefore cannot be liable for any injury, incident, or damage that may occur. The pool may not be reserved or closed to residents.

We hope you enjoy the pool and request that you become familiar with and abide by state requirements as well as the Sea Ridge rules and regulations. Please note that our list of pool rules is posted on the Bulletin Board and can also be found in the Homeowner Handbook and on our website.

Pool Hours on Sunday through Thursday are from 6:00am – 10:00pm and on Friday and Saturday from 6:00am to 11:00pm.

Pool Furniture is for use in the enclosed pool area only. It is not to be removed from the pool area and may not be used elsewhere.

California Law dictates that anyone with signs or symptoms of colds, communicable diseases, nasal discharges, cuts, bandages, skin eruptions or similar infections not be allowed use of the pool.

Pool Gates are to be locked at all times with residents accessing the pool area with their pool key only. Do not prop the gates open or allow others to enter without their own valid key. This is for resident's protection as well as for liability insurance reasons.

Please use common sense and courtesy in the pool area for the safety and enjoyment of all those around you and alert us if you notice any inappropriate activity.



Outdoor Living Spaces

Units in Sea Ridge have a variety of outdoor additions with distinctive defining characteristics and using the proper term will save time and eliminate confusion.

Patio: an outdoor space that is constructed directly on the ground.

Balcony: a second floor platform attached to the house that is supported by columns, protrudes over the level below, is enclosed by a rail for safety and is accessible only through the unit's interior door.

Deck: an open unroofed area of elevated wooden floor extending from the front entrance of the unit, often with steps to the ground level.

Please note that any damages to these common area elements caused by an owner, his guests or contractor are at the expense of the applicable owner. Residents are generally responsible for keeping these spaces in good condition and subject to rules regarding their usage.



In order to receive timely and accurate information, we encourage you to visit our website www.searidge.info and register for the monthly newsletter and email notices. Please note that communications to searidgeassoc@gmail.com are not forwarded and you should contact Accell Property Management directly with other concerns.



RENTAL CAP

A high rental percentage can have a direct, negative economic impact on an association:

- ❖ Prospective buyers may have difficulty acquiring a loan to purchase a unit in the association.
- ❖ In some cases, insurance carriers may charge higher premiums to the Association.
- ❖ Many lenders have a minimum owner occupied requirement to finance loans in condominium developments.
- ❖ There are concerns about increased rule violations, maintenance issues, frequent move-ins and move-outs, increased noise and parking/traffic issues associated with a high tenant occupancy rate.
- ❖ There is a lack of "community spirit" on the part of many tenants who generally occupy the residences for a relatively short time compared to owner occupants.

For Sea Ridge to adopt a rental cap would require an amendment to our CC&Rs approved by 75% of the membership. By law, only new buyers of units would be affected with all current owners "grandfathered" in under any new lease restrictions. Provisions would be made for a **waiver** of the restrictions for cases of extreme financial or personal hardship as well as for ensuring that rental caps don't interfere with estate-planning strategies.

Member input and further consideration will be sought as to how we can best preserve the community's ownership character, protect our property values, and reflect our residents' needs.

While a rental cap may discourage potential investors from purchasing in our community, it will protect mortgage options for those who want to refinance or purchase and attract occupants who have a vested interest in maintaining the community.



As of March 31, 2016 we hold \$523K in the reserve accounts, (down by \$40K from last month). The reserves are declining due to reserve expenditures; and \$434K in City National checking accounts,(up by \$20K from last month).

Regular income is on target, with special assessment income at an additional \$466k on the year.

We are seeing expense savings primarily in the category of utilities (potable irrigation and water) in the amount of \$71K. We are over budget primarily in two expense categories, building repairs and water damage. However, total expenses are under budget by \$102K YTD.

Total reserve allocations YTD for painting and wood repair are \$548K. This exceeds the budgeted amount with unexpected costly and extensive balcony repairs contributing to a negative \$208K YTD in this category. We have added to our reserves from our special assessment income to offset these repairs.

Our actual net surplus (Net income) YTD is \$115K.

The Finance Committee Meeting to determine the budget for fiscal year 2016-2017 will be held on Tuesday, May 3rd at 6:00pm in the clubhouse.

ATTENTION HOMEOWNERS

HELP US PREVENT SEWER BACKUPS

When a backup occurs, it's not only extremely unpleasant but can cause damage to property, is harmful to the environment, and expensive to repair, costing thousands of dollars each year. Sewage backups are preventable and here are some tips as to what you can do...

Disposal of improper waste: Sanitary sewage lines are specifically and exclusively designed to accept human waste and toilet paper. The most common reasons for sewage backing up are foreign items being flushed down the toilet. Avoid flushing "so called flushables", wipes, condoms, diapers, paper towels, Q-tips, dental floss, wrappers, medications and female hygiene products.

Food: Lack of knowledge of types of food matter that can pass through a food grinder and its' proper operation leads to a blocked sewer line. Grind food in small bunches giving the water a chance to wash the waste down the line. Do not attempt to grind fibrous foods such as banana peels, onion peel, corn husks, artichoke leaves and celery, or other products including nuts, pasta, rice, potato peels, egg shells or coffee grounds.

Fat, Oil and Grease: FOG hardens and sticks to the inside of sewer pipes, blocking flow and causing a backup. Common sources of FOG include: leftover cooking oil grease from fatty food scraps, lard, salad dressings, creamy or oily sauces, marinades, dairy products, and butter or margarine. For proper FOG disposal -Can it, Scrape it, Trash it.



- **Can it!** After they have cooled, pour fats, oils and grease into a sturdy container.
- **Scrape it!** Before washing, scrape all fats, oils and grease residuals from pots, pans & dishes.
- **Trash it!** Put all fats, oils and grease in the garbage.

Tree Roots: These blockages are prevalent during droughts or dry seasons – much like the one California is currently facing. Because the ground is extremely dry, trees and other plants seek out alternative water sources – including our sewer lines.

Our Association makes every effort to be responsive to residents' needs and concerns when a sewer backup occurs. We have utilized South County Plumbing to camera and hydro-jet reported blockages in the main sewer lines serving our community. In addition, the Board is looking into the frequency needed to establish a routine maintenance schedule to prevent huge repair bills in the future and lessen the potential of hazardous damage caused by sewer backups.

More often than not, however, the cause of a backup in the lateral or building sewer is from items that the line is not meant to handle. If everyone would be careful about how they dispose of certain products, our systems would be a great deal more efficient, cause fewer backups, cost us all less money, and prevent a lot of misery.

Should you experience a sewer problem, immediately notify our property management company. Thank you for your help in preventing sewer blockages and keeping our sewer system flowing!