



The Seagull

Seascape Village HOA

Issue #451

March 2017

BOARD OF DIRECTORS

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BOARD MEETINGS

Meetings are normally the fourth (4th) Wednesday each month at the clubhouse at 6:00 p.m. All owners are welcome and encouraged to attend.

PRESIDENT'S REPORT

February 2017

- 1. Environmental issue.** Washing off paintbrushes and or dumping any kind of corrosive chemicals down our gutters is forbidden in Seascape Village and anywhere in Orange County. Please note, anything that is washed down our streets and into the gutters ends up in the local storm drain systems and eventually runs into the Pacific Ocean. These actions can cause beach closures and can be injurious to people at the beaches and our fragile marine life.
- 2. Landscape Committee** has a new Chairperson, Claudia Posvar. Please join the entire Board in thanking Claudia for taking on this most essential committee. She and her husband Dan are already making suggestions on how to keep Seascape Village beautiful. We applaud her and the entire Landscape Committee. Come to the meeting on Feb. 22nd and get involved.

- 3. Tree spraying:** The pear trees have been trimmed and now that the trees are in bloom it's time to do the first phase of the spraying. The spraying is to help fight off the "fire Blight" that our trees are so susceptible to. The First phase should be done the week of Feb. 15 unless we get more rain. We don't have a date yet for the second phase of the spraying.
- 4. Water** –I have emptied my rain gauge three times since just before Christmas. So unofficially we have had over 15" of rain here in Seascape. The Water Districts are still analyzing if they can call the drought off or roll back the restrictions. As of this writing, **we are still officially in a drought**, and still under a "LEVEL 2 WATER SUPPLY WARNING." Hence, 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 many times is our toilets. If you received a notice please do not ignore it. We understand that South Coast Water Dist. will now come out to your house to help check for a water leak. If you get a notice, call them for assistance.
- 5. Considering Home Improvements?** 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 any of the Board members. 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 provided to the Landscape Committee for review. **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 responsible 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. We just learned that any patio cover over 125sf now requires a City Building permit. If you're having interior work done 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 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 as 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.
9. **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.
10. **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.
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 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**.
12. **Board Meetings.** Please come to your Board meetings so we have a chance to meet you and you us. Come and introduce yourself. You might find this so exciting that you will want to get involved. We look forward to meeting you.



SEWER LINES AND PLUMBING RESPONSIBILITY

The Seascope Village Owners Association offers a friendly reminder to Owners that, as the individual Owners of your residence and Lot, you have the responsibility to maintain, repair, and when needed replace, the sewer lines and/or other pipes servicing your Lot. *Article IV, Section 4.1(a), of the CC&Rs provides that "Wherever sanitary sewer house connections, water house connections, electricity, gas, telephone and cable television lines or drainage facilities are installed within the Subdivision, the Owners of any Lot served by said connections, lines or facilities shall have the right, and are hereby granted an easement to the full extent necessary therefor, to enter upon the Lots owned by others, in or upon which said connections, lines or facilities, or any portion thereof lie, to repair, replace and generally maintain said connections as and when the same may be necessary ... " Article IV, Section 4.1(b), of the CC&Rs further provides that "Wherever sanitary sewer house connections, water house connections, electricity, gas, telephone or cable television lines or drainage facilities are installed within the Subdivision, which connections serve more than one (1) Lot, the Owner of each Lot served by said connections shall be entitled to the full use and enjoyment of such portions of said connections as service his Lot."*

The Association recommends that all Owners maintain sufficient insurance coverage for any potential damage to the interior of a residence that might occur as a result of a drain, plumbing line or sewer pipe failure. The Board appreciates your understanding in this regard.



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Assistant Manager: Shanna Whitney
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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 whitney@curtismanagement.com. Thank you!

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.

MOBILE HOME FOR SALE: Mobile Home in Desert Edge For Sale 55+. Call 949-661-9656 or email davncolleen@yahoo.com. Colleen & Dave Dalgleish.

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 Seascope. 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.

Seascope 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.

May joy and peace surround you,
contentment latch your door,
happiness be with you now,
and bless you evermore.

