

Sea Ridge Connect



June, 2016



Wishing everyone a wonderful summer
and a happy pool season!

Our pool and spa are wonderful amenities that, when used responsibly and cared for, can provide a great deal of enjoyment. However, when they are used irresponsibly and vandalized, they can cause quite a headache and result in direct costs to us as homeowners.

The association contracts with an independent security company to help patrol the community; however, they cannot be omnipresent. We rely on our residents to help keep an eye on our precious assets. If you witness vandalism, please report it to the management company or, if the situation is serious enough, please contact the sheriff's dispatch immediately at 949-770-6011.

Vandalism Update

On May 18th the gate to the pool area was found unlocked and the glass-topped tables and a chair were thrown into the swimming pool and spa. Fortunately the glass did not break, as this would have resulted in the pool being drained & closed, with additional costs coming from your dues. Our thanks to residents Mark Pekarck and Bruce Schell for retrieving these furnishings.

Please be vigilant and alert for any signs of unacceptable activity. Ensure the pool gates are locked, pool furniture is treated with respect and remains in the pool area, and pool rules are followed.



RESERVE STUDY & BUDGET

The Board of Directors has finalized the 2016-2017 budget. The Sea Ridge operating budget is a projection of the money needed to cover our operating costs and provide reserves for repair and replacement of elements of the property that are Association responsibility. The Finance Committee was successful in meeting its goals of reducing monthly dues assessments while increasing our reserve allocation.

California law requires that we adopt an operating budget each year and that an annual budget report and annual policy statement be distributed 30 days before the end of our fiscal year. Watch for these reports that were mailed to homeowners May 27th.



June 7 – Election Day

June 14 – Flag Day

June 15 – Board of Directors Meeting – 6:30pm

June 19 – Father's Day

June 20 – Summer Solstice

For additional Dana Point Events visit www.searidge.info.



June 7 – California Presidential Primary Election Polls Open 7:00 am – 8:00 pm

On Tuesday, June 7th, one of the most interesting primary elections in a while will take place in California. Here is a quick primer on our primaries:

First, the presidential primary ...

California's presidential primary is known as a "modified closed system." If you're registered with a particular political party, you can only vote for candidates in that party. But in California, nearly 25% are not affiliated with any party ("No Party Preference" voters). NPP voters have the option to request a presidential ballot of the Democratic Party, the American Independent Party or the Libertarian Party (but not the Republican Party).

So what about the top-two system?

The first thing to remember about California's relatively new top-two voting system is that it *only* applies to statewide races (not the presidential primary or local races). It's an open primary system, which means party affiliation does not matter. You can vote for any candidate you want. In the June election, all voters can vote for:

- United States Senator
- United States Representative in Congress
- State Senator
- Member of the State Assembly
- Judge of the Superior Court
- Any state, local, or district ballot measures

After months of watching the battle from the sidelines, Californians on June 7th finally get to participate in the **Presidential Primaries**. The primary season is not over just yet. While the Republican Party has a presumptive nominee, the California Democratic primary will distribute 475 delegates — the most of any state.

There are still a number of high stakes local and statewide contests on this month's ballot, including a heated **U.S. Senate race** to replace Barbara Boxer. Your ballot this year will be overflowing with a shockingly long list of U.S. Senate candidates – a whopping 34 to be precise. It includes every candidate from every party running for that office. The two candidates to receive the most votes will advance to the November general election regardless of party affiliation.

Dana Point residents will be asked to vote on two competing and hotly contested ballot measures: **Measure H and Measure I**. Both initiatives are about development of Dana Point's Town Center, and advocates on both sides make strong claims about the consequences for Dana Point should their respective sides win or lose. We will also want to consider the effect each of these measures may have on property values and views within Sea Ridge. We encourage you to view the complete ballot information prior to voting and to visit their respective websites for additional details. (savedanapoint.com & saveourpublicparking.com)

California voters will also make a decision on a single state ballot measure. **Proposition 50** on the June primary ballot would allow either house of the state legislature to suspend members —with or without pay —by a two-thirds vote.

Learn about the issues to ensure you are informed when you go to the polls. Get the facts before you vote. You can research your voting choices at www.votersedge.org/ca.

Be sure to make your voice heard this election cycle!



SUB-METERING

Sea Ridge is in the process of converting landscape irrigation from potable to reclaimed water. Even with the shift from potable to reclaimed water for irrigation, water expenses are projected to continue to increase as the drought lingers. Potable water used in individual homes is much more expensive than reclaimed water.

The previous Board initiated investigation into sub-metering. The current Board and Sub-Metering Ad Hoc Subcommittee created a detailed request for proposal (“RFP”) from vendors to more thoroughly evaluate ways to measure and improve potable water usage, plumbing maintenance, and conservation efforts.

Sea Ridge, rather than the South Coast Water District, owns the water lines and systems throughout our 188 unit community. The approximately 57 water controllers in use throughout our development, among other things, provide a basis for measuring usage and upon which our water bills are based.

We do not at present have water sub-meters, making precise and timely identification and remediation of water issues impacting and resulting from within individual homes impossible.

Our plumbing infrastructure has required various repairs, when identified, to address among other things slab and pinhole leaks. The lack of individual sub-meters prevents the Association from proactively addressing circumstances impacting water usage, including repair and conservation requirements.

The RFP requires that vendors include the following

1. Identify ways Sea Ridge may proactively and more quickly identify and correct circumstances impacting water usage.
2. Illustrate the general and specific reasons why Sea Ridge should and should not consider changes to our potable water systems.
3. Identify current and future capital and operating costs related to potable water use consumption,
4. Provide information about the efficacy potential installation of sub-meters would have on water consumption.
5. Provide qualitative and cost-benefit analyses of potentially shifting payment for potable water use in individual units from the Association to individual homeowners.

The RFP specifically requires itemization and explanation of initial expenditures and pay-back period; recurring costs associated with various sub-metering approaches; and financing option terms and rates. **Contractors must quote a firm, fixed cost with no change orders.**

We have also requested vendors include any other qualitative and financial analyses the vendor may use to assist us with understanding and evaluating sub-metering and which demonstrates the contractor’s experience, commitment and flexibility in working with homeowner associations.

Once responses have been submitted, the Board will compile the information to present to homeowners for discussion and feedback. We intend this process to be transparent and to provide us with necessary information to make an informed decision.

*Submitted by Joseph Mack
Vice-President, Sea Ridge Board of Directors
Chair, Sub-Metering Committee*



Sea Ridge is a very safe community; however, we are not immune to crime. To help avoid crime in our area, you should follow good safety practices at home, talk with your neighbors, and get involved with the Sea Ridge Neighborhood Watch. Here are some safety measures you can take at home.....

1. If you are paying for an alarm service on your home, use it. Even when you are home, it's still a good idea to keep your alarm system armed in case an intruder tries to break in.
2. Watch for suspicious-looking vehicles or suspicious-looking activities.
3. Don't open the door to strangers. Acknowledge the knock so that they know someone is home. Tell them to go away, or call the police if they refuse to leave.
4. Get to know your neighbors. If your neighbors are home while you are out, they can watch for suspicious activity while you are gone (and vice versa).
5. If you are on vacation, be sure to hold your mail and newspaper deliveries. Have someone periodically check your home to remove any advertisements that may be left.
6. Use timers on lights and televisions to make your home look and sound occupied.
7. Keep your garage door closed when you are inside the house or away from home.

If you would like to volunteer to help establish a **Neighborhood Crime Watch Program** for our community, please review the requirements at the City of Dana Point website www.danapoint.org and contact sabrina@accellpm.com.



The Board encourages every Sea Ridge resident to vote in the June 7th primary election. It is important that you educate yourself about competing Measures H and I as they will have an effect on the City of Dana Point and on Sea Ridge particularly.

The Board recommends supporting Measure H and voting no on Measure I. In our opinion, proposed residential construction ratified by measure I will affect the ocean views from our property and have an attendant negative effect on our property values. (less view = less value). In our view, Measure H limits the height of new development, follows the original town center plan of 2008, and has less impact on views from our property, clubhouse and pool area.



Treasurer Report through 4/30/16
Karen Card, Sea Ridge Board of Directors

We currently hold \$537K in the reserve accounts, (slight increase from last month) and \$438K in City National checking accounts (almost the same as last month). Our Dues income is on target, with special assessment income at an additional \$481k on the fiscal year.

We are seeing expense savings primarily in the category of utilities (potable irrigation and water) in the amount of \$80K. We are over budget in the following categories: landscape maintenance; building repairs; fence repairs; insurance; and legal. However, total expenses are under budget by \$120K YTD.

Our actual net surplus (Net income) YTD is \$134K.

Primary reserve expenditures this year have been painting/wood repair category at \$357,969 and \$54,976 on replumbing units; \$59K on reserve contingency, and \$20K to landscape.