

Seascape III Homeowners Association  
P.O. 3159  
Torrance, CA 90510-3159



27-39

Special Assessment Payment Election Form



FRANK C SWINDEL LIVING TRUST  
C&W/BOA 919320050  
575 MARYVILLE CENTER DR #511  
ST LOUIS MO 63141

RECEIVED  
AUG 03 2022

BY: .....





July 26, 2022

Seascape III Homeowners Association  
510 - 540 The Village  
Redondo Beach, CA 90277

**Re: Special Assessment Payment Election Form**

Dear Homeowner(s):

As previously noted, the special assessment will be levied as of September 1, 2022. Each homeowner will need to decide if they will be paying the Special Assessment in full by September 1, 2022, or opting for the monthly payment plan program, which will include interest at the rate of 4.5%. Enclosed, please find a "Payment Election Form" that you will need to fill out and return to Scott Management Company no later than 5:00 PM, Monday, August 15, 2022. You may return the complete form in the following ways:

1. Via e-mail (preferred): [ariel@scottmanagement.com](mailto:ariel@scottmanagement.com)
2. Via US Mail: 3820 Del Amo Blvd. Suite 324 Torrance, CA 90503
3. Via Fax: (310) 370-2364

To complete the form, you will need to reference the Exterior Renovation Project Special Assessment Schedule. A copy of this schedule is enclosed.

Should you be enrolled in Scott Management Company's ACH program, the special assessment charge (either monthly installment or full balance) will be withdrawn from your designated bank account along with your September 2022 monthly assessment. If you would like to set up a different payment arrangement, please reach out to Scott Management Company's Accounts Receivable Manager, David Hall. Mr. Hall can be reached via e-mail at [david@scottmanagement.com](mailto:david@scottmanagement.com).

Please note the following:

1. If you fail to complete the form by 5:00 PM, Monday, August 15, 2022, your Special Assessment will be billed in full and will be due on September 1, 2022.
2. As the Association has a fifteen (15) day grace period, you have up until September 15, 2022, to make a lump sum payment.
3. Should you decide to initially sign up for the payment program but decide later to pay off your balance, you may do so without a pre-payment penalty.
4. If you sign up for the payment program and decide to sell your Unit(s), the principal balance of your Special Assessment will be due at the close of escrow.

If you have any questions or concerns about the special assessment, please do not hesitate to contact Ariel Hess of Scott Management Company at (310) 370-2696. You may also e-mail Mr. Hess at [ariel@scottmanagement.com](mailto:ariel@scottmanagement.com).

On behalf of the Board of Directors  
Seascape III Homeowners Association

A handwritten signature in black ink, appearing to read 'Ariel Hess'.

Ariel Hess CCAM, CMCA, AMS  
Scott Management Company

Enclosures (2) Payment Election Form & Exterior Renovation Project Special Assessment Schedule

Scott Management Company  
3820 Del Amo Blvd. Suite. 324  
Torrance, CA 90503  
Phone (310) 370-2696 Fax (310) 370-2364

**SEASCAPE III HOMEOWNERS ASSOCIATION  
SPECIAL ASSESSMENT**

Payment Election Form

NAME \_\_\_\_\_ UNIT # \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**Payment Option 1:** Full payment in the amount of \$ \_\_\_\_\_  
with 0% interest due September 1, 2022.

Check here if you would like to select this payment option.

**Payment Option 2:**

Monthly payments of \$387.00 /month for 180 months, which  
includes interest at the rate of 4.5%, with the first payment due  
September 1, 2022.

Check here if you would like to select this payment option.

Please email the form to [ariel@scottmanagement.com](mailto:ariel@scottmanagement.com) or send it by fax to (310) 370-2364.

Seascope III HOA  
 Assessment Schedule (Square Footage Component)  
 Exterior Renovation Project - Special Assessment:  
 Apportioned Based on Percentage Interest (Exterior Painting):  
 Equal Divided Portion (i.e. SB 326 Repairs, Fumigation, etc.):

\$3,000,000.00
\$587,903.45
\$2,412,096.55

Legal Unit Number	Address	Unit Number	Approximate Square Foot	Percentage Ownership Interest	Based on Percentage Interest Assessment Value Per Unit	Fixed Portion of Assessment Per Unit (1/58 Share)	Total Portion of Special Assessment	Monthly Installment
1	530	114	2920	2.782%	\$16,365.47	\$41,587.87	\$57,943.34	\$444.00
2	530	115	2900	2.782%	\$16,237.89	\$41,587.87	\$57,825.76	\$443.00
3	530	116	2900	2.782%	\$16,237.89	\$41,587.87	\$57,825.76	\$443.00
4	530	117	2910	2.772%	\$16,266.68	\$41,587.87	\$57,884.55	\$443.00
5	540	118	2920	2.782%	\$16,365.47	\$41,587.87	\$57,943.34	\$443.00
6	540	119	2910	2.772%	\$16,266.68	\$41,587.87	\$57,884.55	\$443.00
7	510	101	1690	1.610%	\$9,465.25	\$41,587.87	\$51,053.12	\$391.00
8	510	102	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
9	510	103	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
10	510	104	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
11	510	105	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
12	510	106	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
13	510	107	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
14	520	108	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
15	520	109	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
16	520	110	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
17	520	111	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
18	520	112	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
19	520	113	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
20	510	201	1690	1.610%	\$9,465.25	\$41,587.87	\$51,053.12	\$391.00
21	510	202	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
22	510	203	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
23	510	204	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
24	510	205	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
25	510	206	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
26	510	207	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
27	510	208	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
28	520	209	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
29	520	210	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
30	520	211	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
31	520	212	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
32	520	213	1600	1.524%	\$8,959.65	\$41,587.87	\$50,547.52	\$387.00
33	510	301	1690	1.610%	\$9,465.25	\$41,587.87	\$51,053.12	\$391.00
34	510	302	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
35	510	303	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
36	510	304	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
37	510	305	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
38	510	306	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
39	510	307	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
40	520	308	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
41	520	309	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
42	520	310	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
43	520	311	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
44	520	312	1560	1.486%	\$8,736.25	\$41,587.87	\$50,324.12	\$385.00
45	520	313	1600	1.524%	\$8,959.65	\$41,587.87	\$50,547.52	\$387.00



Legal Unit Number	Address	Unit Number	Approximate Square Feet	Percentage Ownership Interest	Based on Percentage Interest			Total Portion of	
					Assessment Value Per Unit	Fixed Portion of Assessment Per Unit (1/58 Share)	Special Assessment	Monthly Installment	
46	510	401	1930	1.838%	\$16,645.67	\$41,587.87	\$52,303.54	\$407.00	
47	510	402	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
48	510	403	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
49	510	404	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
50	510	405	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
51	510	406	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
52	510	407	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
53	520	408	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
54	520	409	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
55	520	410	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
56	520	411	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
57	520	412	2020	1.925%	\$11,317.14	\$41,587.87	\$52,905.01	\$405.00	
58	520	413	2050	1.953%	\$11,481.75	\$41,587.87	\$53,069.62	\$406.00	



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