

BOARD OF DIRECTORS

PRESIDENT

Mike Jones 714-374-4584

VICE PRESIDENT

Brenda Mazal 714-969-9150

SECRETARY

Jim Campbell 714-960-1842

TREASURER

Dennis Heney 213-712-6141

MEMBER AT LARGE

Bill Ross 714-960-3920

COMMITTEES

ARCHITECTURAL

Anna Jones 714-536-3139

CLUBHOUSE

Becci Campbell 714-960-1842

LANDSCAPE/ MAINTENANCE

Brenda Mazal 714-969-9150

SOUTH POOL & CLUBHOUSE POOL

Christine Gilrain 714-969-8806

SOCIAL

Deborah Hall 714-756-2486

WELCOME

COMMITTEE

Donna Sheibe 657-464-9922
dsheibe@msn.com

'CLIFF NOTES

EDITOR

Laurie MacBeth 562-818-2894

lem2u@mac.com

DISTRIBUTION

Lin Cohen 714-969-1970

TCS WEBSITE

www.clubserieshoa.com

PROPERTY MGMT

Huntington West

13812 Goldenwest St.
Suite 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 Residents 7a-11p

Back Commercial

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.

www.gateworksguest.com

Pool / Spa hours

7a - 11p daily

UPCOMING BOARD MEETINGS

Feb 15/Mar 15/Apr 19

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.



Cliff Notes



JAN/FEB 2011

SEACLIFF ON THE GREENS CLUB SERIES HOA NEWSLETTER

ISSUE 5

PRESIDENT'S LETTER

Hello SeaCliff Neighbors!

Happy New Year! I hope everyone had a wonderful holiday season.

It has been an honor to work with our neighbors, committee chairs, volunteers and board members over the past year to keep the community as beautiful and sound as possible. During 2010, we managed to sustain the aesthetic of the neighborhood, limit spending, keep association dues flat and increase the community reserves by over \$300,000. I am very pleased with the progress we have made together and hope that this year will be equally successful.

On November 16th, 2010, we held our 2011 Board Election. Most members agreed to serve again and we are very pleased. We'd like to welcome newest Board member, Bill Ross, who will serve as the Board's Member-at-Large, and new resident Donna Sheibe who has volunteered to serve as Welcoming Committee Chair. We also thank out-going Treasurer, Shawn Stewart for his outstanding service over the last two years. Returning Board member Dennis Heney will serve as Treasurer.

A special thank-you goes out to Marie Martin for creating an informative and eye-catching newsletter, and who has served as your Newsletter Chair for the past five years. Seacliff-TCS resident Laurie MacBeth has agreed to carry this effort forward with a bi-monthly edition.

During 2010, the Board had the opportunity to work with some really fantastic neighbors. These individuals volunteered their time making significant contributions to the community. I would like to personally thank Irmgard Van Bendegon, Becci Campbell, Lin Cohen, Al DeLorm, Christine Gilrain, Deborah Hall, Anna Jones and Brenda Mazal for all their hard work and dedication.

And finally, the Board would like to mention a big thank you to the Social Committee who put on a wonderful Annual Christmas Party event in December at the Club House. And many thanks to all those who donated gifts, food and cooked to make this an overwhelming success!

Continued best wishes for a happy, healthy, and prosperous 2011.

Mike Jones, President



POLICE 960-8811

FIRE 536-5411

PUBLIC INFO 536-5577

ANIMAL CONT 945-7419

RAINBOW DISP 714-847-3581

BRENDA'S CORNER

Our 2010 Annual Christmas Party was a great success with the Social Committee preparing a scrumptious Turkey and Ham Dinner for all to enjoy. The musicians filled the air with holiday melodies while all 72 who attended shared the holiday cheer. The wine was flowing, the gifts were passed out and the desserts divine. I'd like to extend a warm thank you to Deborah Hall, our Social Committee Chair and her team Terry Bryant, Becci Campbell, Lin Cohen, Karen Hall, Brenda Mazal, and Vicki Shuttleworth. You ladies did an outstanding job!!

Brenda Mazal, Vice-President

TREASURER'S REPORT

I am pleased to submit to you my final report on the state of our financial affairs. I have enjoyed serving our neighbors over the past two years and working with such an outstanding group of fellow board members and people. This has been a good experience and I would encourage all of you to volunteer your time and talents to make a contribution of some kind in our SeaCliff community. Together we can continue to make this a wonderful place to live.

While I decided that I currently need to devote more time to my family, work and church activities, and did not seek reelection this year, I have offered to continue to help on an ad-hoc basis as needs arise. I hope to stay involved, albeit in a lesser role, and am very happy with the progress that we have been able to make.

Over the past two years we have effectively put in place some significant cost-cutting and containment measures in order to improve our financial reserves for future needs. We understand that these have been challenging economic times for many and have made every effort to control homeowner assessment fees.

We have also diligently set and followed budgets while still maintaining our property and the aesthetics of what homeowners and visitors readily recognize as a beautiful place to live. This has taken a significant amount of work on the part of our board, our management company, our vendors and volunteer work from people like you. Despite low interest rate returns on our investments and rising costs, we have been successful in our efforts to meet short term reserve targets and are tracking well towards our longer-term goals. As we enter 2011, we are pleased with our stronger reserve accounts and improved operating position that should serve us well in helping us meet future needs.

For those of you who are interested in better understanding our financial position and progress, the HOA provides audited financial statements to our homeowners each year. The board also prepares an annual budget based on an independent reserve assessment. Copies of these items are mailed to each homeowner.

Periodic progress is also monitored by the board through monthly financial statements and Treasurer Reports presented in each of our HOA Board Meetings. The HOA Board is committed to sound financial practices and transparent reporting to you, our neighbors.

It has been a pleasure to serve you and I look forward to continued interactions and friendships with you here at SeaCliff on the Greens The Club Series.

Shawn D. Stewart, Out-going Treasurer

PARKING AND SECURITY

Please be sure to refer to the special notice all TCS residents received clipped to their mailbox on January 24th from Huntington West Property Management regarding **RESIDENT PARKING in GUEST SPACES**.

Note that **EFFECTIVE FEBRUARY 1st, 2011** any vehicle parked in a Guest Space that has **ALREADY RECEIVED THREE (3) NOTICES OF VIOLATION**, or currently receives its third violation, will be **TOWED** per the regulations adopted by the HOA. Notices are always posted **ON** the vehicle(s) in violation.

Parking in Guest Spaces is subject to the regulations outlined in
Seacliff on the Greens - The Club Series Rules & Regulations (The Green Book) dated April 2010.
Please refer to your copy or visit www.clubserieshoa.com.

ARCHITECTURAL COMMITTEE

ANNA JONES

Model 200 Decks

In an effort to reduce on-going community maintenance costs, the Association will be offering neighbors that live in Model 200 homes an opportunity to shorten their decks. Model 200 homeowners can now receive a \$650.00 subsidy to perform the work. To qualify for this contribution, owners must:

- Submit an Architectural Request to Anna Jones (and receive approval)
- Select an approved vendor
- Follow the approved instructions
- Pass inspection after completion of the work

Please note, this offer is valid through October 31st, 2011. For additional information, please contact Anna Jones (714)536-3139.

CLUBHOUSE COMMITTEE

BECCI CAMPBELL

The holiday season brought quite a bit of activity and event gatherings at the Clubhouse. One item we would like to mention is please advise all of your guests not to park any vehicle against the railing on the bridge adjacent to the Clubhouse. This is not a parking space, not even for drop off of guests or items, and is a hazard should emergency vehicles need to get by. Please direct your guests to park in designated Guest Parking spaces.

LANDSCAPE & MAINTENANCE COMMITTEE

BRENDA MAZAL

Moisture/Mold

The recent rains, and generally just living by the ocean, can cause serious moisture damage to your property if not identified and addressed. If you are experiencing any dampness or mold, oftentimes indicated by a musty smell in your home, especially on the lower levels, please have it inspected by the appropriate company(s) and work toward eliminating any sources that have been recommended. Every owner is responsible for properly maintaining the interior of their home regarding this issue. Some residents have purchased sump pumps to remove the water from under their home, while others utilize large fans to aid in eliminating the moisture. Please be advised that the association will not pay for or address this issue. Owners are responsible for the interior of their homes, including doors, windows, heaters, plumbing, in-house mold, inside patio areas, etc.

However, any issues regarding rain gutters, or excessive water due to broken irrigation spikets, or common area ground lights activating at odd hours - during the daytime for example, should be reported to Ron Bennett, Huntington West Property Mgmt. (714)891-1522 x217.

Pressure Washing

All areas have been addressed and completed.

Iron Gates

If you notice there is 'serious' corrosion, damage or breakage to any part of the iron gates surrounding the community property, please bring this to the attention of Ron Bennett at Huntington West Property Management (714)891-1522 x217. Replacement will be on an as-needed basis after reviewing.

Critter Control

Are unwanted four-legged critters taking up residency under or in your home? Mike Jones offered this solution as a skunk-deterrent. He suggests using bricks and small mesh screening to keep the critters out. (See photo.)



Tree rats are another nuisance. Some have found their way inside the living space of homes and have required professional exterminators. Remember to keep screen and garage doors closed, screen holes repaired, patio trees trimmed away from balconies (an easy point of entry), and all holes sealed around plumbing as they can squeeze through very small openings.

POOL COMMITTEE

CHRISTINE GILRAIN

New Sign

A new and updated sign has been approved by the board and will be added to the South Pool. It will be consistent with the current one posted at the Clubhouse Pool.

Winter Heated Pool - Alternating Schedule

Each year, winter heating of the community pools alternates - one year the Clubhouse Pool and the next year, the South Pool. It appears that the South Pool has been heated two years in a row. The board was notified about the mix-up and will remedy...stay tuned.

SOCIAL COMMITTEE

DEBORAH HALL

The Social Committee was very active in 2010 and we hope everyone was able to participate in at least one of the events held, if not all. The committee is busy developing something for the Spring. We would also like to hear what ideas you may have. Please contact Deborah Hall (714)756-2486 with your comments and suggestions.

WELCOMING COMMITTEE

DONNA SHEIBE

Please join me in extending a warm welcome to new TCS residents John & Teri Miles, who just moved in to Wingedfoot Circle in January. They are long time residents of Huntington Beach, but are new to the Seacliff community. Welcome Miles family!

NEWSLETTER COMMITTEE

EDITOR: LAURIE MACBETH

Greetings! I hope you are enjoying my first issue as Editor, and at times Reporter and content-creator, of the Jan/Feb Edition of *'Cliff Notes*. My goal is to give you an interesting and informative newsletter filled with all the need-to-knows, and all the happenings, here at Seacliff on the Greens -The Club Series (TCS).

Look for an issue six times per year with comments from Board members, as well as from those serving on standing committees outlined in the HOA/The Club Series - Rules & Regulations Green Book. Most have been addressed in this current issue.

There will be no advertising feature at this time. It is a whole entity in and of itself, and takes quite a bit of time in addition to writing and producing a newsletter. But, if there is someone eager to volunteer for this aspect, please

contact me and I will share what is required. Best way is via e-mail at lem2u@mac.com.

In addition to receiving a bi-monthly newsletter, I also encourage everyone to attend the monthly Board Meetings every 3rd Tuesday of the month and surround yourself with the issues, and get to know the volunteers who serve the Club Series community. We always welcome your thoughts and ideas, as well as your willingness to get involved.

Finally, I would like to acknowledge Marie Martin for all her creative work in developing a beautiful masthead and template for the newsletter that was easily passed on. We both share a love for Mac Computers which has made the transition so much easier and I am grateful.

Look for the next issue in early April.....

A CALL OUT FOR VOLUNTEERS !!

Join one of our committees, meet some wonderful people, and have a voice in your community. If you would like to volunteer, please send your name, along with your committee choice, to Ron Bennett at Huntington West Management (address on front page). Committee choices include:

- *Architectural
- *Clubhouse
- *Landscape/Maintenance
- *Pool
- *Security & Parking

GOOD NEIGHBOR TIPS

- *Avoid slamming gates in common areas and patio areas, especially early mornings and late evenings.
- *Exercise good pool etiquette - keep voices and music volume on low, respect wishes of those sharing the pool and surrounding area, and remember - you are responsible for your guests, too!
- *Slow down on Camelback and while entering/exiting all side streets. Speed limit is 15mph.
- *Keep dogs on a leash, pick-up after them and keep the barking to a minimum. (Local Ordinances apply)
- *Attend to oil-leaking vehicles promptly, especially those parked in common areas.

AND JUST A LITTLE HEALTH TIP AMONG NEIGHBORS...

Did you know that drinking two glasses of Gatorade can relieve headache pain almost immediately - without the unpleasant side effects caused by traditional "pain relievers."