



# The Seagull

Seascape Village HOA

Issue #453

May 2017

## BOARD OF DIRECTORS

**Bill Grey ~ President**

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**Neila Burns ~ Treasurer**

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**Mariam Azadian ~ Director**

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## BOARD MEETINGS

The May meeting will be held the (3<sup>rd</sup>) Wednesday, May 17<sup>th</sup>, at the clubhouse at 6:00 p.m. All owners are welcome and encouraged to attend.

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## President's Report April 2017

1. Sadly we have to report the deaths of 3 three residents over the past month. We lost Fern Reemsnyder (102), Joe Hirsh (92) and Christine Richtman. Please join with me in lamenting the passing of our beloved neighbors. These are special people and will be dearly missed.
2. **Pool issues:** We have added new locks to all of the pool restrooms. Monday, April 3<sup>rd</sup> the new locks were added. Access to the pool restrooms will now require the use of your pool key. After using the pool restroom, please be sure the door closes fully. We have taken this measure to keep non-residents from using our facilities. We have also seen a dramatic rise in vandalism at the three pools and what appears to be a large number of non-residents 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. If the non-residents do not comply we

will call the proper authorities and have these people removed and we will file a trespassing complaint.

3. **Miscellaneous:** 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. Also, washing of vehicles without an automatic shut off nozzle is prohibited.
4. **Landscape Committee:** We are always looking for concerned residents to assist us in maintaining the high standards we need for our community. If you would like to put in your two cents, please contact any of the Board members or attend our monthly Board meeting and step up. We could really use your assistance/expertise.
5. **Water:** There was an article in the paper that Governor Brown has removed the drought restrictions from most counties but we have not seen anything official from the water district yet. So, until we receive an official notice from the South Coast Water District, we have to presume the watering restrictions are still in place. 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 watering two (2) days a week (Wednesday and Saturday) until the water district tells us otherwise. Hopefully replanting of dead or diseased trees and/or plants can resume in the near future. We appear to have resolved most of the residential water leaking issues. If you receive a notice, please do not ignore it. The South Coast Water District will now come out to your house to help check for a water leak. If you get one of their notices, call them for assistance.
6. **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](http://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. 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 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 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.

7. **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.
8. **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](http://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.
9. **Lock your vehicle** if you have to leave it out overnight. 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. Just the other day we had four young adults attempt a break-in at our Flamenco pool. Thanks to two courageous neighbors, they ran them off and then called the police. Please, if you see something that is not right, **call Sheriff Dispatch at (949) 770-6011**. 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.
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 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 and properly dispose of the waste. Please do not leave it for someone else to pick up.
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 Seascapes 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. 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. **Volunteers:** This needs to be said, this is your community. It is your responsibility to serve and participate. We need and want your participation. Like that old commercial said, "Try it, you'll like it."

## Get your hula on for a Hawaiian Potluck!



Sunday, June 4<sup>th</sup> at the Clubhouse  
4:00 pm



Would you like to be on a sub-committee for the event?

Call Lisa (310) 694-6292



**Community Manager:** Sheryl Sharp  
e-mail: [ssharp@curtismanagement.com](mailto:ssharp@curtismanagement.com)

**Assistant Manager:** Shanna Whitney  
e-mail: [shwhitney@curtismanagement.com](mailto:shwhitney@curtismanagement.com)

**5050 Avenida Encinas, #160  
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**Office Phone:** 760/643-2200 or 877/587-9844

**Website:** [www.seascapesvillage.net](http://www.seascapesvillage.net)



## Memorial Day

Even though Memorial Day marks the unofficial beginning of the summer season, celebrated with picnics and parties, let us all remember the true meaning of this day – a time to remember and honor those who died serving our country.

### 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 [shwhitney@curtismanagement.com](mailto:shwhitney@curtismanagement.com). Thank you!

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

**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

#### \*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 Seascapes. Please call with any questions regarding PURCHASE, SALES AND LEASES. 949-291-1774 or email [Trishragland@hotmail.com](mailto: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.

*Seascapes 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.*