



The Seagull

Seascape Village HOA

Issue #454

June 2017

BOARD OF DIRECTORS

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BOARD MEETINGS

Meetings will now be held on the third (3rd) Wednesday each month at the clubhouse at 6:00 p.m. All owners are welcome and encouraged to attend.

President's Report May 2017

1. Sadly, we have to report the death of another long-time resident, Norme Hapke, who lived on Halcon for the past 15 years. He was 96 years old. His wife Betty preceded him a couple of years ago. Both Norm and Betty will be sorely missed.
2. **Pool issues:** On April 3rd the new locks were added to the pool restrooms. After using the pool restroom, please be sure the door(s) closes fully. We have taken this measure to keep non-residents from using our facilities. Residents, if you bring guests to use our facilities, please remember that you must remain with them at all times. If non-residents are seen utilizing our facilities they will be asked to leave. Thank you for your cooperation.
3. **Landscape Committee:** The LS Committee is doing a wonderful job. We recently had new trees planted to replace the trees that were removed or lost due to age or other factors.

Also, the LS Committee has been busy replanting several areas in the Village. They have plans to re-landscape other areas in the very near future. Please join me in thanking the LS Committee for their dedicated work. If you would like to get involved, they are always looking for concerned residents to assist us in maintaining the high standards we need for our community. Please contact any of the Board members or attend our monthly Board meeting. They could really use your assistance/expertise.

4. **Water:** Gov. Brown has removed the drought restrictions from most counties and South Coast Water District has just announced we can increase the irrigation to three days per week on Monday, Wednesday and Friday. 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."* Also, *"No hosing or washing down hard or paved surfaces."*
5. **Considering Home Improvements?** The following information is repeated every month as we have new members move into the Association every month. 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 should have been given to you when you closed escrow on your home. If you don't have it or can't find it, it is available on our Seascape Village web site www.seascapevillage.net. If access to a computer or the World Wide Web (WWW) is an issue, 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. Please be aware that any ARC approval from the Association is **only good for 90 days**. If your home improvement takes longer for whatever reason, you may ask for a time extension. Also if you are **considering**

landscape additions, modifications or changes in the Common Area adjacent to your residence the CC&R's require 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. Needless to say the more detailed and complete the information given on a proposed modification, the better chance a request stands of being granted. Be aware modification(s) to the common area become the responsibility of the homeowner. 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. Any patio cover over 125sf now requires a City Building permit. I know personally because I just replaced my patio cover. If you're having interior work on your house and the City requires Association approval you can explain to them that the Association does not require approval for interior home modifications. They may still require approval from the HOA. To avoid a hold up at the City it is best to inquire at the City prior to beginning any work. Don't wait until the last minute. Your Architectural Committee is made up of your neighbors. They are here to help you.

6. **Painting.** 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.
7. **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.

8. **Lock your vehicle** if you have to leave it out over night. Do not leave any valuables in the vehicle. Since the passage of Proposition 47 in 2015 making many felonies misdemeanors, neighborhood crime and daylight robberies and burglaries have risen tenfold. Please, if you see something that is not right, **call Sheriff Dispatch at (949) 770-6011.**
9. **Speed limit in the Village is 10 MPH.** The streets in the Village are for motor vehicles, bicycles and pedestrian traffic. 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.
10. **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.
11. **PETS:** Please remember that we love our pets, but they must be on a leash whenever they are out of doors, even in the greenbelt 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.
12. **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.**
13. **Insurance.** If you have any questions concerning the coverage you may need for

your individual property, please feel free to contact the Association's insurance broker, LaBarre/Oksnee, at 1-800-698-0711. They will assist you or your insurance agent to determine the proper coverage needed.

14. **Board Meetings.** Please come to your Board meetings so we have a chance to meet you and you us. Come and introduce yourself. We look forward to meeting you.
15. **Volunteers:** This needs to be said, this is your community. It is your responsibility to serve and participate. We need and want your participation.

LANDSCAPE COMMITTEE

The new Landscape Committee (LC) has gotten off to a great start, thanks to the hard volunteer work of committee members and landscape maintenance staff!

Accomplishments the past month and information –

- Approximately 20 locations were improved via dead plant removal, mulching and replanting, including planting of 11 new trees.
- You may see LC members or adjacent residents watering to jump start the new plantings.
- The use of non-toxic weed killer has replaced RoundUp.
- Sprinkler watering schedule is Monday, Wednesday and Friday, and may be in the wee hours of the morning or late at night.
- **Please direct any sprinkler/landscape issues or requests to Curtis Management at their contact information on the back of this newsletter.**

GARAGE DOORS

Please keep your garage door closed at all times except when entering or exiting. This not only helps the community look its best, it is in accordance with our Rules and Regulations, and it is also for your own protection. An open garage door with nobody around, unfortunately, can be an invitation for crime.



POOL & SPA REMINDERS

It's that time of year again when the pools and spas will be buzzing with activity. Our pool areas are for the enjoyment of residents and their authorized guests. Please familiarize yourself and your guests of the Association's pool rules and be respectful of others when using the facilities.

A few reminders:

- Help keep our pool areas safe by making sure the pool gate is locked when you enter or exit the pool area.
- No animal is allowed inside the pool or spa area at any time.
- No glass containers of any kind is allowed in the pool or spa area.
- Persons under 14 years of age must be accompanied and supervised by an adult resident.
- Parents and hosts are responsible for their children and guests and see that other residents are not disturbed by yelling and screaming.
- Bicycles, skateboards or roller skates are not permitted inside the pool/spa areas.
- Please be sure to clean up after yourself.

Please keep an eye out for people jumping over the pool fence and using the facilities after hours. If you witness anyone in the pool or spa after 10:00 p.m., please contact the Police Department. Thank you.

PRIDE IN OWNERSHIP

As homeowners, we all have to do our part in ensuring our community looks its best. When appraisers, real estate agents and potential buyers drive/walk through our community, they take notice if there is pride in ownership. We can all help by maintaining our landscaping, tending to individual repairs and following the rules of the CC&R's. Some day you may want to sell your home and you'll appreciate your neighbors doing their part in keeping our community looking its best.

HAPPY FATHER'S DAY

Sunday, June 18, 2017

*My father didn't tell me how to live;
he lived and let me watch him do it.*

~ Clarence Budington Kelland

Spring Cleaning

Spring is here and now is the time to start those home repair projects. After the rains this winter, a lot of homes have some damage or just need some TLC.

Window Screens – Repair or replace any torn/damaged window screens.

Siding and Stucco - Repair and repaint to match. If you want to change the color, please submit an architectural request form and obtain approval before you begin.

Driveways - Clean up any grease or stains.

Landscaping – Remove/replace any dead shrubs and/or potted plants.



PET REMINDERS

It's easy as:
A..B..C..

Always leash your pet when you are outside the confines of your own home/yard.

Be aware of your pet's actions while you are away. Check with your neighbors to see if your pooch is passing the time with constant barking.

Clean up after your pet and properly dispose of the bag in a trash receptacles.



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

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

5050 Avenida Encinas, #160
Carlsbad, CA 9200

Office Phone: 760/643-2200 or 877/587-9844

Website: www.seascapevillage.net

Memorial Day



HOLIDAY SCHEDULE

Curtis Management Company will be closed on Monday, May 29, 2017. If you have an emergency, please call the normal business number, 760/643-2200, follow the directions on the greeting and report your emergency to the answering service. The answering service will contact the on-call representative who will make every effort to assist you.

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 of experience. Local references. Affordable rates. Call George for a quote. 949-289-0109.

FOUND

Foster Grant readers found 3/7 in front of pool area. Call Carrie 949-939-4578.

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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