

BOARD OF DIRECTORS

PRESIDENT

Mike Jones 714-374-4584

VICE PRESIDENT

Brenda Mazal 714-969-9150

SECRETARY

Dennis Heney 213-712-6141

TREASURER

Shawn Stewart 714-374-2149

MEMBER AT LARGE

Jim Campbell 714-960-1842

COMMITTEES

ARCHITECTURAL

Anna Jones

714-536-3139

CLUBHOUSE

Becci Campbell

714-960-1842

SOCIAL

Deborah Hall

714-756-2486

LANDSCAPE

Brenda Mazal

714-969-9150

LIGHTING

John Erwin

SOUTH POOL

Irmgard Van Bendegon

CLUBHOUSE POOL

Christine Gilrain

714-969-8806

WELCOME COMMITTEE

Lin Cohen 714-969-1970

CLIFF NOTES

Marie Martin 714-876-8787

martin.art@mac.com

DISTRIBUTION

Lin Cohen 714-969-1970

SEACLIFF WEBSITE

www.clubserieshoa.com

PROPERTY MGMT

Huntington West

13812 Goldenwest St., #100

Westminster, CA 92683

Ron Bennett, Mgr.

714-891-1522, x217

ron@huntingtonwest.com

GATES

Front 714-536-3063

Front Hrs 24 / 7

Back 714-536-2288

Back Resident Hrs 7a - 11p

Back Commercial Hrs

Arrive M-F 8a - 5p

Arrive Sa/Sn 9a - 5p

Submit lists for 4 or more guests 24 hrs prior to event.
Avoid calling back gate at 8a while busy with entries.

POOL / SPA HOURS 7A - 11P DAILY

NEXT BOARD MEETING

October 20, 2009

Board Business 6 - 7p

Committee Repts 7 - 7:15p

H/O Forum 7:15 - 7:45p

Mtgs held 3rd Tues each

month except Aug & Dec.

and ... the Holiday Party
takes place the first Friday in
December each year.



Cliff Notes



SEPT 2009 SEACLIFF ON THE GREENS CLUB SERIES HOA NEWSLETTER ISSUE 4

PRESIDENT'S LETTER

Because Marie Martin has agreed to reprise her role as newsletter editor, we are pleased to have "Cliff Notes" back on track. "Cliff Notes" is a valuable tool in communicating with everyone in our community, and we can once again look forward to monthly newsletters.

Over the past several months, the board has continued to work on behalf of the best interests of our community. As you will see in this newsletter, the board has worked diligently to minimize expenses while addressing neighborhood concerns. Even in difficult financial times, we have been able to bring about many positive outcomes, including (finally) providing automatic gate openers to residents - AND - hosting a profitable Labor Day party.

The state of the Seacliff on the Greens Club Series is generally very good; however, some issues continue to be a challenge. These issues include wild animals in our midst, parking and pool conflicts, and the never-ending issue of "pet potty".

To ensure that all residents are on the same page in these matters, in the near future, the board will be publishing an updated handbook for Club Series Rules and Regulations. I am asking that each resident take time to review these rules, and reflect on what you can do to maintain the quality and harmony of our community.

I'm looking forward to seeing everyone at the next HOA meeting on October 20, 2009.

Sincerely, Mike Jones, President

TREASURER'S REPORT

Hello to All Seacliff Residents! Please see page 4 of this newsletter for my current Treasurer's Report. Thank you!

Shawn Stewart, Treasurer

POOL CLOSURE

The pools will be closed October 5 - 9 for deck treatment and pool maintenance. Thank you for your cooperation - and keep your fingers crossed that Global Warming will keep its head down during these few days.

BRENDA'S CORNER

The Landscape Committee continues its quest to correct landscape issues, striving to lower costs, prevent water (and money) from disappearing down drains, and to enhance growth in tough areas.

We live in a Mediterranean climate. The core principle of California friendly gardening campaigns is that landscaping needs to be comprised of planting material that is indigenous to this area. Thus, there has been a huge surge in the popularity of native plants that do well in our climate. The Landscape Committee is working diligently to take on these challenges.

The Landscape Committee meets on the 1st Thursday of each month at the Camelback Clubhouse. Please join us if you are at all inclined to tackle maintenance of our lush environment within the constraints of environmental challenges. We need all the brainpower we can summon. Please join us with your good ideas.

Brenda Mazal, Vice President

SECRETARY'S NOTES

HOMEOWNERS LOSS ASSESSMENT INSURANCE

As the recent floods in Atlanta remind us, unexpected natural disasters can strike! Your Homeowners Association purchases Liability Insurance and Property and Earthquake Insurance to protect us, as a community, from unexpected events. But what if a loss exceeds the amount of insurance we buy? Or, in the event of an earthquake, there is a large deductible to pay before the coverage applies? In that event, each homeowner, under the HOA by-laws, could be assessed a proportionate share of the uncovered loss. This is why all homeowners should purchase Loss Assessment Coverage as a part of your Homeowners Insurance.

Loss assessment coverage covers a homeowner's obligation for such assessments up to a limit of \$25,000 or \$50,000. Most insurance companies offer this coverage at a reasonable price, and we recommend all homeowners contact your insurance agent to add this coverage to your policy if not already purchased.

Dennis Heney, Secretary

PARKING

In answer to questions residents have regarding vehicle parking ...

If a household

o has three drivers and three cars—which are driven daily—the cars must be verified by drivers' licenses and car registrations to a Club Series address.

o has three drivers and three cars—which are driven daily—two of those three cars must be parked in the homeowner's garage. Then, one hangtag may be issued for the third car. The hangtag will allow the third car to be parked in the residents' parking areas.

o has a fourth car, an entry decal or transponder can be issued for that vehicle, but can park on Cherryhill only.

o has two drivers with more than two cars, two cars must park in the garage; all additional cars must park on Cherryhill.

o Guests, and cars with legitimate hangtags, are the only people who may park their cars in the residents' spaces surrounding the living spaces.

o Garages must be able to hold two cars. Remove debris that prevents this.

In the past, a property manager did erroneously distribute hangtags that do not conform to the above rules. Those situations are being corrected. Households in possession of more than one hangtag will be contacted in the near future by the board.

If you have questions, please contact Jim Campbell at 714-960-1842 or via his email at jcsoup8@yahoo.com. Or contact Ron Bennett at Huntington West.

ARCHITECTURAL SUBMISSIONS

The Architectural Committee exists to ensure residents' plans to upgrade meet community requirements. This saves all time and money. Please contact the Architectural Committee when you plan to do anything to the exterior of your property to avoid confusion. Call Anna Jones at 714-536-3139.

GATE ENTRY TRANSPONDERS

If you missed getting your entry transponder in early September, stop by Huntington West Property Management Company to get yours installed. Please call ahead to Ron Bennett at 714-891-1522, x217 to announce that you are on your way. Thank you.

SOCIAL COMMITTEE

The Social Committee meets monthly, 6 p.m. in the Clubhouse. Please join us!

Upcoming Events—Save the Dates!

Thursdays, 7 p.m.

Pilates/Yoga classes, weekly; \$10/session

October 21, 6-8 p.m.

Wine & Cheese Open House for Seacliff Community

November 1

World Series Game 4 Big Screen Party - Batter Up: \$1 Hot Dogs, \$1 Fries, \$1 Chips, \$1 Beer

December 4

Community Christmas Party

If you would like to volunteer on Deborah's committee, or have suggestions or questions, please contact her at 714-756-2486 or email hbhalls@mac.com.

ELECTIONS

Do your part. Look for election mailings and follow instructions to vote timely. That will help keep costs down. (Yes, it costs CONSIDERABLE \$\$\$ to re-do election proceedings if too few people vote.) HOA voting regulations are determined by state regulatory agencies, NOT by local board members. Voting is bound by quotas and deadlines to be met in order to avoid legal action.

SEACLIFF COMMUNITY PLANNING VOLUNTEERS NEEDED

The Community Enhancement Committee (CEC), headed by Brenda Mazal, is being introduced to define investment—protecting enhancements for Seacliff. If our community becomes outdated, we collectively run the risk of threatening our individual investments.

The CEC will be dedicated to future planning, seeking to identify components of our surroundings such as proper re-designing of lighting, fountain upgrades, overhangs, glass front doors, screen doors, air conditioners, and exterior paint planning, and making decisions about their status. There are likely many targets to consider, and it's important to invite members of our community into the process

If you have specific architectural or design experience, all the better. We need all sorts of input. Come join us in this important undertaking! Contact Brenda at 714-969-9150.



VENDORS

PARTS REPLACEMENT, REPAIR

Appliance Parts Bank	714-847-4940
Home Depot Parts Replacement	800-378-5830
Curtis Crater	714-894-8050

CARPET CLEANING, REPAIR, INSTALL

Pacific Carpet Cleaning	714-731-0977
Robinson Flooring	562-201-0899

CATERING

Evening with Style - Tanya Selle 949-394-7854

CLEANING, RESTORATION

Servpro of HB	714-841-1695
---------------	--------------

CONSTRUCTION, HOME REPAIR

Construct—S. Keller—Lic: 601911	562-598-3170
Construct—Jimmy McDaniel	562-413-0803
Electrician—Parrish	714-968-6055
Garage Doors—Lido	949-642-3766
Garage Doors—Mesa	714-751-9388
Repair—Frank's Handyman Ser	714-536-8299

HOUSEKEEPING

Ana's House Cleaning	714-801-8157
Marguerita Mendoza	714-962-9973

LOCKSMITH

Ken's	714-842-4808
Templar Lock and Safe	714-969-0828

PLUMBING

Geer Plumbing	714-536-1449
Russell & Sons	714-545-5597

SCREENS AND GLASS

Mobile Screen Service	714-966-2770
Southcoast Glass	714-964-0677

SWIMMING LESSONS

Swim Venture @ Seacliff	714-641-2636
-------------------------	--------------

WINDOWS

California Replacement	714-754-4400
Republic	714-527-2804

WINDOW CLEANING

T&S—Tony, Saul	714-641-6670
Harbor View Windows—Craig	714-846-8244

Note: Keep this Vendor list for reference. It may not appear each month, determined by space requirements.

Vendors listed are suggestions based on residents' experiences. This listing is not intended to imply validation or guarantees by the HOA, its board, committees, or management company.

DITS, DOTS AND DASHES

We are considering adding Doggie Bag trash cans and baggie supply stations in our greenbelt areas. What do you think? Within the next 30 days, please log on to our Seacliff website at www.clubserieshoa.com to register your approval or disapproval.

Please do not let people into the pool area if they do not have a key. Yes, we know you only want to help out, but residents and their guests must be responsible for properly entering and exiting the pools. Doing otherwise can create several negative outcomes for our association: unauthorized access to community property, reduced adherence to our rules on safety and cleanliness, and financial liability should someone get hurt or property get damaged. Please make sure to always bring your key when you visiting the pools, clean up any mess that you may have made while there, and close the gate securely when you leave.

Keep in mind that holiday decorations may go up the first of the month for that months' holiday, and must be removed 15 days after the holiday. No decorations are allowed in common areas, including on air conditioners and mailboxes. If you see that someone is not adhering to these regulations, please use our website to report issues: Clubserieshoa.com - Username: Clubseries - Password: Waterfall. Thank you.

Street Sweepers *** FYI ... 1st and 3rd Wednesdays of the month are street sweeping days. Move your car, or get ticketed!!!!

Labor Day Party!!! The Labor Day Party was a great success! A GINORMOUS thanks to all who pitched in and helped! It was awesome to see the 77 people from our community coming together to share a little holiday spirit and get to know each other. Thank you! Here are some photos of your neighbors—and of the terrific band, "Those Guys".



TREASURER'S REPORT

SEPTEMBER 2009

BY SHAWN STEWART, BOARD TREASURER

From an operating budget perspective, we have been fortunate so far this year in that we have had a relatively low number of delinquent payments and have managed our expenses within the limits of the budget that was established by the board for this year. Our revenues and expenses year-to-date are in alignment with that budget.

We are currently working to complete a reserve study for the homeowners association. Given the recent decline in the financial markets and significant expenditures during 2008 to improve our swimming pool areas, update our club house, provide transponders to open the outside gates, and to reinforce and repair the roofs of all homeowners, we anticipate that our overall reserve percentages will be considerably lower than previous years. To improve our reserve position we have already taken a more conservative approach to expenditures and will continue to aggressively manage costs for the remainder of this year and throughout the coming year. We will publish the results of the reserve study along with copies of the HOA financial statements to all members at the end of the year.

As some background, a reserve study provides a current estimate of the costs of repairing and replacing major common area components (such as roofs, pavement, swimming pools, the clubhouse, etc) over the long term. Ideally, all major repair and replacement costs will be covered by funds set aside by the association as reserves, so that funds are there when needed. This requires:

- Examination of the association's repair and replacement obligations;
- Determination of costs and timing of replacement; and
- Determination of the availability of necessary (reserve) cash resources.

Because the board has a fiduciary duty to manage association funds and property, a replacement reserve budget is very important. Not only does this information supplement the annual pro forma operating budget in providing owners with financial information; the reserve study is also an important management information tool as the association strives to balance and optimize long-term property values and costs for the membership.

For buyers, understanding the reserve study is an important part of evaluating the value of the property. For association members, reserve planning helps assure property values by protecting against declining property values due to deferred maintenance and inability to keep up with the aging of components.

A good reserve study shows owners and potential buyers a more accurate and complete picture of the associations financial strength and market value. The reserve study should disclose to buyers, lenders, and others the manner in which management of the association (i.e., the board and outside management, if any) is making provisions for non-annual maintenance requirements. Preparing a reserve study calls for explicit association decisions on how to provide for long-term funding, and on the extent to which the association will set aside funds on a regular basis for non-annual maintenance requirements. A good reserve study may also function as a maintenance planning tool for the association.

We will shortly enter our budgeting and planning process for the 2010 year. We understand that while the economy is now showing some signs of improvement, these are still challenging times for many of us. In alignment with the current economy, we expect cost cutting to be a priority for this years budget and would welcome your input through Ron Bennett, our property manager with Huntington West Properties, 13812 Goldenwest St., #100, Westminster, CA 92683, 714-891-1522, x217 — ron@huntingtonwest.com