



Tierra Linda

November 2021 Newsletter



PROPERTY MANAGER

BRITTANY DURAN with
Seabreeze Management.

Email:

brittany.duran@seabreezemgmt.com

Phone: 949-616-3506

SEABREEZE MAIN PHONE:

Mon-Fri 9:00-5:00

949-855-1800

*Please contact her with any
questions or issues

AFTER HOURS

EMERGENCY SERVICE:
(800) 232-7517

IMPORTANT DATES

11/15@ 5:30 General Session Board
Meeting

12/20 @ 5:30 General Session Board
Meeting

3rd MONDAY of every month!

BOARD MEMBERS

President: Lou Franson

Vice President: Jennie Dillon

Treasurer: Andrea Smith

Secretary: Jennifer Nelson

Member at Large: Clinton Heys

SOCIAL COMMITTEE

The social committee would like to announce the winner of this year's Chili
Cook-off that was hosted during our Community Halloween Event.

Congratulations to:

Shirley at 6 Regato

whose chili was amazing!

Thank you to all of the participants and voters!

It was a great time!!

If you have a knack for creating fun memories and would like to join the
social committee, please contact Brittany Duran (property manager)
and let her know!



COMMUNICATION

Would you like to be informed about
community issues?

There are **THREE** main ways to get your
information:

#1. Attend Monthly Board Meetings

The General Sessions start @ 5:30 via Zoom.

#2. Newsletter

We try to put a lot of information in these newsletter so
please read them. :)

#3. Email Blasts!

To add your name to the Seabreeze Email Blast list,
please email our Community Manager,
Brittany Duran.

brittany.duran@seabreezemgmt.com

TREE TRIMMING

Please be advised that there will be having some
trees trimmed at two different times.

Job #1: Trimming starts October 12th-15th.

Job #2 : Trimming starts November 15th-19th



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Architectural Rules: True or false

1. Homeowner front door design and color changes do not require “Architectural Committee approval”.
2. Arch approval is necessary for patio and balcony design changes.
3. Changes not approved by Arch Committee may need to be put back to original design and build at homeowners expense.
4. After changes are approved by the Arch committee and Board, the homeowner is good to go with no other requirements to follow.
5. The Arch Committee will base decisions on Tierra Linda Master Plan and variations from the plan must be in an aesthetically harmonious fashion as determined by the Board.

Answers:

- 1.False 2. True 3. True
4. False, HO must schedule inspection by Board upon completion of work
5. True.

VENDOR HIGHLIGHT!

We'd like to introduce you to our lighting vendor,

Three Phase Electric!

Responsibilities are:

- Maintenance walks 4th Wednesday of every month
- Troubleshoot, repair or replace any lighting fixtures
 - Test Ground Fault Circuit Interrupters (GFI's) for pool and spa.
- Check and adjust all community time clocks

For this service, our contracted service payment is:

\$972.00 annually.

For any lighting extras and supplies,
we have budgeted for an additional

\$3,250.00 annually.

Currently, we are UNDER budget!

BUDGET TALK!

Did you know your dues go to pay
our community utility costs?

Below is what we have budgeted for the fiscal
year:

Water: \$48,166

(Covers water for all common area landscaping)

Electric: \$13,722

(Covers street lighting and porch lights as well as any
lighting in the pool area)

Gas: \$3,592

(Covers gas for the BBQ's)