



The Seagull

Seascape Village HOA

Issue #449

December 2016

BOARD OF DIRECTORS

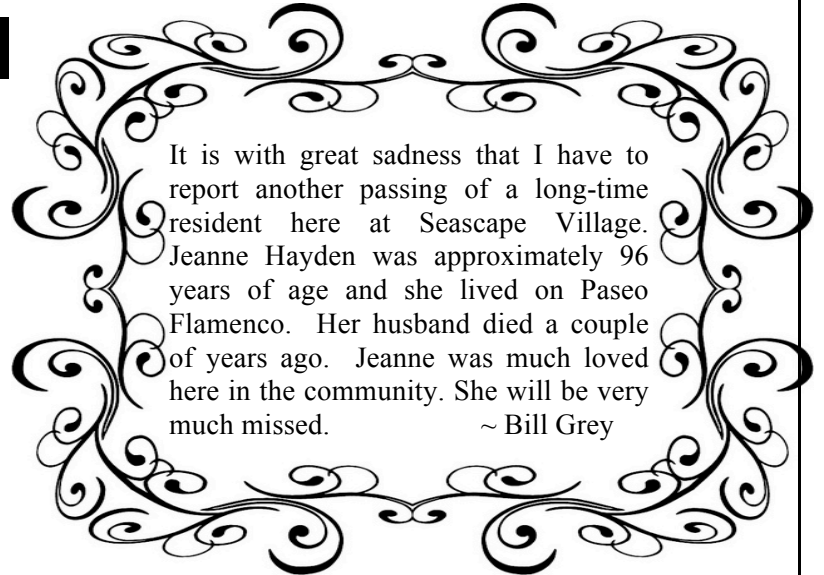
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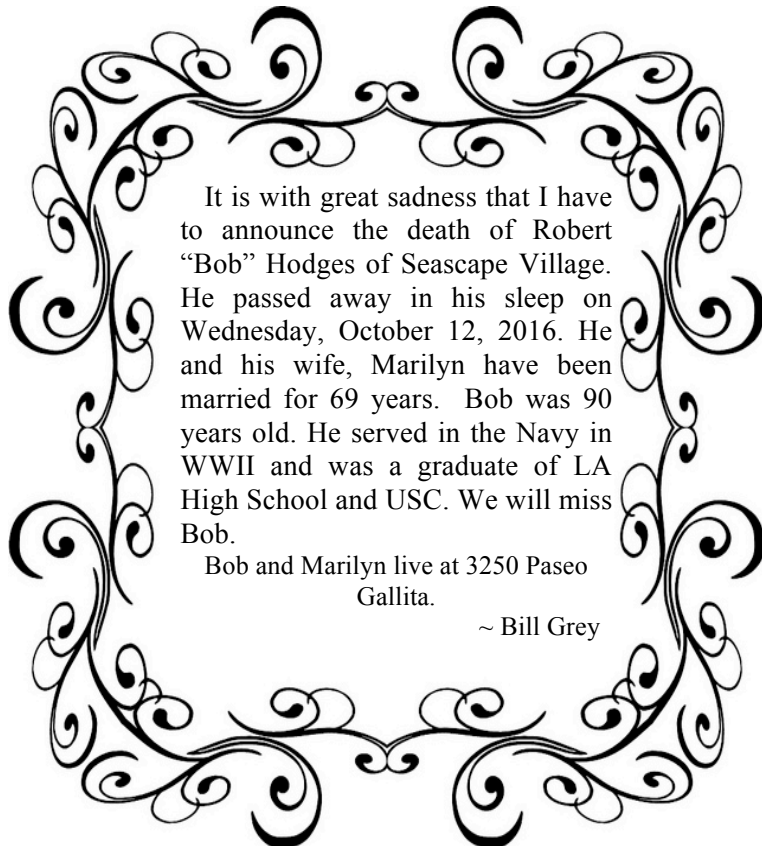


It is with great sadness that I have to report another passing of a long-time resident here at Seascape Village. Jeanne Hayden was approximately 96 years of age and she lived on Paseo Flamenco. Her husband died a couple of years ago. Jeanne was much loved here in the community. She will be very much missed.
~ Bill Grey

PRESIDENT'S REPORT November 2016

BOARD MEETINGS

Meetings normally are the fourth (4th) Wednesday each month at the clubhouse at 6:00 p.m. Due to the holidays, please be advised that there will not be a meeting held in December.



It is with great sadness that I have to announce the death of Robert "Bob" Hodges of Seascape Village. He passed away in his sleep on Wednesday, October 12, 2016. He and his wife, Marilyn have been married for 69 years. Bob was 90 years old. He served in the Navy in WWII and was a graduate of LA High School and USC. We will miss Bob.

Bob and Marilyn live at 3250 Paseo Gallita.

~ Bill Grey

1. **Tree trimming:** The large trees have been trimmed and thinned out. Now it's time for the smaller Evergreen Pears to be trimmed. Look for that to begin soon. The roofs and gutters have been checked. So we're ready for the rainy season.
2. **WATER** – We've had just a little moisture from Mother Nature, about ¼", according to my rain gauge; not enough to affect the drought. **We are still in a drought.** We are still under a "LEVEL 2 WATER SUPPLY WARNING." All residents of Seascape Village are required under this "Warning" to reduce our domestic water consumption by 10%. Pursuant to the current District regulations: *"No hosing or washing down 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."* This includes drives and sidewalks. We are still only allowed landscape watering two (2) days a week (Wednesday and Saturday). Replanting of dead or diseased trees and/or plants is very risky business while we are under these mandatory watering restrictions. Some of us have received notices regarding possible water leaks as identified by South Coast Water District. The primary source of water leaks can be our toilets. You

may want to contact a licensed plumber to check your home for possible leaks. If you received a notice, please do not ignore it.

3. **Considering Home Improvements?** If you are considering making home improvements 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. 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. If you need additional assistance, please do not hesitate to contact the Chairperson of our Architectural Committee, **Carolyn Novotny, at 949-276-4946** or anyone of the Board members. Carolyn or members of the Board will be happy to assist you. Also, if you are **considering landscape additions, modifications or changes** in the Common Area adjacent to your residence, you are required to submit a **written request to Curtis Management Company**, which will be reviewed by the Landscape Committee. **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 including any and all future owners of that residence. The more detailed and complete information you give the Board, the better your chance of having your request granted. Modification(s) to the common area become the responsible of the homeowner. That area is no longer the responsibility of the Association. The responsibility for maintenance is also passed on to the next or subsequent owner(s). It appears the City is requiring Association approval for all building permit applications. So, if you're having interior work on your house done and the City requires Association approval, you can explain to them that the Association does not require approval for interior home modifications. If they don't want to listen, file an ARC with our Architectural Committee. They will issue an official approval so you can get your building permit. That being said; plan ahead. Don't wait until the last minute. Your Architectural Committee is made up of volunteers.
4. If you want to do some **touch up painting** on exterior areas of your residence prior to our scheduled painting, please contact Curtis Management, or **Carolyn Novotny 949-276-4946** for the Vista Paint Company specifications of paint type and color. Owners may receive notices if touch up painting is required prior to our scheduled painting every 5 to 7 years.
5. **Parking Violations.** 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. 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, within 60 days, you stand a very real chance of having your vehicle towed and impounded. Once your vehicle is towed the HOA can do nothing about it to assist you.
6. Please remember to **lock your vehicle if you have to leave it out overnight.** Do not leave any valuables in the vehicle. The streets in the Village are for motor vehicles and bicycles, the **speed limit is 10-mph.** Please use extreme caution when driving through the Village as we have more young children playing in the streets. 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. **Please remember** 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** should be removed to prevent damage to walls or wood trim. Letters will be sent out for these violations if not corrected.
8. **PETS.** Please remember that we love our pets, but our pets must be on a leash whenever they are out of doors, even the green belt areas. Not only is this for our protection it is also for the safety of our pets. Please pick up after your pet(s) for obvious health and safety reasons.
9. 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 home 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**.

10. Please come to our Board meetings so we have a chance to meet you and you us. Please come and introduce yourself. You might find this so exciting that you will want to get involved. Please come meet our NEW Board members!

LANDSCAPING REMINDER

Residents are not allowed to trim bushes in the common area. If you have a concern with the landscaping, please submit a written request to Curtis Management Company. Thank you.



FESTIVE!

Get out those holiday decorations! Nothing cheers up a community more than bright twinkling lights and decorations by the dozens. Have fun, be creative, and as each one of us adds our share, the entire community will sparkle and shine.

Be safe; use care and caution when putting up your decorations. Just remember not to place any decorations in the common area (including trees), or puncture any holes in the common area surfaces.

Please be sure to remove your decorations the first weekend in January. Thank you!



Community Manager: Sheryl Sharp
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Assistant Manager: Shanna Whitney
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Office Phone: 760/643-2200 or 877/587-9844

Website: www.seascapevillage.net

*The Board of Directors and
Curtis Management Company
would like to wish everyone a safe and
joyous Holiday Season!*

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

ANDERSON'S IN-HOME SERVICES: Affordable In-Home Care Assistance. Live-In and hourly, short or long term. Personal care, Elder Care, Private Duty, Shopping, Apt.'s, Errands. Background checked caregivers. Call Robin 949-702-0494.

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

LOST AND FOUND. Please call management if you lose something at the pool.

SEASCAPE REAL ESTATE SPECIALIST: Realtor Kathy (Davisson) Divel has 40 years of real estate experience, and an outstanding reputation due to her knowledge, service & integrity. Call Kathy at 949-496-5675. BRE #00553295

SEASCAPE VILLAGE REAL ESTATE SPECIALIST: Resident Trish Ragland with Coldwell Banker has represented over 150 sales in Seascape. Please call with any questions regarding PURCHASE, SALES AND LEASES. 949-291-1774 or email Trishragland@hotmail.com DRE#01195232

SOUTHLAND INTERIORS SINCE 1970: Resident Jim Hernandez specializes in window coverings and flooring. Tile, carpet and wood. Hunter Douglas dealer. Local references available. Please call for free estimate 949-279-4522.

Seascape Village Owners Association provides "The Seagull" newsletter as a service to its members and residents. The Association's newsletter contains advertisements for various services offered by both residents and non-residents ("advertisers"). The Association does not explicitly or implicitly endorse, warrant, or guarantee the work and/or services of the advertisers and does not independently verify the representations contained within the advertisements, nor is the Association responsible for any claims and/or damages arising out of the use of any of the advertisers.