

BEACHWALK BREEZE

Published monthly by the Beachwalk Homeowners Association

A Great Place to Live
FEBRUARY 2016

In order to communicate more quickly with the members of the Association, the Board is providing a summary of the decisions of general interest from the most recent Board meeting. The summary is not the official minutes. Official minutes will appear on the Beachwalk website or upon request from Management after being approved during the next meeting.

ITEMS OF GENERAL INTEREST FROM THE OCTOBER MONTHLY MEETING BEACHWALK HOMEOWNERS ASSOCIATION GENERAL SESSION SUMMARY JANUARY 11, 2015

BOARD MEMBERS PRESENT:

John Heeren, Randy Kline, Tim O'Toole, Pete Christey, Stephanie Lopez, Linda Davis

BOARD MEMBERS ABSENT: Tom Ferguson

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

Architecture

- * There were no new applications to approve this month.
 - * The Board ratified their December 30, 2015 special meeting decision approving the proposal from Smith Architects as the architect for the clubhouse project for design work in the amount of \$9,900.00 and an additional \$16,100.00 for anticipated future project work such as surveying, civil engineering, construction bidding and project management. (6/0)
 - * The Board approved for a member of the Board, John Heeren, to join the ad-hoc clubhouse exterior committee to act as a liaison for the Board. (5/1)
-



Beachwalk Social Dinner
Wednesday, Feb. 17th from 6:00 - 8:00pm - Please RSVP

- > **STACKED** Located at: 7490 Edinger Avenue
(Located in the Dick's Shopping Center)
- > Drinks & Food Supporting Our Local Restaurants
- > Night Out to get to Know Your Neighbors

Presented By

DIANA PERNA & CHRISTEN KING
"Beachwalk's Resident Realtors"
714.319.2042
dperna@pkrealestate.net
BRE #01387569 | #01377569

(January Meeting Summary con't)

Landscape

- * General update only, no Board action taken.

Treasurer's Report

- The Board approved to place a lien on a delinquent account. (6/0)
- The Board approved to reinvest the reserve CD maturing February 10, 2016 in the amount of \$195,000.00. (6/0)

Rules and Regulations

- The Board approved the adoption of the proposed delinquency policy revision increasing the pre-lien charge to \$75.00 and the lien charge to \$325.00. (6/0)

Pools and Recreation

- General update only, no Board actions taken.

Security

- General update only, no Board actions taken.

Maintenance

- General update only, no Board action taken.

2016 Annual Meeting and Election

- The Board approved the proposal from Accurate Voting as the inspector of election in the amount of \$1,461.35 plus postage and meeting attendance and to change the Annual Meeting and Election to April 25, 2016 pending confirmation Accurate Voting is available. (6/0)

THANKS, RAY!

Many homeowners may not know this, but for many years there has been a mighty wind behind The Breeze. We refer to Ray Bunker (with much help from Mary!) who for eons has coordinated the delivery of The Breeze within Beachwalk. Not only has Ray done the most careful final proofreading before the newsletter goes to the publisher, he has also recruited and organized the Corps of Delivery who faithfully walk the community and distribute it. Ray is stepping down from this responsibility, so we want to take this opportunity to thank him for what he has done for Beachwalk for so long. His selflessness and dedication to the community are shining examples we hope will be emulated. When you see Ray around, be sure to thank him for his service.

COYOTES

...continue as a Beachwalk threat!

Please read: Important information

This topic has been discussed several times in the past. It is being presented again as a reminder that the problem continues to exist. Coyotes in Beachwalk have not diminished and are becoming more brazen as noted:

1. An early morning walker sees them on a daily basis...a daily basis and they are not intimidated by the walker.
2. An incident occurred about the week of December 30th. A pet owner was walking a small dog about 8:30 pm by the main pool. A coyote came out of the green area and grabbed the pet in its mouth. Only because the pet had a harness with a leash attached was the owner able to pull their pet away from the coyote and save it from certain death!
3. Coyotes have been seen, on occasion, walking down a street in broad daylight.
4. They have been seen sunning themselves in Beachwalk various locations.
5. They are incredibly fast. They can steal your pet before you can even make a defensive move.

Bottom line is that they remain a threat to our pets. Once again here are the recommendations by the experts in dealing with these predators:

1. Dogs, especially small ones, should never be walked on an extending leash where they can be far in front or behind you and can be fair game to a coyote before you can see it.
2. Small dogs should always walk on a harness on with the leash attached; do not attach the leash just to the collar.
3. Do not leave water bowls or pet food outside. This encourages the coyotes.
4. Be no further away than 6' from your pet and carry a stick or golf club to protect them. Small air horns can also be purchased.
5. Keep cats and small dogs in your home or, if outside, close to you. Coyotes can easily jump a 6' fence and be gone before you are aware.
6. Be aware, they can become aggressive with a human if they feel you are threatening their "family".

NOTE: The City of Huntington Beach is taking a more "aggressive" stance regarding coyotes living in populated areas, but, they can only do so if they are aware a problem exists.

**Call and report incidents and sightings to:
714-536-5913**

INTERESTED IN A STUCCO CHIMNEY?

By Keystone Pacific Property Management

Chimneys covered with new shingles look nice. Over time however, the shingles become loose, missing or warped, creating the opportunity for water to leak into a home's walls or inviting termites. Have you been wanting to convert your shingle chimney to stucco, but having trouble getting contractors to provide you with a quote or even return your call? The Board has asked Management to contact contractors who would be willing to convert several chimneys as a single project. Interested homeowners will benefit from better pricing and service. If you are interested in converting your chimney from shingles to stucco, please contact Manager, Scot Cool of Keystone Pacific Property Management. A list of interested homeowners will be created in order to provide more interest and leverage among contractors.

SEE SOMETHING SAY SOMETHING

By Keystone Pacific Property Management

Beachwalk is a beautiful community with lots of open greenbelts and open spaces. However, those open spaces provide less visible areas which can attract devious behavior from individuals. The picture below is a large piece of burned cardboard found January 14th with several empty beer bottles located behind a pod of homes along the inner circle of Deep Harbor. Fortunately there was no damage to any buildings, fences or landscape, but you can imagine the disaster that could have occurred if the cardboard had been burned during the dry summer months. Many residents regularly walk throughout the community. If you notice suspicious behavior, please report it to Management or the nightly Guard (both listed on back of Breeze). If you witness criminal activity actually taking place, the Huntington Beach police department should be contacted. The more eyes watching, the more success Beachwalk will have preventing delinquent activity. Thank you for your help.



MOVING FORWARD WITH CLUBHOUSE REFURBISHING – Dave Short

Following an intensive search involving several meetings and a variety of proposals, the Board, in special session on December 30th, approved Jeff Smith to be the architect for the clubhouse refurbishment project. A subsequent planning meeting with Mr. Smith and the Ad Hoc committee on January 5th focused on exterior alterations which will involve replacement of all decking, replacement of shingles on from exterior walls with either stucco or siding, improved lighting, and new roofing. Design drawings should be available before the end of January. Additionally, meetings with the Ad Hoc committee and the ARC are being scheduled to determine the alterations that will be made for the clubhouse interiors. These will include both the architect's proposals as well as results of last year's community survey.

Roofs, Rain, and Gutters

The Roofing Committee

All A- through E-plan dwellings have been re-roofed in the last five years. Hoyt Roofing warrants the roofs and flashings for many years. CertainTeed, the material manufacturer, backs the warranty. Hoyt Roofing will repair leaks caused by the failure of the roofs at no cost to owners or to the Association.

It is important for owners to understand that leaks through skylights, sun tunnels, windows, doors, and walls *are not covered* by the roof warranty. If Hoyt Roofs comes to your home to check on a reported roof leak and finds that the leak is not due to roof or flashing failure, a service charge will be billed to the owner.

With heavy rain anticipated this season, owners should also consider how ready their gutters are for a downpour. Clogged rain gutters can cause water to overflow and possibly leak through windows or other parts of a home. Moreover, clogged drains for room addition flat roofs can cause water to pool and leak over the flashing and into walls. The Association would like to remind homeowners to clear their rain gutters and other drains.

LANDSCAPE UPDATE - Pete Christey

We are continuing our hedge removal program. Landscape has been mandated to remove the hedges for 6 years by many boards. The rule is no exceptions as they are unsightly, a home for coyotes and rats, and maintenance intensive. This past week your landscape committee and our crew from Pinnacle have removed hedges from 30 homes and planted new plants at 24. Next week we will do about 20 more and plant up to 100 trees to replace some hedges.

I am retiring from the Board and other duties I have volunteered for. We have accomplished a lot and helped to beautify and update Beachwalk's looks. Much of this work has been done by our Pinnacle team and Pat Tingley and Ann Thorne.

BEACHWALK BOARD OF DIRECTORS The deadline for applications to run for the Board of Directors in the April election has been extended to February 22nd. There are three seats open and all owners who reside in the community are encouraged to run. Applications can be obtained online at beachwalkhoa.org or by contacting Scot Cool at scool@keystonepacific.com or 949-838-3281.

Our beautiful community has been transforming over the past couple years with many improvements, which not only increases our property values, but continues to make Beachwalk the gem that it is in Huntington Beach.

All of these improvements were made possible by the residents that served on the Board and various committees. It is time we call for residents to volunteer for the Board of Director's vacancies and participate in these continued improvements and management of our existing assets. It is only with your help that this can be accomplished. Please submit your candidacy form today!

February 22	Deadline for candidacy application submission to Keystone Pacific Management
March 21	Candidates Forum Clubhouse #2
April 25	Election Night

MAINTENANCE UPDATE - Pete Christey

Our maintenance has been active removing and replacing fences, gates and arbors. It should be noted they make all of our gates and arbors and utility doors. They also assist landscape when they can't work due to bad weather.

I will be retiring from this position of supervision at the end of this month.

BITS AND PIECES

ATTENTION ALL CRAFTERS!! On the third Tuesday of every month, in Clubhouse 2, from 10AM – 12 noon, some ladies get together to work on their craft project or just to spend time chatting with one another. We would like other ladies to join us! This is NOT a gossip session, just time to enjoy the company of other ladies...we enjoy seeing what others are doing...learn something new and just to set aside some time to work without the interruptions of our busy lives! Please consider joining us or just stop by to say hi and see what we are up to! Bring a friend!

Next date: February 16... Christine Blodgett christineann2@verizon.net 714-878-8733

NEW! MEXICAN TRAIN DOMINOES GAME NIGHT

What to learn? Already an expert?

Easy to learn. Lessons and games provided

All levels ages 15+ (seniors welcome)

Beginning in February on a monthly basis

Look for future flyer coming soon

Contact info:

itsloriharris@gmail.com

[BREEZE February 2016.docx](#)

ADVERTISEMENTS - BREEZE February 2016.docx

<p>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 – Progressive Lens, \$130. Please contact Jerry Bitterman at 714-536-1041 or 818-602-8233. Superior Service, Satisfaction Guaranteed!</p>	<p>“Turning 65 Soon? MEDICARE Eligible? Part A, B, C, D, Supplements, Medi-Gap, Advantage - Confused? I’ll explain the details without confusing language. I’ve been a broker for 23 years and I represent 14 companies. I will clear up your confusion and explain your options. It can be easy with the right help. I’ve helped many neighbors in Beachwalk, let me help you too! CA License 0B02352. Medicare-Is-Easy.com Beachwalk Resident, Danny. (562) 822-7012</p>
<p>imortgage is a privately held, direct lending, mortgage bank. We're the #2 independent mortgage bank in the country and with that kind of volume comes better rates and lower fees. If you have any questions about mortgage financing, please give me a call at 714-421-1886 for a confidential, complementary, consultation. My website, www.socalhomefinance.com has a wealth of information, mortgage calculators, etc., and I encourage you to check it out. Thank you. John Davis, NMLS#341251.</p>	<p>PK Real Estate: Family owned boutique brokerage firm. BW Resident Realtors/Brokers, Diana Perna & Christen King are the top selling Realtors in Beachwalk since 2007. Representing Beachwalk for almost 10 years! Our core values are keeping the values up in Beachwalk, providing the utmost level of customer service, trust & commitment to our clients! Call for current Beachwalk resident referrals, property management, garage sale signs, "FREE" market reports-we are here for ALL your real estate needs! 714-319-2042 or dperna@pkrealestate.net.</p>
<p>Trust but Verify, Agents can guarantee a home will sit on the market UNSOLD by listing your home at prices thousands or tens of thousands of dollars above the market. This is an unsavory tactic to get you to sign a listing is known as ‘Buying the Listing.’ The National Association of Realtors® uses the ‘Days on Market,’ (DOM) statistic as one of the indicators of performance and so should you. Tim OToole 714.600-3000</p>	<p>Dog Training: Beachwalk resident Maggi Forootan is a certified professional dog trainer. Stop struggling with your dog today! I specialized in obedience, behavior problem solving, puppy training, and much more. Learn more about me and my training system by going to my website www.leadandlovek9.com <http://www.leadandlovek9.com> Fill out my contact form and I will get back to you within 24 hours. Or, call me at 949-929-5232 10% off on all training packages for Beachwalk residents!</p>
<p>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.</p>	<p>Beachwalk homeowner, Brian Kamenca is looking to rent a 2 car garage in our community for my Classic Car and some other items, Bikes, etc. If you have a garage that you are not using and would like to make some extra monthly money please let me know. Brian Kamenca, 949-292-5200.</p>
<p>Beachwalk Massage By Francie Lopez: Over 1200 hours of professional coursework and ten years experience in Sports Massage, Deep Tissue, Pregnancy, Lymphatic Drainage, Oncology and Relaxation in a professional spa and medical facilities. Discounted rate for Beachwalk neighbors. \$55 for House Call or \$90 for two hours or a couple. Please Call For Appointment 714-376-6129</p>	<p>Home Maintenance & Repairs: Patio covers, gates & fence repairs, wood deck construction / repair, 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 ob1cnb@yahoo.com</p>
<p>PERSONAL ASSISTANT Supportive professional providing a diverse range of services including transportation, shopping, scheduling appointments, errands and administrative work. Responsible, reliable individual who uses discretion and can be counted on for honesty and follow-through. (949) 246-0088 or kathleenc2009@gmail.com</p>	<p>Beachwalk Resident Realtor: Jeb Smith, Broker Associate at Re/Max Terrasol. The market is changing and that could affect you as a Buyer, Seller or Investor in today’s market. I would love to discuss the current market with you, talk about your goals and help guide you in the right direction. Inventory is low and rates are super low. Now is a great time to be both a Buyer and Seller. Call/Text me 714-376-2711, jeb@jebsmith.net.</p>
<p>Sailable Real Estate Full service broker since 1980, Property management, Notary service. When you are thinking about selling or renting your home in the area call me. Notary service on weekends, days or evenings by appointment. My services are available to all residents or owners of Beachwalk. Call Rita Spira at 714.960.6680</p>	<p>Maui Jim Sunglasses! It's time to protect your eyes for every season. Glare elimination, color enhancement, eye health, lens protection. Readers available in most styles. See MauiJim.com for all styles available and contact me for the best prices available. Call/text me 714-906-3710, HBWahine@aol.com</p>

<p>Classic Mercedes convertible for sale. Haven't you always loved this car? They truly don't make 'em like this anymore. 1982 Mercedes 380 SL, two-door, hard-top, cream-colored convertible, 8 cyl. engine, 141,500 miles. This car has been little used during the last several years, well taken care of, and garaged at Beachwalk. \$11,750. Serious inquiries only. No resellers. Please call 714-227-8390.</p>	
<p>Sewing machine for sale! Brand new, <u>never</u> used Brother Sewing Machine model # XR 7700/ Computerized sewing machine. Instruction book and DVD included. Machine is perfect for dress making, repairs, quilting and embroidery. Comes with attachments including a wide arm attachment, free arm capability, 6 varied presser feet and carrying case. Bought new for \$245 asking \$130. Christine Blodgett 714-878-8733</p>	<p>Pet Sitter: Retired Beachwalk animal lover will watch your pet(s) so you can leave confident that they will be properly loved on. Your home or mine - the choice is up to you. Promise lots of tummy rubs or ear scratches depending on what your "baby" likes. Willing to spoil just like grandma! Reasonable rates. Call Mary Ann Ahrens at 714-404-4656 or e-mail maryannahrens@ymail.com.</p>

FEBRUARY 2016

SUN- DAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATUR- DAY
	1	2 Yoga Class Clubhouse II 6:30 p.m.	3 Ladies Bridge Clubhouse II 10:30 a.m	4 Thurs. Bridge Clubhouse II- 6:30pm	5	6
7	8 Home-owner Meeting Clubhouse II 7:00 pm	9 Yoga Class Clubhouse II 6:30 p.m.	10 Ladies Bridge Clubhouse II 10:30 a.m	11	12 Street Sweeping LINCOLN B-DAY	13
14 VALEN- TINE DAY	15 PRESIDENTS DAY WASHINGTON BIRTHDAY	16 Crafters 10:00-12:00 Yoga Class 6:30 p.m ARC Meeting Clubhouse I- 7:00 pm	17 Ladies Bridge Clubhouse II 10:30 a.m	18 Thurs. Bridge Clubhouse II- 6:30pm	19	20
21	22 DEADLINE FOR BOARD Applications	23 Yoga Class 6:30 pm Clubhouse II	24 Ladies Bridge Clubhouse II 10:30 a.m	25	26	27
28	29					

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	Tom Ferguson	323-351-7627
Vice-Chairman	Stephanie Lopez	
Secretary	Tim O'Toole	
Treasurer	John Heeren	
Members at Large	Randy Kline, Linda Joye Davis,	
Architectoral	Linda Joye Davis	
Landscape & Painting		
Maintenance & Buildings		
Pools/Recreation	Randy Kline	Krkline33@gmail.com
Security	Carol Koelle	714-536-8530
COYOTE SIGHTINGS	Report Sightings	714-536-5913
Beachwalk Board		beachwalkboard@gmail.com
Keystone Pacific Property Manager	www.keystonepacific.com Scot Cool	949-833-2600 or 1-949-838-3281 949-838-3281 scool@keystonepacific.com
Common Area	Jessica Nevels	16775 Von Karman Ste. 100 Irvine 92606 949-838-3264
Clubhouse II Reservations After Hours Emergency	Jessica Nevels	949-838-3264 jnevels@keystonepacific.com 949-833-2600
BW Website	Keystone Pacific	http://www.beachwalkhoa.org
Breeze Publisher	Mary Ann McCuistion	714-904-0793 mmccuistion@socal.rr.com
Breeze Distributor	Carl Koelle	714-536-8530
Ladies Bridge Group	Mary Bunker	714-969-1171
Thursday Night Bridge Group	Ray & Mary Bunker	714-969-1171
Yoga	Roberta Smith	714-323-7812
Librarian	Larry Neumeister	714-374-4848
Plumbing Problems	Call: 4 Pals Plumbing Call: Keystone Pacific	714-375-1227 949-833-2600
Security – Clubhouse I	Limited security hours. For emergencies call Keystone	714-960-3339 Cell 949-274-6749
Police Department	Non-emergency	714-960-8811

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Beachwalk Annual Election will be held in April 2016. Three seats are up for election. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC. at the office address displayed below by **5:00 PM on February 22, 2016.**

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

*(Per Civil Code, page 1 of this form will be sent with the ballot election materials, as submitted)
(Pages 2 and 3 are candidate verification and code of conduct information only and will not be mailed with
election ballot materials.)*

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

BOARD MEMBER CODE OF ETHICS

I have read and agree to abide by the Beachwalk Board Member Code of Ethics as described on page 3 as a candidate for the Board of Directors and as a member of the Board should I be elected.

Candidate Signature

Date

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

BEACHWALK BOARD OF DIRECTORS CODE OF ETHICS

Board members should:

1. Strive at all times to serve the best interests of the Association as a whole regardless of their personal interests.
2. Use sound judgment to make the best possible business decision for the Association, taking into consideration all available information, circumstances and resources.
3. Act within the boundaries of their authority as defined by law and the governing documents of the Association.
4. Provide opportunities for residents to comment on decisions facing the Association.
5. Perform their duties without bias for or against any individual or group of owners or non-owner residents.
6. Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the Association.
7. Conduct open, fair and well-publicized elections.
8. Always speak with one voice, supporting all duly-adopted board decisions-even if the board member was in the minority regarding actions that may have obtained unanimous consent.

Board members should not:

1. Reveal confidential information provided by contactors or share information with those bidding for Association contracts unless specifically authorized by the board.
2. Make unauthorized promises to contractor or bidder.
3. Advocate or support any action or activity that violates a law or regulatory requirement.
4. Use their positions or decision-making authority for personal gain or to see advantage over another owner or non-owner resident.
5. Spend unauthorized Association funds for their own personal use or benefit.
6. Accept any gifts-directly or indirectly-from owners, residents, contractors or suppliers.
7. Misrepresent known facts in any issue involving Association business.
8. Divulge personal information about any Association owner, resident or employee that was obtained in the performance of board or duties.
9. Make personal attacks on colleagues, staff or residents.
10. Harass, threaten or attempt through any means to control or install fear in any board member owner, resident, employee or contractor.
11. Reveal to any owner, resident or other third party the discussions, decisions and comments made at any meeting of the board properly closed or held in executed session.