

BEACHWALK BREEZE

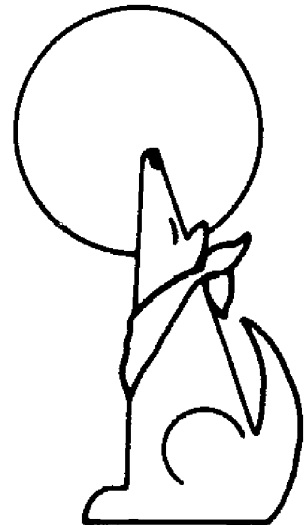
A Great Place to Live
February 2012

Published monthly by the Beachwalk Homeowners Association

PRESIDENT'S MESSAGE

Rita Spira, Chair

- **Words of caution:** Homeowners have called me to let me know they have seen coyotes in several areas of Beachwalk. Bring your pets in at night. Be aware when you walk your pets and have them on a leash.
- The speed limit is still 20 MPH in Beachwalk. Please observe our stop signs and pay attention to your speed. Remind your guests when they come to visit about our rules.
- Several cars have been broken in to or had their windows broken. The last one that was reported to me did not appear to have anything stolen. It was parked on the driveway and backed into the driveway not pulled in. The back window was broken and there was quite a bit of damage done. I cannot encourage you enough to park your car in your garage.
- We found an ashtray and some evidence of someone lighting a fire at the backside of pool 3. If you know of anyone or see any activity there, we would appreciate you notifying security, management or a board member. The area where the fire was started did not do any damage but the structure could easily go up in flames and could cause considerable damage to the surrounding homes and common area.
- We welcome all homeowners to attend the board meeting on the second Monday of each month. We welcome your input and ideas. You can participate in the homeowner forum before the meeting starts and let us know of your concerns. We will not object if you also come and tell us when we are doing a good job.



BEACHWALK HOMEOWNERS ASSOCIATION
GENERAL SESSION MINUTES
DECEMBER 12, 2011

BOARD MEMBERS PRESENT: Steve Murray
Neil Campbell
Rita Spira
Debbie Davis
Sandy Draper
Maryann McCuiston

BOARD MEMBERS ABSENT: Larry Crane

MANAGEMENT REPRESENTATIVE: Scot Cool
Keystone Pacific Property Management, Inc.

ITEMS DISCUSSED AT THE DECEMBER 12, 2011 EXECUTIVE MEETING

Minutes were approved, hearings held, an architectural violation reviewed, delinquencies were reviewed and litigation and legal opinions discussed. The following delinquent account decisions were made:

- A. Delinquent Accounts
1. **APN 023-241-36** – A motion was made, seconded and carried to continue with a trustee sale if the homeowner defaults on the payment plan. (6/0)
 2. **APN 023-271-20** – A motion was made, seconded and carried to start the foreclosure process if the homeowner does not agree to a payment plan. (6/0)

CALL TO ORDER

President, Rita Spira, called the meeting to order at 7:09 p.m. at Beachwalk Clubhouse #2.

HOMEOWNER FORUM

Homeowners who addressed the Board made the following statements or requests:

- A homeowner complained that parents from the school across the street from the Agua Drive gate are using the Agua entrance to make illegal U turns and wanted to know if the Board could do something to prevent it.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the consent calendar without further discussion. Motion carried 5/1 Sandy Draper abstained.

- A. **General Session Meeting Minutes** – RESOLVED, to accept the November 12, 2011 General Session Meeting Minutes as submitted.
- B. **October 31, 2011 Financial Statement** – RESOLVED, to accept the October 31, 2011 financial statement as submitted.
- C. **ARC Committee Fast Track Approvals** – RESOLVED, to approve the ARC applications meeting fast track qualifications.
 - 19755 Oceanaire
 - 7232 Seashark
 - 7242 Seashark
 - 19731 Seashore
 - 19675 Stern
 - 7195 Riptide
- D. **Tree Removal Proposal** – RESOLVED, to approve tree removal proposal #217 from Tierra Verde Landscape in the amount of \$1,975.00 to remove 9 diseased or dying trees.

OLD/NEW BUSINESS

- A. **Landscaping Committee** – Larry Crane, Board Member Chairperson, is out of town. No report was given.
- B. **Architectural** – Rita Spira, Board Member Chairperson
 - 1. **Architectural Applications**

Name	Address	Proposed Change	Status
		Please refer to the consent calendar. Only applications for chimney conversion from shingle to stucco were received.	

- 2. **Stucco Wall Deterioration** – ARC Chairperson, Rita Spira discussed the topic with the other Board members and will provide a draft of a proposed guideline change to the Board during the January 9, 2012 meeting. No Board action taken.
- C. **Treasurer’s Report** – Steve Murray, Treasurer
 - 1. **Delinquency Report** – A motion was made, seconded and carried to file a lien on the following accounts per the Association’s delinquent account policy. Motion carried 6/0.
 - APN 023-281-21
 - APN 023-241-10
 - 2. **Maturing CDs** – A motion was made, seconded and carried to reinvest both CD’s for a 9 month period. Motion carried 6/0.

	Current Investment		Maturity Date	Amount
1	WFCD	Bank of Baroda	12/20/11	\$200,000.00
2	WFCD	St Bank of India	12/28/11	\$200,000.00

- D. **Pool/Recreation Committee** – Mary Ann McCuiston, Board Member Chairperson
 - 1. **Clubhouse Rental Insurance Policy** – The Board discussed the homeowner comments that had been emailed to Management about the proposed additional insured requirement. The Board will publish something in the Breeze asking homeowners to send additional comments to Management and the Board will consider those too when it reviews the topic during the January 9, 2012 meeting. A motion was made, seconded and carried to try to meet the deadline to publish.
- E. **Maintenance** – Neil Campbell, Board Member Chairperson
 - 1. **Fence Replacement** – Board member, Neil Campbell, stated to the Board that only fences in extenuating circumstances were being replaced at this time. No Board action taken.
 - 2. **Roof Replacement Proposals (New Leaks)** – A motion was made, seconded and carried to approve roof replacements for roofs with new leaks at 19524, 19528, 19532 Sandcastle, 7195 Riptide and to replace the leaking chimney cap at 7232 Deep Harbor. Motion carried 6/0.

3. **Second Phase Roof Replacements** – A motion was made, seconded and carried to approve roof replacements for the following roofs by Hoyt Roofs in the total amount of \$159,029.00. Motion carried 6/0.

- 19666-19672 Stern
- 7075-7105 Surfside (pod of 7 with 4 homes reporting roof leaks)
- 19862-19884 Deep Harbor (pod of 6 with 4 homes reporting leaks)

A second motion was made, seconded and carried to request proposals for the next set of 6 pods of 5 homes, all having 3 homes with leak history. Motion carried 6/0.

- 19741-19761 Coastline
- 19711-19791 Coastline
- 7232-7252 Havenrock
- 7141-7161 Little Harbor
- 19642-19662 Seawind
- 7242-7262 Seaworthy

4. **Other Roof Replacement Matters** – There were no new miscellaneous roof matters to discuss. No Board action taken.
5. **Agua Drive Gate Repair Proposal** – A motion was made, seconded and carried to approve the proposal from California Gate to repair the gate tracks in the amount of \$1,424.00. Motion carried 6/0.
6. **Bee Hive Removal, 7035 Seal Circle** – A motion was made, seconded and carried to approve the proposal from Elite Pest Management in the amount of \$1,175.00 to remove the bee hive behind the fascia and stucco at the corner of the home. Management reported to the Board that an inquiry for less costly alternatives had been explored, but removing the stucco and removing the old hive was the best solution. Motion carried 6/0.
7. **Wood Preparation for Painting** – A motion was made, seconded and carried to replace the non-structural wood trim inside courtyards to prepare for painting in the spring. This is being done strictly for the painting. Following the painting, the Association will return to the current practice of homeowners maintaining their own courtyards. The estimated cost is 2 Beachwalk maintenance crewmen x 173 days with estimated material cost of \$3,400.00. Manpower is estimated to be \$82,315.00 and will be paid from the regular operating maintenance budget. Motion carried 4/2 Rita Spira and Steve Murray against.

F. **Rules and Regulations** – Sandy Draper, Board Member Chairperson

1. **Chimney Ballot Initiative** – The Board briefly discussed a draft ballot. Board member Sandy Draper stated she and Larry Crane would work with the Association's legal counsel on wording in time for the 2012 Annual Meeting in April. No Board action taken.
2. **New California Legislation** – Board members, Steve Murray and Maryann McCuistion reported back to the other Board members about their experience at the December 8, 2011 Board member seminar hosted at the corporate offices of Keystone Pacific Property Management. No Board action taken.

- G. **Security** – Debbie Davis, Board Member Chairperson
 - 1. **Strangers Coming to Doors** – Board member, Debbie Davis updated the Board that a couple of homeowners had complained about a suspicious man coming to their door claiming to have a relative in the community and selling magazines. Debbie said she would check with the neighborhood watch point person about putting a paragraph in the Breeze to remind homeowners of what actions they can take if a stranger appears at their door. No Board action taken.
- H. **April 2012 Annual Meeting Preparation** – The following Annual Meeting tasks were discussed.
 - 1. **Nominating Committee** – A motion was made, seconded and carried to appoint Carol Koelle, Steve Murray, Debbie Davis and Les Miller to the Nominating Committee for the April 2012 Annual Meeting Election. Motion carried 6/0.
 - 2. **Candidacy Statements** – A motion was made, seconded and carried to make the candidacy statement due date close to February 15, 2012. Management is authorized to select the exact date. Motion carried 6/0.
 - 3. **Election Date** – A motion was made, seconded and carried to hold the Annual Meeting on April 9, 2012. The monthly Board meeting will remain on the second Monday on April 14, 2012. Motion carried 4/2 Steve Murray and Debbie Davis against.
 - 4. **Set the Record Date** – A motion was made, seconded and carried to set the record date for February 13, 2012. Motion carried 6/0.
 - 5. **Inspector of Election** – A motion was made, seconded and carried to approve the proposal from Accurate Voting Services in the amount of \$1,370.75 to be the inspector of election for the April 9, 2012 Annual Meeting. Motion carried 5/1 Debbie Davis against.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 8:32 p.m.

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ARCHITECTURAL

Rita Spira, Chair

The following applications were approved by the Board at the January meeting:

- o 19805 Pacifica E plan: Remove wood trim from windows and stucco
- o 19881 Saltwater E plan: Install satellite dish
- o 19741 Coastline A plan: Remove arbor over entry gate
- o 19725 Oceanaire B plan: Remove wood shingles from chimney and replace with stucco
- o 7242 Seashark E plan: Replace back gate with new composite with arch, gate to open inward

These were all fast track applications.

- o 19809 Windjammer A plan: Replace windows and door with combo of retro fits and nail- on's. Nail on's do require a permit.

Please remember that our conditional approval is required in order for you to get a permit. If you do not follow the requirements on the application that you sign and agree to, the city will not give you a permit. If you have any questions regarding your application, the committee is more than willing to help you with your submittal.

The board did not approve the ARC committee suggestion to allow homeowner's to have a 30 day review regarding a proposed modification to the block wall and block wall cap guidelines. For those who now have a new roof on your home, the ARC needs the original permit from the city for our files. We need the original. If you need to have a copy for your records I will be happy to supply you with one. If you have any questions regarding this please feel free to call me.

MAINTENANCE

Neil Campbell, Chair

A contract with ColorWest has been signed for the painting of all homes in Beachwalk over 8 -10 months. Painting is expected to start in the spring. Three-color schemes will be utilized such that each pod will have a different color scheme than its neighbor. Color schemes can be viewed on the Beachwalk web site www.beachwalkhoa.org. Think ahead, ivy on the stucco walls of units must be removed prior to painting, broken shutters must be repaired. Start preparing now.

Homeowners who receive notice of their home being selected for re-roofing are reminded that notification letters must be signed and returned to Keystone before the pod can be re-roofed. The letter gives homeowners 30 days to reply. Reality is, that as soon as the signatures are received from all the homeowners in the pod, reroofing will begin.

The re-roofing of Beachwalk continues. 20 roofs have been completed in January. 27 more homes are in the queue for roofing in the first six months of the year. Tentatively 45 more homes will be done in the second half of 2012. At that point, 30% of BW homes will have been roofed. Pods were selected based on incidents of rain leaks to pods since 2008.

RULES & REGULATIONS

Sandy Draper, Chair

After much discussion and review of comments received during the review process, the Board decided not to modify the clubhouse reservation requirements to include the HOA as an additional insured. At this time, the insurance industry is not consistent and some homeowner's insurance carriers will not provide an endorsement, or they charge a prohibitively high amount of money to do so. It was never the intent of the Board to impose an additional hardship on homeowners, so the Board decided to retain the existing process. Note that this is an issue that will likely come up again in the future as requirements to show proof of insurance are becoming the industry standard for rental agreements.

State laws require the Association to hold at least a 30-day review process when considering the adoption of new rules. The proposed changes to the clubhouse rental process, which were considered based upon the recommendation of our HOA insurance agent, were sent to homeowners for review and comment. The review process is not just mandated by law, it is necessary to insure that all homeowners have a chance to help guide the Board in the decision making process. Unfortunately, some homeowners responded with unprofessional, rude and/or hostile comments. If you want your message to be received in the most effective manner, stick to the non-subjective and leave out the personal attacks.

Scammers in Beachwalk

There have been reports of young people going door to door, trying to sell residents something (magazines usually). They tell you they are earning money toward college or a school field trip. They mention the names of several of your neighbors and claim to have gotten support from them. Be very careful about activities like these. Schools do not encourage students to go to strangers for fund-raising projects. And your neighbors are probably not allowing their names to be used as endorsements. Don't be fooled and don't buy things from door to door scammers! Fortunately for us here at Beachwalk, this situation is 100% avoidable if you lock your front gate.

Bits & Pieces



Lost Necklace: Silver necklace lost at the Main Pool on January 5. This is a memorial piece containing a small quantity of our grandson's cremated ashes. If you have heard of anyone finding this necklace please call us. It is not valuable to anyone else, but very precious to us. Thank you. Debbie and Bill Borden 714.969.3828 or 760.770.5270.

Fun Book Club: Ladies and Gentlemen readers, welcome to an ongoing book club that meets once/month to discuss member selected books of all genres. For further information contact Linda Rose at lrindarose3@gmail.com or phone 714.717.1566. Come, meet, eat, drink, laugh, and converse.

Beachwalk Helpers is a group of resident volunteers who will come to your home and assist with tasks you are unable to perform such as taking out and bringing in trash cans or walking dogs if you are temporarily unable to do so following a surgery for example. Transportation to doctor's appointments and errands is also available. Additional volunteers are welcome. Please call or email Kelly Barclay at 714.357.1119. or kelly4bw@gmail.com for further information.

Your Beachwalk Breeze. The Breeze is published monthly. Maxine Miller, the Editor, prepares the publication, arranges for the printing and inserts any flyers.. A group of ten of your neighbors then distribute it to your doorstep. They deliver to all 453 homes regardless if the unit is occupied by an owner or a renter. Keystone mails over 90 additional copies to offsite owners. It would be nice of us to acknowledge these dedicated volunteers when we run into them around the complex. They are: Jeanette Briance, Pete DeMeyer, Carol Koelle, Jan Liss, Judy Lyon, Tom Moore, Diana Perna, Linda Rose, Doris Struble and Sally Yeager. Kelly Rivers is our alternate. Please utilize the Breeze to keep informed of the events taking place in our community. Also - visit our website for more detailed information. Thanks. Ray Bunker, Breeze Distribution

Wine Tasting Fundraiser for only \$25 @ Shades Restaurant, Hilton Waterfront Beach Resort on February 29 from 5:30 pm-8:30 pm. Soroptimist Supporting The HB Project Self-Sufficiency Foundation. Includes: 4 exquisite wines flights, tasty bites & add'l menu options. Auction/raffle prizes as well! Great charity event! Open to the public! Reservations recommended: 714-845-8494. Contact Diana Perna, PK Real Estate at 714-319-2042 if you have additional questions.

Beachwalk Social Dinner: BW Residents – come join your neighbors for our monthly “BW Dinner,” Thursday, February 9, 6-9 pm at **LaCapilla**, located at 807 Adams, Huntington Beach. The “BW Social Dinner” is for all residents on a bi-monthly basis – always occurring on the **2nd Thursday of that month**. From 6-9 pm for \$15-\$20. Choosing local restaurants to support the community! Please email Diana Perna (BW Resident Realtor, PK Real Estate) at dperna@pkrealestate.net or call 714.319.2042 to let her know if you will be attending.

Save the Date! All Beachwalk residents welcome! Join us on Sunday, February 5th from 1:00 to 2:30 p.m at clubhouse #2 for a free presentation on how to create your own organic, patio garden. Learn how to start plants by seed, condition soil, and compost garden waste, grow organic, deal with pests, and more. Call Kelly Barclay for further information at 714.357.1119.

ADVERTISEMENTS

The Democratic Club of BW is getting active again. This is a big election year. We have been passing out door hangers to get people involved. We have a new facebook page for our precinct. We call it DPOC Palm 17th. The link is www.facebook.com/DPOCPalm17th. We need all of you Democrats to go to the facebook site and like it. Louise Stewardson @ 714.356.6559 or loustew75@gmail.com.

Licensed Optician, a BW Resident will take care of your eye care needs. Best prices on Eye Glasses and Contact Lens!! Single vision - \$40 Bi Focal - \$80 Tint - \$20. Please contact Jerry Bitterman at 714.536.1041 or 818.602.8233. Superior Service, Satisfaction Guaranteed!!

Free: Trunk load of old LPs. Yours for hauling away. Contact Carol @ 714.536.8530.

FOR SALE: 2 external wood window shutters off a C model end unit. They measure 22 inches wide by 5 feet long & would fit many of the smaller bathroom windows in BW. They are in excellent condition & would look great with a coat of fresh paint. I would paint them for a consideration & install them at no charge!! Call or email Graham @ 714.374.6299 or ob1cnb@yahoo.com.

Victorian Catering: Full Service catering & custom deliveries. BW resident & Business in HB for 25 years. Catering & event planning for private parties, weddings, showers, specialty teas, celebrations as well as business & corporate meetings & events. We also provide custom deliveries to your home or business. Visit our website at www.VictorianCatering.net or call us @ 714.847.2632.

BW Residents looking to rent your unit? I have a few very qualified tenants looking ONLY to rent in BW ASAP!! Mostly the A and B units, however a couple of them would not mind a C plan. Please contact Diana Perna, (Beachwalk Resident Realtor, PK Real Estate) at dperna@pkrealestate.net or call me at 714.319.2042.

PK Real Estate Property Management Division: BW Resident Realtors/Brokers, Diana Perna & Christen King offer services for all your rental needs in the BW community as well as the So.CA region! Let us do the work for you – hassle free! We offer a BW resident discount. Please contact Diana @ 714-319-2042 or email dperna@pkrealestate.net Check website www.pkrealestate.net <<http://www.pkrealestate.net>> !

Would like to Rent 2 rooms in BW. Call 714.456.9729.

Kingdom Appraisals: BW Resident Realtor, Christen King is a licensed appraiser and can appraise your home for the following: refinancing or selling your home, reassessing your property taxes, removing PMI (mortgage insurance), divorce & estate planning. BW residents receive a \$150 discount! Call Christen @ 714.319.3373 or email cking@kingdomappraisals.com.

Clayton Builders GC serving BW residents for over 14 years. Specializing in room additions, kitchen and bath remodels, new doors and windows, custom cabinets, moldings, patio covers and much more. Call Rob Clayton 714.743.2098 or email clytn_rb@yahoo.com. Lic # 585804.

Home Maintenance & Repairs: Patio covers, gates & fence repairs, wood deck construction or repair. Concrete work. Laminate flooring, window trim work, roof & gutter cleaning, painting. Have truck will dump. No job too small! Please call Graham (BW resident) for a free estimate @ 714.374.6299 or email: oblcnb@yahoo.com.

Reverse Mortgages: Ask Bob Terry how you can use the equity in your home to make your retirement more fun. BW resident for 15 years, 72 years in HB. Call me anytime for more info or a free in home analysis; ask me how they work, I have one. Bob Terry @ 714.206.4835 cell or home 714.960.1757. email troberty866@aol.com.

Architectural Design: Custom Plans for kitchens, baths, window replacement, remodels, additions, fence relocations, block walls, stucco fireplaces. Do all paperwork with HOA & city obtaining all permits. Pete Christey (BW res.) @ 714.536.2016. Contractor's license, #371157.

Do You Need a Notary? I am available during the week as well as weekends when you find you need Notary service as quickly as possible. Please call me @ 714.960.6680 for an appointment. Rita Spira

Want to lease a C or D plan in BW. Call 714.452.4939.

ANNOUNCEMENTS

The BW Breeze is published monthly for residents of BW. Only announcements & advertisements of items in and for BW residents are accepted. **Maximum length for an article is 75 words.** Deadline for Mar. is Mon. Feb 20th. Please put items in an envelope and leave with Maxine Miller, 19510 Sandcastle Lane, call 714.969.0291 or email memiller@socal.rr.com.

Please help BW stay a great place to live. The most current set of rules can be found at www.beachwalkhoa.org<<http://www.beachwalkhoa.org>>



FEBRUARY 2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Ladies Bridge Clubhouse II 10:30 a.m.	2 Thurs. Night Bridge Clubhouse II - 7 pm	3	4
5 Create your own organic garden! Clubhouse II 1:00-2:30 pm	6 Architectural Application Deadline	7 Yoga Class Clubhouse II 6:30 p.m.	8 Ladies Bridge Clubhouse II 10:30 a.m.	9 Social Dinner LaCapilla 6 – 9 pm	10 Architectural Comm. Clubhouse I -11 am	11
12	13 Homeowners Clubhouse II 7:00 p.m.	14 Yoga Class Clubhouse II 6:30 p.m.	15 Ladies Bridge Clubhouse II 10:30 a.m.	16 Thurs. Night Bridge Clubhouse II – 7 pm Landscape Comm. Clubhouse II – 9 am	17	18
19	20 BREEZE DEADLINE	21 Yoga Class Clubhouse II 6:30 p.m.	22 Ladies Bridge Clubhouse II 10:30 a.m.	23	24	25
26	27	28 Yoga Class Clubhouse II 6:30 p.m.	29 Ladies Bridge Clubhouse II 10:30 a.m.			

IMPORTANT NUMBERS

Although some Board member phone numbers are provided below, homeowners are reminded that the quickest response to service requests is best accomplished by contacting Keystone Pacific Management. Keystone is responsible for the day-to-day management of BW. It is the responsibility of the Board of Directors as a group to set policy. Individual Board members do not set policy.

Chairman	Rita Spira	1.714.960.6680/Rita@Sailable.com
Vice-Chairman	Sandra Draper	
Secretary	Larry Crane	
Rules & Regulations	Sandra Draper	
Architectural	Rita Spira	1.714.960.6680/Rita@Sailable.com
Maintenance & Buildings	Neil Campbell	
Treasurer	Steve Murray	
Landscape	Larry Crane	
Pools & Recreation	Mary Ann McCuistion	
Security	Debbie Davis	
Beachwalk Board		beachwalkboard@gmail.com
Keystone Pacific Property	www.keystonepacific.com	1.949.833.2600 and 1.949.838.3281
Manager	Scot Cool	scool@keystonepacific.com ext.838.3281
Common Area Issues	Aundrea Calvillo	1.949.838.3264
	16845 Von Karman, Ste. 200, Irvine, CA 92606	
Ladies Bridge Group	Lyn Perkins	1.714.846.3660
Thursday Night Bridge Grp.	Ray & Mary Bunker	1.714.969.1171
Clubhouse II Reservations	Aundrea Calvillo	1.949.838.3264
Yoga	Roberta Smith	1.714.323.7812
Breeze Distribution	Ray Bunker	1.714.969.1171
BW Website/Neil Campbell	http://www.beachwalkhoa.org	
Librarian	Larry Neumeister	1.714.374.4848
Breeze Editor	Maxine Miller	1.714.969.0291
For Plumbing Problems Call	Keystone Pacific	1.949.833.2600
Security Clubhouse I		1.714.960.3339 Cell 714.493.6838
Police Department	Non-Emergency	1.714.960.8811