

**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**

April 21, 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



APRIL 2009 SEACLIFF ON THE GREENS CLUB SERIES HOA NEWSLETTER ISSUE 3

**PRESIDENT'S CORNER**

The Board has been working on new rules for the pool and clubhouse that we hope will balance the desires of our residents to enjoy the property, while respecting individual preferences and maintaining a safe and healthy environment.

In the spirit of open communication, the Board has included a **first draft of rules for your review in this newsletter**. Please read each item carefully and submit feedback in writing to Ron Bennett at Huntington West Property Management. His contact information is located at the left column of this newsletter.

All feedback must be submitted by May 19th. The board will review all suggestions and consider changes to the final document.

We look forward to your responses and hope to see you at the next Board Meeting to discuss this and all other important Homeowner issues.

Regards, Mike Jones

**GOOD NEWS FROM THE SOCIAL COMMITTEE**

Due to the great success and turnout to the Fat Tuesday party, the Social Committee will be hosting another party.

**CINCO de MAYO**

**Tuesday, May 5th at the Clubhouse**  
**5:00 - 7:30 p.m.**

Please bring your favorite Mexican food dish

Margaritas will be served.  
 2 Margaritas for \$5.00

Contact either  
 Brenda Mazal at [otterlover2000@gmail.com](mailto:otterlover2000@gmail.com) or  
 Deborah Hall [deborah.hall@rcc.edu](mailto:deborah.hall@rcc.edu) to  
 purchase your margarita tickets in advance

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**ADIEU**

Because I need to focus more intently on my work as a fine artist, this will be my last "Cliff Notes". I have enjoyed volunteering for this project for the past 20 issues, and greatly appreciate all of the kind words and support provided by so many of you. Thank you.

Best wishes, Marie Martin



**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  
 Repair - Pro Handyman - Denny 714-336-4763

**HOUSEKEEPING**

Ana's House Cleaning 714-801-8157

**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.

**SEACLIFF ON THE GREENS CLUB SERIES – POOL RULES**

The Board of Directors has established the pool rules in an effort to balance the objective of allowing all SeaCliff on the Greens Club Series residents the maximum enjoyment of the property while respecting individual preferences and maintaining a safe and healthy environment.

**SWIM AT YOUR OWN RISK:**

The pool is not under lifeguard or other supervision. All residents and guests swim at their own risk. Residents are solely responsible for their own safety and the safety and supervision of their children and guests.

In the event of an emergency, dial 911.

Please report any illegal behavior immediately to the Huntington Beach Police Department.

The swimming pool should not be used for commercial purposes.

Failing to obey pool rules may result in loss of swimming and facility use privileges. Homeowners will be charged for the cost of any damage caused by their residents and/or their guests.

**HOURS**

The pool is open between the hours of 6:00 a.m. and 11:00 p.m. only – no admittance after hours. The pool area facilities are closed between the hours of 11:00 p.m. and 6:00 a.m. While it is understood that the pool, as a social and recreational area, will have an inherent amount of noise and activity, residents and guests should always be considerate and respectful of nearby residents and should be especially considerate and respectful of nearby residents prior to 8:00 a.m. and after 9:00 p.m.

When the gate is locked so that resident keys will not allow access, the pool is closed. The pool may be closed occasionally for maintenance or regulatory reasons. Stay out of the pool when it is closed. Climbing over the fence in order to enter the pool area is not allowed and will be considered trespassing. Trespassers may be prosecuted.

**MUSIC**

Personal music players are permitted at the pool. Audio from any such device, however, cannot adversely impact the enjoyment of other residents and guests at the pool or residents along the perimeter. Those wishing to play audible music should ask other residents and guests at the pool for permission and should promptly turn off music if requested to do so. Use of headphones is strongly recommended.

**SUPERVISION**

Parents or guardians are responsible for the safety and conduct of their children. Adult supervision is required for children under age sixteen. A capable and responsible adult **MUST** accompany and **STAY** with children and guests under the age of sixteen years old. No child under the age of sixteen shall enter, or remain within, the pool area without the supervision of a parent or a capable and responsible adult.

**GUESTS**

Residents and Guests Only: The pool facilities are for the use of residents and their guests only. Residents are responsible for the actions of guests and their children who enter the pool area. As a resident, it is your responsibility to see that you, your children and guests abide by the rules and use the facilities in a safe manner. Please be considerate when entertaining guests in the pool area. If the pool area is abused the Board will have to consider adoption of additional rules relating to use of the pool area for entertainment of guests.

**PETS AND ANIMALS**

No pets or animals are allowed in the pool or pool areas. No person shall bring or allow any pet or animal into the pool area.

**CLEAN UP**

Littering is prohibited. Residents are responsible to clean up after themselves and their guests. Trash shall be deposited into the appropriate receptacles or removed from the pool area by the residents. Any items left at the pool.

**HEALTH AND SAFETY**

All residents and guests **MUST** shower before entering the pool or hot tub. Please shower off any sweat, dirt, sand, etc. prior to entering into the swimming pool or hot tub.

Please always make sure the pool gate closes securely behind you, both after entering or exiting – an open pool gate poses a potential threat to children and undermines security. Pool gates are designed to swing closed and lock. Please notify the management company immediately if the gate does not function as designed.

Absolutely **NO SHARP OBJECTS** or **GLASS** — including glass containers, bottles or glass of any kind — are permitted in the pool area. Drinks must be in plastic containers.

Proper swim wear must be worn at all times while in the pool or hot tub. No athletic wear, cut offs, jeans, shorts or street clothes are allowed.

No diving.

**SEACLIFF ON THE GREENS CLUB SERIES – POOL RULES - CONT.**

All persons using the pool facilities who are incontinent or not reliably toilet trained must wear specifically designed swim diapers or other appropriate protection against evacuation and an appropriate bathing suit. DISPOSABLE AND CLOTH DIAPERS ARE PROHIBITED IN THE POOLS.

To help prevent the spread of contagious diseases and/or infections, persons who have the flu, colds, lesions, open sores, etc. should not use the pool. Sanitary habits are the responsibility of everyone and anyone displaying improper behavior will be asked to leave the pool area.

Anyone who appears intoxicated under the influence of alcohol or drugs will not use the pool.

Smoking or the use of any tobacco product is not permitted within the confines of the fenced pool area, including the restrooms.

Food and drink is allowed in the pool area, but NO eating, drinking or chewing gum is allowed in the pool/hot tub or within two feet of the water.

The pool/hot tub may be closed for a period of time following any mishap that results in feces, vomit, food, or other contaminants in the pool/hot tub water.

All children using inflatable armbands (i.e., water wings), flotation devices, or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.

**BEHAVIOR**

Always be considerate of others using the pool. Inappropriate and/or dangerous behavior such as running, pushing, bullying, rough play, wrestling, excessive splashing, or spitting of water is NOT allowed in the pool area. The use of foul, profane, obscene, and/or rude language and gestures is not permitted. Nudity and other inappropriate and/or illegal behavior is not allowed.

Individuals vandalizing and/or trespassing at pool facilities will be subject to prosecution. Further, the individuals will be immediately and indefinitely barred from the pool facilities pending a Board review and reinstatement of privileges.

**SWIM INSTRUCTION, PHYSICAL THERAPY, AND OTHER CLASSES / ACTIVITIES**

The HOA neither endorses nor recognizes the capacity of any personal, commercial, private, or other proclaimed swim instructor, physical therapist, or other class instructor or facilitator engaged by individual residents. Accordingly, the HOA assumes no responsibility for these activities.

Any swim instruction, physical therapy sessions, and other water classes/activities or other activities conducted by residents must be conducted in a safe manner, may not unnecessarily interfere with other residents and guests and must allow for the use of the pool by other residents.

**PERSONAL OBJECTS, TOYS, BELONGINGS**

Only safe personal objects, toys, and belongings are allowed in the pool area. NO skate boards, skates, roller blades, bicycles, tricycles, scooters, motorcycles, boogie boards, surfboards, or other items that may be dangerous or disruptive are allowed in the pool or pool area. No large play equipment, playpens, wheeled vehicles, etc. (except wheel chairs and strollers) are permitted in the pool area.

Instructional/safety flotation devices may be permitted when used under the direct supervision and within an arms length of a responsible adult.

Tempered or safety glass masks, swim fins, small soft or inflatable kick boards, and flotation mattresses are permitted in the pool during uncrowded conditions and when their use does not reasonably adversely affect the enjoyment of the pool for other residents and guests.

The HOA assumes no responsibility or liability for personal objects, toys, belongings, etc. Before leaving the pool area, please remember to take with you any items you brought along and pick up any trash you created.

Residents and guests are encouraged to turn over lost articles of value to the management company. These items will be kept 30 days for reclamation and possible retrieval by the person losing them. All unclaimed articles may be disposed of at the discretion of the Board after that time.

**SEACLIFF ON THE GREENS CLUB SERIES – POOL RULES - CONT.**

**FURNITURE, POOL EQUIPMENT AND EMERGENCY EQUIPMENT**

Furniture in the pool area must not be abused. Use will be only for the purpose for which it was intended. Any damage caused will be at the expense of the responsible homeowner. Do not remove lounges, chairs or other furniture from the pool area and do not place any furniture in the pool or hot tub.

No resident or guest is allowed to tamper with any pool/hot tub equipment or emergency equipment, including thermostats. Emergency floats and shepherds crook are for emergency use only.

Hot tub timers must be turned off when through.

Please report any problems with furniture, pool equipment, and emergency equipment to the management company immediately.

**PRIVATE FUNCTIONS AND POOLS AREA RESERVATIONS**

The pool area may not be reserved or rented. Private functions will not be accommodated.

The Board of Directors has established the Clubhouse rules in an effort to balance the objective of allowing all SeaCliff on the Greens Club Series residence the maximum enjoyment of the property while respecting individual preferences and maintaining a safe and healthy environment.

Residents are solely responsible for their safety and the safety and supervision of their children and guests. The maximum number of occupants within the Clubhouse has been established at 68.

In the event of an emergency dial 911. Please report any illegal behavior immediately to the Huntington Beach Police Department. Failing to obey Clubhouse rules may result in loss of facility use privileges. Homeowners will be charged for the cost of any property damage caused by their residents and/or their guests.

**GENERAL RULES**

Official Club Series Homeowner Association functions sponsored by the Board are not subject to rental fees and take precedence over private/individual events and general use. (These functions must be well publicized through recognized communication channels such as the HOA newsletter, flyers, and posters placed at the Clubhouse entrance, etc.)

Other Association Boards within the SeaCliff on the Greens Community may rent the clubhouse for official board business. The rental fee will be \$60.00, and the cleaning fee will be waived if no additional cleaning is required.

The Clubhouse can be rented to SeaCliff on the Greens Club Series residents for their sole and private use. The Clubhouse should not be used for commercial purposes. Private/individual events will take precedence over general use. The cost to use the clubhouse is \$160 per day. This cost is comprised of a \$60 rental fee (which includes a \$50 nonrefundable deposit) and a required \$100 cleaning fee that will be used to pay the cleaning crew (the cleaning fee is refundable only if the event is cancelled). Residents will not reserve and/or rent the Clubhouse for excessive periods of time as the Clubhouse is for the use and enjoyment of all SeaCliff on the Greens Club Series residents and should not be monopolized. A standard rental agreement will be signed by the lessee at the time of the Clubhouse is reserved.

Intentions to reserve the Clubhouse may be booked through the Clubhouse Committee up to 150 days in advance through the payment of the full \$160 fee. If two or more residents attempt to reserve the Clubhouse for the same day (i.e. Christmas, Hanukah, New Years, 4th of July, etc) within 150 to 120 days prior to the event, the privilege of using the Clubhouse will be awarded to the winner of a random drawing held at the first Board Meeting that takes place after the 120th day prior to the event. The Board will return the full \$160 fee to the losing resident(s). If the winner of the drawing later cancels their reservation the fees will be returned minus the \$50 nonrefundable deposit. In the event of a cancellation, the Clubhouse Committee may contact (at their discretion) the next resident in line to use the Clubhouse as determined by the random drawing to see if they are still interested. After 120 days prior to the event the Clubhouse will be reserved and leased on a first come first serve basis.

The lessee will meet with a Clubhouse Committee member for prior inspection as a protection to the lessee to make sure property has not been damaged and is ready for use.

The lessee is responsible for clean up of personal items and trash immediately following the event, before cleaning crews start their work.

Inspection will take place after the function with a member of the Clubhouse Committee to clear homeowner of any liability.

**SEACLIFF ON THE GREENS CLUB SERIES – POOL RULES - CONT.**

Lessee will be billed by the HOA for any damage incurred or for any excessive cleaning fees incurred by the cleaning crew beyond the required \$100 fee.

Pool table use is at no charge. Contact the Clubhouse Chair to book times and dates for general use play open to all residents and guests.

The Clubhouse is a non-smoking area. Smoking or the use of any tobacco product is not permitted in the Clubhouse.

**CLUBHOUSE HOURS**

The Clubhouse may be used between the hours of 6:00a. m. and 1:00 a. m. Quiet hours are the same as Huntington Beach City Ordinance ( 10 p. m. weekdays until 6 a. m. and midnight to 6 a. m. Friday through Sunday).

Any Problems with noise or disturbance, call the Huntington Beach Police. Do not enter the Clubhouse.

Board Members and Committee Members are subject to the same rental fees and rules as other residents.

**POOL AREA USE**

The pool area may not be reserved or rented. Private functions will not be accommodated at the pool area. Residents and guests renting the Clubhouse should understand that the pool is open to all SeaCliff on the Greens Club Series residents and guests and should be courteous so as to not reasonably adversely affect the enjoyment of the pool for other residents and guests.

**CLUBHOUSE PARKING RULES**

The lessee is required to submit a list of all expected guests to the security gate officer or online through [gateworksguest.com](http://gateworksguest.com) 24 hours prior to the scheduled event.

Lessee shall notify all guests to park on Cherryhill Avenue, Seapoint, or in available guest spots on the property.

In the event valet parking is required for an event, written approval must be obtained from the Clubhouse Committee or Board.

THANK YOU FOR TAKING TIME TO REVIEW THIS INFORMATION. PLEASE SUBMIT RESPONSES TO RON BENNETT AND/OR ATTEND THE NEXT BOARD MEETING TO OFFER YOUR SUGGESTIONS..

