



The Seagull

Seascape Village HOA

Issue #444

July 2016

BOARD OF DIRECTORS

Bill Grey ~ President

3276 Paseo Gallita

949/481-9770, billgrey1962@gmail.com

Nadine Cohen ~ Vice President

Gallita Loop: 3215 Paseo Gallita

949/481-0390, chilel00@cox.net

Neila Burns ~ Treasurer

3219 Paseo Gallita

951-316-6827, neilaburns@cox.net

Tom Polinko ~ Secretary

3228 Paseo Gallita

303/717-0784, tomski0424@gmail.com

Hugh Bassett ~ Member at Large

408 Paseo Ganso, 949-248-2942

BOARD MEETINGS

Meetings are normally on the fourth (4th) Wednesday each month at the clubhouse at 6:00 p.m. A Board meeting is not held in December.

PRESIDENT'S REPORT

June 2016

1. **Board Elections coming up in Oct.** Two Board positions will be available in Oct. 2016. Existing Board members, Nadine Cohen and Hugh Bassett, will not be running for re-election. So if you want to be involved, get involved, put your name on the ballot by filling out the candidate form included with this billing statement and return it to management by the deadline.
2. **WATER** – According to the State of CA, Governor Brown and our local water district, South Coast Water District, **we are in a drought.** We have been under this declared drought since March 10, 2015. We are still under “LEVEL 2 WATER SUPPLY WARNING.” All residents of Seascape Village are required under this “Warning” to reduce our domestic water consumption by 20%. Please do not water common area trees, plants and shrubs with water from a hose. Try putting a bucket in your shower and water your plants with water from the bucket (with no soap). We appreciate your conservation and cooperation. A reminder that we are **still** restricted to watering for just 10 minutes one day

a week (Wednesday) by South Coast Water District. Replanting of dead plants cannot take place while we are under these mandatory watering restrictions. Also, no hosing or washing down of vehicles including autos, trucks, vans, buses, motorcycles, boats, and trailers, except at a commercial car washing facility or by a commercial mobile detailer that uses its own source of water.

3. **Considering Home Improvements?** If you are considering making installations and/or exterior modifications please review our CC&R's and Rules and Regulations. We encourage you to read the letter to **ALL HOMEOWNERS** in your blue booklet “Rules and Regulations.” This booklet was given to you when you closed escrow on your house. If you don't have it or can't find it, you can find it on our Seascape Village web site www.seascapevillage.net. You may also download the architectural application from the web site. If you don't have access to a computer or the World Wide Web (WWW) contact Curtis Management at 877-587-9844 or 760-643-2200. You will also find a complete copy of the CC&R's on this web site. Please take a few minutes to familiarize yourself with the site. There is a wealth of information located there. Once the application has been completed, please mail it along with any brochures or drawings to management for the architectural process. If you need additional assistance please do not hesitate to contact any one of the Board members or **Carolyn Novotny at 949-276-2070**. Carolyn is the Chairperson of the Architectural Committee. She will be happy to assist you. Finally if you are **considering landscape additions, modifications or changes** in the Common Area adjacent to your residence please submit a **written request to Curtis Management Company. Landscape additions or modifications must be approved by the HOA.** If approved the future maintenance of the specific area will be the responsibility of the homeowner and any and all future owners of that residence.
4. If **touch-up painting** on exterior areas of your residence becomes necessary prior to our scheduled painting for repairs or maintenance you are planning, please contact Curtis Management, or **Carolyn Novotny 949-276-2070** for the Vista Paint Company specifications

of paint type and color. Owners will receive notices if touch up painting is required prior to our scheduled painting every 5 to 7 years.

5. **Parking Violations are up.** Please contact any Board member if you need a **Visitor's Parking Pass** for any overnight guests to your home. Make sure a parking pass is completely filled out and is placed on the driver's side of the dashboard, clearly visible. If the pass is not completely filled out, a citation will be issued. Passes are available only from Board Members. Board member names and phone numbers are listed in this newsletter or on our website at www.seascapevillage.net. If you have been issued a parking violation please be aware if you get cited a second time you stand a very real chance of having your vehicle towed and impounded. Retrieving your vehicle from impound is extremely expensive. The Association receives NO remuneration from the towing company. Once your vehicle is towed the HOA can do nothing about it to assist you.
6. The streets in the village are for motor vehicles and bicycles, the **speed limit is 10-mph**. Please use caution when walking. For your safety and insurance liability reasons riding of skateboards, rollerblades or scooters are **strictly forbidden** anywhere in the Village. This includes all streets, walkways and driveways. Please **avoid** parking on our narrow private streets, these are fire lanes. Violators are subject to immediate towing as the streets must be available at all times to allow for passage of emergency vehicles.
7. **A friendly reminder**, all plant growth should be kept a minimum of one foot (12") below the eaves of homes. Also any plant growth that is growing **on the exterior stucco** of your home should be removed to prevent damage to walls or wood trim. Letters will be sent out for these violations if not corrected.
8. A sub-committee of our Landscape Committee is being established to assist with disseminating information and gathering public opinions regarding discussions on our long term landscaping situation, as a result of the **TOWN HALL MEETING** we had **Saturday May 21st**. The Board is in the process of considering our options. Nothing definitive has been decided at this writing. But as I said at that Town Hall Meeting, "we can not sit here and do nothing." Our Vice President, Nadine Cohen, has agreed to contact those of you who are interested in serving on the sub-committee. Let me thank those of you who voiced an interest. This is the type of community involvement needed to maintain the high standards we hold here at Seascape Village.

9. **PETS.** We all love our pets. Please remember that our pets must be on a leash whenever they are out of doors. Not only is this for our protection it is also for the safety of our pets. Please remember when our pets are enjoying the "all outdoors" even in our greenbelt areas they must be on a leash. Remember we need to pick up after our pets, as this is a health and safety issue.
10. We are putting together a committee to help evaluate the condition of our **Holiday decorations**. If you would like to help please call Nancy Grey at 949-481-9770. We noticed this past year when putting up our decorations they are in sad shape. So we are trying to evaluate all or decorations and see what should be replaced and how much it may cost. Your assistance is greatly appreciated.
11. The City of San Clemente in cooperation with the Sheriff's Dept. has a program called RSVP. RSVP is staffed by Senior Retired members from within the City. A few of these very fine individuals live right here in Seascape Village. They provide some services of which you might like to take advantage. These services are: 1. Vacation Home Checks, 2. Visits to the homebound, (YANAP) You Are Not Alone Program. These services are available to residents of the City at **NO CHARGE** to you. If you are interested in learning more please contact RSVP at **949-361-8224**.
12. Please come to our Board meetings so we have a chance to meet you and you us. You might find this so exciting that you will want to get involved.



Community Manager: Sheryl Sharp
e-mail: ssharp@curtismanagement.com

Assistant Manager: Shanna Whitney
e-mail: swhitney@curtismanagement.com

**5050 Avenida Encinas, #160
Carlsbad, CA 92008**

Office Phone: 760/643-2200 or 877/587-9844
Website: www.seascapevillage.net

HOLIDAY SCHEDULE

Curtis Management will be closed on Monday, July 4th. If you have an emergency, please call 760/643-2200 and report or emergency to the answering service. The answering service will contact the on-call representative.





Home of the **FREE** because of the **BRAVE.**



NEIGHBORHOOD WATCH

Be a good neighbor. Keep an eye open and please report any suspicious activity in the community. Watching out for each other will make our community a safer place to live. Report all non-emergencies to San Clemente Police Services at 949-770-6011.

Please make sure that all of your doors are locked at all times, and your garage door is closed, even when you are home.

PROTECTING YOUR HOME WHILE YOU ARE AWAY

- Lock all doors and windows. Use deadbolts, dowels, or locking pins in sliding glass doors and windows to keep them from being pried open.
- Never announce your vacation plans on Facebook, Twitter, or other social networking sites.
- Use timers on lights, radios, TVs, etc. to make them go on and off during the day and night to make your home appear occupied.
- Stop mail and newspaper delivery, or have neighbor pick up anything left at the home.
- Keep grass watered and cut. Water and trim other landscaping.
- Ask the neighbors to watch your home and report any suspicious activities.
- Leave your itinerary with a neighbor so you can be contacted in an emergency.
- Disconnect your electric garage door opener and padlock the door, preferably on the inside.
- Set your burglar alarm and notify your alarm company that you will be away. Then if an alarm occurs when you are away the company will not call your home first to verify the alarm; it will notify the San Clemente Police Services directly. Also provide the alarm company with an up-to-date list of persons to contact about the alarm and the need to secure your home after a burglary.

WILDLIFE



Summer is the time of year when raccoons and skunks come out at night. Their young that were born in the Spring have matured enough to venture out with “mom and dad” to forage for food. Help limit their food supply by not leaving your pets food outside and make sure that your trash can is secure when placing it out for pick up.

SEAGULL ADVERTISEMENTS

Ads in the Seagull are charged \$5/month for residents / \$15/month non-residents. Non-business ads for residents for sale, lost/found etc., free. Contact Shanna Whitney at swhitney@curtismanagement.com. Thank you!

ACTION WINDOW CLEANING: 25 years experience. Local references. Affordable rates. Call George for a quote. 949-289-0109

AMTECH HEATING & AIR: Family owned business. Quality Work. Excellent Reviews. Well-trained technicians. New installs, replacements & repairs. AC/Furnace Tune-Ups. Any Brand. Call Ana for an appointment. 800-882-3019 FREE ESTIMATES License #1003704

MAH JONGG: Are you interested in playing mah jongg? I can also teach you to play if you are interested. Please call Martha at (562) 335-7281

COMPUTER SERVICES: Resident, Paul Delaney is a qualified computer technician familiar with all computers. Services include network setup, Cox Internet troubleshooting and training. Need help with your Blu-Ray player, NetFlix or smartphone? Call 949-422-0960

HANDYMAN THAT LIVES IN SEASCAPE: Quality work, Excellent references, Electrical, Plumbing, Finished carpentry, Drywall repairs, Fences, tile, painting, Flooring, Faucet and Fixtures. Repairs and New installations. Call Jeff Belardes 949/481-6116. Free estimates.

SEASCAPE VILLAGE SALES SPECIALIST! Resident Trish Ragland-Hernandez has represented over 100 sales in Seascape. If you have any questions regarding purchase, sales or leases, please give me a call! 949/291-1774 or email: tragland@cox.net. DRE. Lic. #01195232.

SEASCAPE REAL ESTATE SPECIALISTS: Resident Ellen Davisson and partner Kathy Divel have an outstanding reputation in all phases of real estate due to their knowledge, service, and integrity. Call them at 949-496-5675 for any help you may need. DRE #00255990/00553295

SOUTHLAND INTERIORS – Total remodels, window covering, flooring, home repairs and installs. Refs. From Seascape homeowners on request. Resident: Jim Hernandez, 949/279-4522.