



# Seaside Breezes

November 2024

## SEABREEZE MANAGEMENT

1211 Puerta Del Sol #120  
San Clemente, CA 92673  
[www.seabreezemgmt.com](http://www.seabreezemgmt.com)

### Property Manager (check your contact info)

**Craig Pico**

Email: [Craig.Pico@Seabreezemgmt.com](mailto:Craig.Pico@Seabreezemgmt.com)

Tel: 949-373-8981

**After-hours emergencies: (949) 661-7767**

### Customer Service & Normal

**Business Hours Emergencies (check your contact info)**

**Christian Sutton**

Email: [christian.sutton@seabreezemgmt.com](mailto:christian.sutton@seabreezemgmt.com)

Tel: 949-599-2137

### Courtesy Patrol

**714.669.2736**

[www.courtesypatrolspecialists.com](http://www.courtesypatrolspecialists.com)

### Sheriff – Non Emergency

**949.770.6011**

**Emergency – 911**

### Graffiti Hotline - Dana Point

**949.248.3573**

### Committee Chairpersons

#### Architectural:

Ralph Stubenrauch

[rgstubenrauch@gmail.com](mailto:rgstubenrauch@gmail.com)

Liaison – Ralph Stubenrauch

#### Recreation

Maggie Bell

Liaison – Tarik Nahieri

### Our Board of Directors

Pattie Sexton, President

Ralph Stubenrauch, Vice President

Tarik Nahieri, Treasurer

Bob Bradburn, Secretary

Josh Baker, Member-at-large

### November Calendar

Recreation Committee	First Tuesday	9:30 am	Nov. 5
<b>HOA Board Meeting</b>	<b>Second Tuesday</b>	<b>5:00 Executive</b>	Nov. 12
	<b>At Clubhouse</b>	<b>6:00 General</b>	
Architectural Committee	Third Tuesday	5:30 pm Zoom	Nov. 19
Water Aerobics	Edgewater Pool	9:30 am	M/W/F

All Meetings are held in the Clubhouse unless noted otherwise.

**To reserve the clubhouse** contact the Recreation Committee Chairperson, Maggie Bell. **Updated** email address (preferred communication method) is: **mbell62@icloud.com**. Phone calls: 949.488.3011. Text messages: 949.338.9344 Be sure to include your name, address, phone number and dates you would like to use the room.



### *“Homeowner’s Forum”—Why So Brief?*

HOA Board Meetings are held the second Tuesday of every month in our Club House, publicly (by law) to conduct business **openly**. Also included in our MSV tradition is a “Homeowner’s Forum” where any owner may request three minutes to speak. This is a valuable source of information for your neighbors on the Board! Please be aware that the Board Meeting is not a town hall meeting; after the Homeowner’s Forum, guests are welcome to observe but are not welcome to ask additional questions or make additional comments. Any additional questions and comments should be in writing via email to Seabreeze if they are not made during the Homeowner’s Forum.

Why only THREE minutes each? This is done to encourage residents to run for office! When residents who were elected have been required to host lengthy, open-ended evening town-hall meetings monthly, where some homeowners might behave unreasonably and make the meetings extraordinarily long and unpleasant, HOA’s find that fewer qualified residents are willing to serve as Board members. Therefore, it’s not a tradition in HOA’s to have monthly, open-ended town-hall style meetings. Thanks for your understanding!

### *Construction Update*

The work is underway to replace wood after 45 years in our sea breezes, as well as to repair stucco. Some key points for residents to know were presented in our board meeting a few months ago, and they bear repeating!

1. Three construction companies were vetted by the Board before choosing Precision and we are very confident in our choice.
2. Legal counsel for Seaside Villas helped refine the contracts so that we are protected from fraud or non-performance.
3. Residents will be notified a week or more in advance when construction is to begin on their unit. If you have ANY questions that will make this workable for your family (such as when you need to make arrangements to have your dog inside, etc.), there will be a phone number to call and an email to use on the letter.
4. The Board has received feedback from residents in some of the first 5 buildings that the crews have been professional and efficient.

Thank you everyone as we undertake this long project.

### ***AN INCREASE IN ASSESSMENTS***

**CHECK YOUR ACCOUNTS!** Starting November 1<sup>st</sup>, our assessments are \$413/month. You may need to contact your bank.

Background: Our various Board members over the last 12-15 years had relied on our “Reserve Studies” vendor and their best judgement and made the choice not to raise assessments, but it has become clear that it would have been prudent to have continually made small adjustments over the years. With the start of our multi-million-dollar wood repair project, the Board passed an 18% increase effective in November. While this is not good news, we can say that a silver lining is avoiding any special assessments or bank loans. And our assessments are still low compared to most HOA’s in our category. Thank you for your understanding and please let us know through Seabreeze if you have questions.



### *How to Schedule Repairs or Request Service from Seabreeze*

Contact Seabreeze **by email if possible**. This leaves a “paper trail” for you and everyone involved. If you have any concerns about maintenance or repairs, please contact Christian Sutton at our property management company Seabreeze or our Community Manager Craig Pico. (See above for contact info.)

### *Parking Problems*

Our complex was built in a different era with a different car culture. Original owners thought of two garage spaces as adequate for their lifestyle. Times have changed, but the size of our complex has not! Over the years, some residents were granted “reserved spaces” outside their garages. But some current residents do not any longer meet the criteria for holding these coveted few spaces.

**Consistent with other HOA’s, MSV will soon be contacting holders of “reserved spaces” to schedule mandatory inspections which will validate eligibility for those spaces.** Holders will be notified by mail and must promptly follow the instructions and set up a face-to-face meeting to inspect their *garage* and *all* their registered vehicles. Retaining a “reserved space” is contingent upon scheduling an inspection. If a resident no longer adheres to the original agreements under which they were granted a space, the Board may move to rescind an owner’s “reserved space.” In addition, please be aware that anytime a resident (owner or renter) vacates a unit, any reserved space associated with that unit is FORFEITED. Only by re-applying may the new resident be eligible for a reserved space.

### *Life at the Beach*

Summer is over. Fall and the Holidays are here. Let’s make the effort to show kindness, forbearance, patience and civility to each other in this season. Wave to your neighbors. Pick up your dog waste. Drive nicely. Introduce yourself. Let’s make MSV a wonderful community this Holiday Season...it starts with each one of us!

*Suggestion for Future Articles?* Email Bob Bradburn ([rebradburn@gmail.com](mailto:rebradburn@gmail.com)).