



The Seagull

Seascape Village HOA

Issue #450

January 2017

BOARD OF DIRECTORS

Bill Grey ~ President

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Jon Parks ~ Vice President

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949-370-0575

Neila Burns ~ Treasurer

3219 Paseo Gallita
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Chuck Brown ~ Secretary

3392 Paseo Halcon
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Mariam Azadian ~ Director

3325 Paseo Halcon
626-688-0208

BOARD MEETINGS

Meetings normally are the fourth (4th) Wednesday each month at the clubhouse at 6:00 p.m. All owners are welcome and encouraged to attend. Please note that due to the Holidays, there will not be a December meeting.

PRESIDENT'S REPORT DECEMBER 2016

1. Merry Christmas & Happy New Year:

The Board of Directors and Curtis Management want to wish everyone in Seascape Village the warmest of holiday wishes. May the season be merry and bright. Speaking of bright, it was mentioned in the previous newsletter but some may have missed it. When decorating for the holidays please refrain from placing decorations on the common area trees and shrubs. Our landscapers have to work on these and decorations could get destroyed, for which the Association will take no responsibility. If there are electrical cords placed in the common areas which could get severed, they could endanger our landscapers, which the homeowner or occupant may be held liable.

Let's enjoy our holiday season and be safe at the same time.

2. **Tree trimming:** Trimming of the evergreen pears is still underway, another reason for keeping decorations out of and off the trees.
3. **WATER** – My rain gauge registered 1” after that recent rain. However **we are still officially in a drought**, and 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 a 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.

4. **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 your neighbors.

5. 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.
 6. **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.
 7. 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.
8. **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.
 9. **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.
 10. 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**.
 11. If you drive **on Camino De Alondra** you may have noticed we just did sidewalk repairs. Please stay off the wet concrete for at least 14 days. It should be dry by the time you get this notice. We apologize for any inconvenience. By the way when we cut out two sections of sidewalk that had been damaged by the trees, two of our trees almost fell over so we had to remove them quickly before someone or something could be injured. It is our intention to replace these trees at some point in time, but as you know under current drought conditions their chance of survival is slim.
 12. I want to **thank Marcelino Lomeli** for his many years of service to Seascape Village. The success of our village is in no small part due to his years of service to us. He has informed me that he has to step down from his position as Chairman of the Landscape Committee due to personal obligations. Please join me in thanking him for his service. We

will continue to strive to meet the high standards he has set for our community.

13. 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 your Board members, we look forward to meeting you.



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

Assistant Manager: Shanna Whitney
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Website: www.seascapevillage.net

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

*Another fresh New Year is here...
Another year to live!
To banish worry, doubt and fear,
To love, laugh and give!*

*This bright New Year is given me
To live each day with zest...
To daily grow and try to be
My highest and my best!*

*I have the opportunity
Once more to right some wrongs,
To pray for peace, to plant a tree,
And sing more joyful songs!*

~ William Arthur Ward



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.

REALTOR KATHY 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.

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