

SEASPRAY ASSOCIATION UPDATES

BOARD OF DIRECTORS

Damon LeGarde, President
Demar Gonzalez, Vice-President
Carleen Carrasco, Secretary
Jason Rayburn, Member at Large
Paul Coulter, Member at Large

The Board meets on the third Wednesday of each month at 7:00 PM at the community club-house

Please check the website or mail room bulletin board for schedule updates and the post-ed agenda prior to the meeting.

Renovation Project Is Completed

For further information on these completed projects, or if there are any potential warranty issues to be reported, please contact **Carl Cizek at (949) 244-3596**, or go to the website below for more details:

www.mcc-jwc.com

On Website: Click "HOA" @ top menu.
Under the **Protected Seaspray HOA Portal**, click on **read more**.

Type in password: **2021Seaspray92646**

Customer Service Requests

Justin Dacko

Associate Manager

jdacko@powerstonepm.com

Direct: 949.372.4039

**After Hours property threatening
emergencies: 800-408-2242**

Fire: Call 911

Billing Questions

billing@powerstonepm.com

(please allow 24 hours for a response)

Special Assessment Payoff Information

Niki Correia:

ncorreia@powerstonepm.com



QUARTERLY NEWSLETTER

As of January 2023, the newsletter will be produced on a quarterly bases. Visit Seaspray Website at <http://seaspray.powerstonepm.com> and under Community documents click on Newsletters, to view prior newsletters".

LANDSCAPING & IRRIGATION SYSTEMS UPDATE

The HOA is currently working with the water district and Harvest Landscaping to rework our landscaping and irrigation systems based on the incentive program for turf replacement and drip line irrigation. This is an ongoing process and we expect this landscaping enhancement to happen this year. **Thus, as a reminder all landscaping is HOA property as many have started to plant random non approved landscaping on HOA property it is most certain to be removed during this landscaping renovation.** The purpose of this renovation is to provide SeaSpray with more drought tolerant coastal landscaping and to reduce the wasteful water use from the current style spray irrigation. Ultimately this will save SeaSpray on both water usage and landscaping maintenance. We appreciate your patience with this process as we take the time to work with the landscape designers and restore our landscaping after almost two years of construction work.

POOL RESURFACING COMPLETED

The Community pool is **NOW OPEN!** The request to have your fob reactivated for entry has been placed. All fobs should be reactivated by the week of Jan 16-20,2023. Please reach out to management if your fob does not open the pool gate after that week. Please share this information with any tenants residing in your unit.

CORRECTION TO 2023 BUDGET COVER LETTER

The budget mailing cover letter, paragraph 3: stated the 5% special assessment was \$2,940.00 per unit, **that was incorrect. The correct amount is \$252.00 per unit; which can be paid anytime during the year, between Feb 2023 - Dec 2023.**



UPDATES

Architectural Remodel Applications

Any modification to your unit requires association approval. Applications can be downloaded from the community webpage:

seaspray.powerstonepm.com

Submit completed applications to:
Justin Dacko, Associate Manager:
Direct: 949.372.4039
jdacko@powerstonepm.com

Parking Permits

To apply for a new parking permit:
Permits@PATROLMASTERS.COM

Guest Safe Listing

Over night guests must safe-list their car with **Patrol Masters**:
<https://patrolmasters.com/patrol/Workspace/safelist.aspx>
(877) 648-0602

Safety Issues

If you witness an issue such as a trespass or other illegal activity,
Call 911. Huntington Beach Police
non-emergency line: 714-960-8825

Property Manager

John Muller: 949-372-4015
jmuller@powerstonepm.com

Powerstone Property Management

www.powerstonepm.com
9060 Irvine Center Dr.
Irvine, CA 92614
Main: 949-716-3998
Fax: 949-716-3999

Clubhouse Rental Applications & Fees

Please contact Justin Dacko, Assoc Mgr
at jdacko@powerstonepm.com
Direct: 949-372-4039

Strategic Sanitation Services (Large Items Disposal) 877-271-7909

PARTNERS PLUMBING
(949) 583-9744

SEASPRAY FINANCIAL REPORT AS OF 12/31/22

Operating Funds: \$993,945.00

Reserve Funds: \$2,118,241.00

YTD:

Income \$ 2,413,753.00

GENERAL & ADMINISTRATION: \$148,945.00 / \$75,140.00 over budget

LANDSCAPE MAINTENANCE: \$148,945.00 / \$4,584.00 over budget

REPAIRS & MAINTENANCE: \$196,055.00 / \$101,359.00 over budget

PATROL SERVICES: \$18,679.80 / \$3,096.00 over budget

UTILITIES: \$194,995.00 / \$34,120.00 over budget

NATURAL GAS PRICES ARE DOUBLED - TURN OFF YOUR FIREPLACE PILOT!

Please turn off your fireplace pilot until the winter season!

National gas prices have increased significantly. The natural gas market is driven by regional and natural conditions, weather and storage levels. SoCalGas does not set the cost of natural gas or earn additional profits from higher supply prices. Avoid large increases in our monthly natural gas utility bill due to all the fireplace pilots left on 24/7 hours. When the fireplaces are not in use during the warmer seasons, it causes a spike in natural gas prices to double due to federal restrictions. **Avoid major increases in the monthly association dues charged to each homeowner.** You can relight your fireplace pilots in colder weather, yourself or call Southern California Gas Company at 1-877-238-0092 (available 24/7) to relight it.

WATER UTILITIES

Please remember to watch your water usage of showering, watering plants and refrain from washing patios. **Car Washing is not allowed during this drought season! Do all you can do to prevent increasing the HOA monthly fees!**

DRYER VENT CLEANING

POTENTIAL FIRE HAZARD – If your clothes are not getting dried, it may be your dryer vents are plugged with lint?

Contact “A & J” dryer vent cleaning services at (323)787-0788 for a quote **and** to schedule your dryer vent to get cleaned from inside your unit. Some units cannot be cleaned well from the outside. **IF A GROUP OF UNITS ARE SCHEDULED AT THE SAME TIME, THERE MAY BE A DISCOUNT!**

If the vents are not cleaned, the heat from the dryer can cause the plugged lint to catch on fire which is a FIRE HAZARD to you and your neighbors’ units. It can also cause the heating element of your dryer to completely burn out and the appliance will need costly repairs or replacement.



BBQ SAFETY NOTICE

Not all types of BBQ's are permitted
WOOD BURNING AND CHARCOAL BBQ'S ARE NOT ALLOWED: They are a FIRE HAZARD.

Electric BBQ are preferred and Propane BBQ's are acceptable. Think safety!. BBQ's must be **kept 3 feet from any wall, wood fence or an item that could catch on fire.** The heat from a BBQ fire can damage stucco. It can also create a fire if it is near flammable sources, such as building structures, landscape material, oil or clothing. **ALWAYS HAVE A FIRE EXTINGUISHER NEARBY. Fire Dept. Flyers in Mailroom.**

PATIO & BALCONIES - OWNER INSTALLATIONS

Installation of any hanging items, must be mounted on the interior side of the beam so not to allow water damage to the wood structure, otherwise damages will be the owner's obligation to repair. (Plants are only allowed if they do not hang over any railing & must be kept inside the balcony so not to be a hazard in falling to anyone below that floor.) When in question, always ask to avoid violation notices.

2nd & 3rd Floor- BALCONY & PATIOS

Use coated wires to wrap around the patio beams to hang your plants (with water catching saucers) & patio decors. They are not intrusive like nails & are sold at Home Depot & Ace Hardware by the foot, in dark brown

SEASPRAY PAINT COLOR CODES AT VISTA PAINT

The SeaSpray exterior building paint colors are on file at the Vista Paint store in Huntington Beach. They are all flat paint except for the privacy fences. The Paint codes are:

- **BODY:** # 59 Bone white
- **Fascia/Accent/ Entry Doors/ Gutters/ Downspouts:** # VP 14-40860
- **Wrought Iron:** # 05 Black
- **Patio Slider Trim:** # 00 White

PATIO BALCONY DECKING

No permanent installation of any material is allowed on the balcony decking, ie. the concrete:

- No tile, wood, pavers, paint, gloss, glued fake grass or any other material that will harm the balcony decking.
- Only Outdoor style rugs are allowed. **Please Note:** The only approved deck material allowed is "UGL Dry Lock - non slip-low sheen concrete floor paint in Dove Grey".

LARGE ITEM PICK-UP SCHEDULE

The next scheduled date for Strategic Sanitation Services to pick up large items, is **Friday, Jan 20th, and every other Friday thereafter. Do not place any large items out until the Thursday evening before the next scheduled Friday. (See schedule posted in the mailroom for future 2023 dates.)**

No one enjoys seeing other people's junk furniture /items left for two weeks, cluttering the dumpster area and blocking the driveway areas, Or, Please take it to the dump and save the association extra costs! **Note:** If a Homeowner needs to schedule a rental dumpster, please contact John Muller, Manager at Powerstone Management at: (949) 372-4025, to discuss the scope of the work involved to schedule the dumpster.

Avoid being fined! DO NOT LEAVE LARGE ITEMS INSIDE OR OUTSIDE THE DUMPSTER AREAS!

This action ruins the beauty of the community.



UPDATES

CAMERAS AT THE ENTRANCE GATES

Video surveillance (VS) cameras have been installed at both sides of the entrance gate to capture and identifying individuals/vehicles who are damaging the gates and equipment. If you have witnessed anyone, please contact John Muller, Property Manager Powerstone Property Management, at: jmuller@powerstonepm.com, or Justin Dacko, Associate Manager: Direct: 949.372.4039 or jdacko@powerstonepm.com

AFTER HOURS SERVICES & EMERGENCIES

PLEASE NOTE: For after hour (nights and weekends) HOA property issues, Owners are to call Powerstone's **After-Hours Service at (800)-408-2242**. If owner elects not to contact the After-Hours Service, the Owner may not be reimbursed (if applicable), and will be liable for any work completed. As a reminder, Scott English is no longer Association's plumber. Call **PARTNERS PLUMBING at (949) 583-9744**.

PETS & OWNERS RESPONSIBILITIES

We all love pets, however there is a concern to our community's health for a value of life; living with family, pets, and neighbors. There has been an increase in dog/cat poop left on the **Volleyball Grass areas & recently at the Tennis Court!!** When animal feces are left behind, no one can enjoy exercise time at the courts. **THESE AREAS ARE NOT A DOG PARK**. Poop from pets, like dogs and cats, can carry germs (bacteria & parasites that can make people sick. Poop from pets can also contaminate waterways and harm the environment. **Owners are responsible for picking up after their animals to avoid these health hazards and potential FINES! PLEASE adhere to Pet Leash requirements!** Too many owners are allowing their dogs run free without being held on a leash **by the owner**. (Allowing the animal to run free with the leash dangling free **is not resolving the requirement or issue!**) Avoid your pet from being hurt, or attacking a person or another animal. This could result in **costly legal action, veterinarian bills, or Animal Control removing your pet!**

HOUSEHOLD REMINDERS - PLUMBING HAZARDS

In the **Budget Report each month**, the Association has been **over-budget in Plumbing repairs and interior water damage repairs** from sewer backups, **mainly caused from Homeowners neglect** by what was found in the plumbing lines. **Avoid having to replace the toilet at your cost**, besides being **charged for over flowing water damages to your unit and to your neighbors**. Please pass this information on to your tenants, if you rent out your condominium:

NEVER FLUSH Down the TOILET or GARBAGE DISPOSAL:

- Tissues & Paper Towels • Cat Litter/pet poop • Disposable Diapers • Any Type of Plastic • Gum • Hair
- Sanitary Napkins, Pads, Tampons, Condoms • Anything Made of Cotton • Dental Floss • Food (any)
- Pills • Cleaning Wipes • **Fats, Oils & Grease** • Coffee Grounds • **Fluids:** Automobile fluids, paints, solvents, sealants, thinners, poisons & hazardous waste • Paint Latex or oil paint • **Pasta** • Bones
- Oatmeal • Nuts • Onion Skins • Egg Shells • Trash • Pumpkin & Fibrous Vegetables • Pits - Avocado & Peach • Corn Husks • Shells • Potato Peels • **Cleaning Chemicals & Industrial grade cleaners** (use ice cubes to clean off blades and little dish soap to break up grease). **Basically, the only things you should ever flush down a toilet are human waste** (urine and feces **and minimal amount of toilet paper**. If in question, please throw away in the trash. **Products claimed to be flushable, are generally not** due to various types of toilets and sewer lines. When using your toilet, shower, washing machine or dishwasher, wastewater leaves your home through pipes that connects to your neighbors in the building and to the city sewer system. **Remember, anyone who uses the city sewer system is responsible for what they flush or pour down drains! THANK YOU !**