

# Sea Ridge Connect



November, 2015



## Annual Meeting – November 18, 2015

The Annual Membership Meeting is held in November each year. A majority (50% + 1) or 95 Association members are needed to achieve quorum, otherwise the meeting cannot be held and must be rescheduled.

This is a great time to meet other homeowners within our community, recognize outstanding volunteers, celebrate the accomplishments of the recent past, and catch up on current matters within our community. In addition, new Board members invested in seeing the community prosper and grow are elected.

We are very pleased to have **Steven Schinhofen** as our guest speaker to share potential plant choices for the turf replacement areas.

It's not always evident from the outside exactly what work the Board of Directors is doing and what issues our community faces. Attend this meeting! Vote! Get involved! Don't wait until you're dissatisfied about something. The more involved members like you are with our association, the better a place to live Sea Ridge will be.

**Our community needs input from everyone to be able to function at its best!**

## SEA RIDGE NEEDS YOUR SERVICE!

Our HOA is served by resident-volunteers—both as Board Members and as Committee Members. This year, two (2) new Board Members will be needed. Committees are in need of volunteers to oversee Architecture, Maintenance, and Social activities. Given that there are 188 residences in Sea Ridge, it should be a slam-dunk to staff all of these positions with capable and willing homeowners.

So you say you're not interested in serving in your homeowners association? You're hardly alone. The good news is that serving within the Association doesn't have to be a negative experience. With the support of the community, the management company, and other trusted professionals, you can expect your service to be both enjoyable and rewarding. Remember — when you bought a home within Sea Ridge, you did not just buy a unit. You joined a community.

Consider the time and abilities you have, and decide where you will volunteer to make our community even better!

If you want to run for the Board as a write-in candidate, send a statement today with your qualifying experience and reason for running to [gail.sunshine@cox.net](mailto:gail.sunshine@cox.net) and we will get the word out.



**November 18 – 6:00 P.M.**  
**Annual Membership Meeting & Board Elections**  
**&**  
**Town Hall Meeting**  
**Plant Palette Review**  
**For Turf Replacement**

**December 5 – 6:00 P.M.**  
**Annual Holiday Party**



We applaud and thank all the dedicated volunteers who have served on the Sea Ridge Board & Committees. The work of many has truly enriched life in our community.

**SEA RIDGE BOARD OF DIRECTORS**

*Linda Breiter, Ken Poland, Cathy Randazzo,  
Lloyd Smith, Gail Sunshine*

**ARCHITECTURAL COMMITTEE**

*Dan Kerkoff, Pat Redden, Gail Sunshine*

**COMMUNICATIONS COMMITTEE**

*Terry Callahan, Kathy Ker, Gail Sunshine*

**COMPLIANCE COMMITTEE**

*Paula Goodman, Sid Leonard, Mark Pekarcik*

**FINANCE COMMITTEE**

*Michael Apodaca, Karen Card, Maria Pekarcik  
Cathy Randazzo (Treasurer) & Board Members*

**MAINTENANCE COMMITTEE**

*Ken Poland, Bruce Schell, John Schaefer*

**LANDSCAPE COMMITTEE**

*Michael Ker (Chair) & Rick Erkeneff (SCWD)  
Rosemarie Allaire, Ken Poland, Lloyd Smith*

**SOCIAL COMMITTEE/EVENTS & OTHERS**

*Linda Breiter, Jackie Goff, Katy & Jon Conner,  
Steve D'Arca, Darlene Derus, Denise Erkeneff,  
Carol Hobaugh, Ralph Matillo*

**SIGNIFICANT ACTIONS & ACHIEVEMENTS**

Appreciating the work of the Board and Committees is key! The following list of some accomplishments makes clear that our volunteers really do get things done and make a difference in the community.

Under the leadership of Gail Sunshine and the Ad Hoc Committee, we have amended our governing documents. receiving a nearly impossible vote of approval of greater than 75% of homeowners.

With the fiscal responsibility of Maria Pekarcik and Cathy Randazzo, we have paid off our loan and, along with the homeowners' approval of a special assessment, are well on our way to an adequate reserve account that will increase the property values of all our homes.

With the planned adjustment and replacement of faulty pressure valves, we have seen a tremendous decrease in the number of leaks and resulting expenses in our community.

Under the leadership of our Landscape Committee Chair, Michael Ker, and our newly contracted landscape company, Harvest, along with the patience of our homeowners, we will receive a \$25,000 rebate toward turf removal, irrigation system renovation and replanting with attractive, colorful, drought resistant plants.

Sea Ridge has been painted and restored to a condition that is attractive and has increased our property values. Balconies and decks that were deteriorating have been or are being rebuilt.

The Board initiated a renewed focus on committee involvement, volunteerism and communication. We have a new website as well as a renovated newsletter and e-news structure. The 2015 Homeowner's Handbook has been updated and more comprehensive architectural guidelines developed. Standing committees have been expanded to include Maintenance and Compliance and Ad-Hoc Committees appointed as needed.



### Message From Outgoing Board Member Lloyd Smith

It has been an honor to serve on the Board of Sea Ridge for the past two years and I thank those who served on the Board with me as mentors and fellow laborers: Judy Mastracchio, Gail Sunshine, Maria Pekarck, Steve D'arca, Ken Poland, Cathy Randazzo, and Linda Breiter.

During my tenure our community has seen many challenges. Sea Ridge was in dire need of repainting with wood deterioration far beyond what was expected. We were still paying on a loan from ten years prior. Our governing documents were outdated and in need of updating. We were faced with a drought that brought about water restrictions that resulted in the browning of our landscape. We have experienced leaks in our plumbing systems that have resulted in water waste and many thousands of dollars in repairs. Today we have corrected or are well on our way to addressing these issues.

It is my hope that issues that are still outstanding will be addressed by next year's Board, such as: conversion to reclaimed water, repiping as needed, and the need for renter restrictions.

It has been rewarding to serve on the Board of Sea Ridge and I would encourage all homeowners to consider running for a position on the Board or Committee membership and be involved in decisions that affect your property.

Thank you for your support!  
*Lloyd Smith*

### Message From Outgoing Board Member Gail Sunshine

As a longtime volunteer board member, I have held positions as both Secretary and President. Serving on the board has been challenging at times, but even more rewarding. The benefits of being a Board member far outweigh any hassles you may possibly encounter. These are some things I especially liked:

***Being In The Know:*** As a board member, you're at the forefront of knowing what is happening in the community. You get to hear recommendations for changes and improvements, you know what updates or renovations are slated to occur, and you get to be a part of making those decisions.

***Making a Difference:*** If there are changes that you would like to see happen in the community, you're in the right spot. While there is no special preference or treatment for Board Members, you can voice your opinion and be more active in bringing about positive change.

***Developing Knowledge & Skills:*** You are sure to develop and expand upon a wealth of skills. . From leadership and decision making to budgeting, accounting and contract review, you can expand your skills in many areas. Communications is my platform and using my past experience as a Conference Director really came in handy. There are plenty of opportunities to become more familiar with the legal aspects involved in Association operations and the continuing education offered by the Community Associations Institute (CAI) is always enlightening.

***Making Connections:*** Getting to meet many new people and having the opportunity to collaborate with vendors and others is a real plus, as is being part of the team of other committed neighbors. Add to this that it can be a lot of fun!

Pleased to be active in our wonderful community!  
*Gail Sunshine*



Be sure to join us in the Clubhouse at 6:00 P.M. on November 18<sup>th</sup> for a preview of plans for drought-resistant landscaping in our Sea Ridge Community.

Steven Schinhofen, President and CEO of Harvest Landscape Enterprise, Inc., will be on hand to present potential turf replacement plant selections for your review and feedback.



**As of January 1, 2016, we're transitioning to electronic-only delivery of the newsletter.**

The traditional method of printing and distributing the newsletter was found to be simply too cumbersome and expensive, especially in light of other methods that are available and more practical.

Beginning in January and for future editions, we will upload a copy to the community web site (searidge.info) and e-mail a pdf format copy to everyone who is registered through the web site.

We will make a limited number of paper copies available for those residents that do not have Internet access. To have your newsletter delivered you **MUST** provide your address and submit your request by December 15<sup>th</sup> to:

Sea Ridge Condominium Association  
Accell Property Management  
23046 Avenida de la Carlotta, Suite 700  
Laguna Hills, CA 92659

### Final Thoughts

*What we need more than anything is for all to recognize that for any condominium association to flourish it needs to have a team of dedicated, passionate volunteers.*

Plants characterized as drought-tolerant can include specimens from around the world. Native equals natural — not just cactus and rocks.

Many native varieties have eye-catching flowers, beautiful foliage, and a pleasant fragrance. In addition, they attract butterflies, hummingbirds, and other natural pollinators crucial to our region.

Native plants require less time and work spent on garden chores such as mowing and pruning.

A well-designed native garden utilizes the water and reduces urban runoff, ultimately keeping our beaches cleaner.

Native plants require much less water, especially when combined with other ways to keep the rain and irrigation water where it's needed and out of the gutters and storm drains.

The most critical factor to insure success when putting in natives is planting during the cool season in late fall.

The winter rains just around the corner will encourage the deep roots these plants desire.