



# Sea View Scene

COMMUNITY NEWSLETTER  
JUNE ~ 2019

## WELCOME BACK!

She's Back! We are happy to announce that our prior Senior Community Association Manager, Morgen Hardigree, CCAM-ND.AA, is again managing our community. Morgen started managing the community in April of 2012 and has been instrumental in working with the Board and the community for the past 7 years either as our Manager or Senior Manager. Let's give her a warm welcome back to the Community!

## ANNUAL MEETING REMINDER!

It's that time of year again! The Community Annual Meeting Membership Election will be held on Saturday, July 27, 2019 at 9:00 a.m. at the community pool. Jay's Catering is once again providing a delicious early bird breakfast. The ballots will be mailed to the membership in mid-June, please make sure to turn in your ballot to ensure quorum and no extra-added expense to the community for additional mailings.

## BOARD MEETING

The monthly Board of Directors meetings are held on the third Tuesday of the month, located at the Oasis Senior Center, 801 Narcissus, Corona Del Mar. Please join us at our next meeting on June 18, 2019, at 5:00 p.m.

## COMMUNITY REMINDERS

Let's keep our community looking nice. Please make sure all tenants and guests are aware of the following association rules:

- ~ Do not place your trash cans near mailboxes on trash days. CR&R will not pick up trash bins that are too close to mailboxes.
- ~ All trash bins need to be stored out of view of the common area.
- ~ Please do not leave your doggie bags on the slopes or in the common area. Dog feces are to be picked up and disposed of immediately.

## BOARD OF DIRECTORS

Paul Johnson, President  
Tom Schauppner, Vice President  
Brett Hemphill, Secretary  
Brent Ogden, Treasurer  
S. Harris Pinsky, Member at Large

## MANAGEMENT SERVICES **Optimum Professional Property Management, Inc.**

230 Commerce, Suite 250  
Irvine, CA 92602

**Website:** [www.optimumpm.com](http://www.optimumpm.com)  
**Office:** (714) 508-9070  
**Fax:** (714) 665-3000

### **Office Hours:**

8:00 a.m. to 5:00 p.m. Mon.– Friday

### **Senior Community Association Manager**

Morgen Hardigree, CCAM-ND.AA  
Ext: 292

Email: [mhardigree@optimumpm.com](mailto:mhardigree@optimumpm.com)

### **Director of Community Management**

Morgan Winegar, Ext. 238  
Email: [mwinegar@optimumpm.com](mailto:mwinegar@optimumpm.com)

### **Assistant: (Architectural Applications)**

Chris DiDodo, Ext. 299  
Email: [cdidodo@optimumpm.com](mailto:cdidodo@optimumpm.com)

### **Maintenance Department:** (Customer Service/Landscaping/ Lighting/Maintenance/Keys)

(714) 508-9070, Option 3  
Email:  
[maintenance@optimumpm.com](mailto:maintenance@optimumpm.com)

# **PRESIDENT'S REPORT**

## ***SURPRISE:***

A few weeks ago, I was shopping at Gelson's Market and I ran into my next-door neighbor when we lived in Big Canyon in Newport. He said that my wife and I moved out of Big Canyon just in time because all the residents just received an assessment notice that all the streets in the HOA have to be completely torn up and replaced to the tune of \$10,000 for each homeowner. That is what happens to 46-year-old streets. That also happens to an HOA that does not plan for such an expenditure. Actually, most black top streets last about 25 years. What does that say about Sea View? In the past Sea View has done a very good job maintaining its streets, but, now time is starting to run out on our streets. The Board just authorized repair of six streets that have damage from aqua flow due to the heavy rains that we had this pass winter. The repairs should be good for four to seven years, and Sea View has been building up its reserves so that in about seven to ten years it will **TRY** to have the necessary funds needed to avoid an assessment of the membership. The cost to replace all our streets is estimated in today's dollars to be about \$1,000,000. This is not just resurfacing the streets, but digging them up and installing in new streets. The present Board is very aware of the demands of the future and will do the right thing to maintain our necessary reserves.

## **Delays:**

The Board has held off doing certain projects like finishing the hard scape of the front/rear entrances due to demands on funds due to legal issues. We do have in reserve funds to repaint the walls within the Association and will do that in the near future, as they definitely need it. The Board will look into what it will take to finish the hard scape of both the entrance and exit of Sea View. We will present our proposals to the membership before any funds are committed or work is started.

## **Documents:**

It has been a project of mine, the Board, and the ARC committee to update all of the governing documents of the Association and put together a new membership directory.

- . The membership directory is now completed and will be distributed in the near future.
- . The Bylaws have been updated to comply with HOA codes and laws of the state and county.
- . The CC&Rs have been approved by over 75% of the membership and comply with state and county laws for community Associations.
- . The Board is in the process of updating the Rules and Regulations for the community and will present to the membership for their input.
- . The ARC Committee has worked hard to update the ARC Guidelines in order to make their job easier and make it clear what homeowners need to do when performing modifications. The Guidelines will be presented to membership once finalized.

## **Do what is right:**

If you are going to remodel the outside of your home, follow the ARC Guidelines.

The Association's CC&Rs are written to protect each homeowner and the Association.

Any violation of the CC&Rs will have to be corrected within a reasonable time or there will be a fine assessed until the violation is corrected. This procedure has always been in existence in our CC&Rs. In the future, this policy will be carried out as spelled out in the CC&Rs.

***Dr. Paul M. Johnson, MBA, DDS***

***President, Broadmoor Sea View Community Association***