



The Seagull

Seascape Village HOA

Issue #457

September 2017

BOARD OF DIRECTORS

Jon Parks ~ President

400 Paseo Ganso
949-370-0575, jonparks@msn.com

Dave Ray ~ Vice President

3363 Paseo Halcon
805-705-4719, david_1_ray@yahoo.com

Neila Burns ~ Treasurer

3219 Paseo Gallita
951-316-6827, neilaburns@cox.net

Chuck Brown ~ Secretary

3392 Paseo Halcon
909-553-6162, chas9595H@gmail.com

Mariam Azadian ~ Director

3325 Paseo Halcon
626-688-0208, mariamazadian@gmail.com

BOARD MEETINGS

Meetings are held 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 September 2017

HOA Board Election is coming up this October and there are three seats coming available. The ballots will be coming in the mail. Don't forget to vote. We are especially looking for people who are able to handle and have time for the daily issues that arise in Seascape Village. It is a great way to get to know your neighbors and get involved in the Seascape Village community.

UPCOMING PROJECTS ARE AS FOLLOWS:

Asphalt Repairs of our streets will take place in August; please read the notices. We will have 3 days of repairs on **August 16, 17 and 18** whereby you will need to drive around cones in the street.

Then after a 30 day settling of those areas, we will have 3 days of **Seal Coating**:

September 13th Paseo Flamenco

September 14th Paseo Halcon

September 15th Paseo Gallita and Via Pichon

One loop per day, to allow for parking on other streets during your streets sealing day. **You will Not be able to drive on your street during your streets Sealing Day, From 7 AM – 6:30 PM. If you will need your car, park it on another street; you will have to walk on the curb to get to your car and other people will not be able to drive to your house on that day. There will be no mail delivery on that day.**

Painting of Wood Trim. We will start painting the trim after September 21, 2017. Please look for the notices; this is about a 3 month project.

Ocean Del Ray... wall. We are making arrangements with the builder of Ocean Del Ray Estates, to replace the existing wall on our southeastern property line behind Gallita. They are proposing a 3 ft – 3 1/2 ft wall and also to move our current wire fence inward a few feet. This should help people from entering our property in that area. If you see people who don't belong here, please call the Sheriff's Office or a board member who will call Patrol Masters to investigate.

Residential water. If you have not installed a Pressure Valve in the main line to your home, you may want to do so. Call a plumber to check your water pressure. It's said to be best at about 55 PSI; some residents have recently reported theirs when checked, from 90 – 100 PSI.

Pool issues: Your pool gate key now opens the restrooms also. In July the shower area tile was re-grouted and missing tiles were replaced, also there was a broken toilet seat in the girl's bathroom, which is being replaced.

If you see non-residents in the pool area call a board member. They will have Patrol Masters come and escort them out. Due to the summer season, this is occurring more often. Dave Ray at 805-705-4719, is

overseeing the pool maintenance and issues; please call him if you have any concerns in the pool area. After using the pool restroom please be sure the door(s) are fully closed; these things help prevent nonresident use of the pool area.

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.

Landscape Committee: The Landscape Committee, gardeners and volunteers are doing a wonderful job. They recently planted the front area at a home on Halcon and removed some lawn areas. They planted a new 60 ft. hedge along a walkway on Ganso and completed the refurbishing project at a home on Flamenco. The new trees have been double staked to protect them from falling. The Gardeners just completed trimming the Gallita loop and are working on the Halcon loop now. We are having tremendous growth in our trees and plants / hedges due to our good rain and humid summer so far. The committee and volunteers continues their focus on replanting several areas in the Village with drought tolerant plants. They are doing a great job and we certainly appreciate all they've been doing to beautify our neighborhood.

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.

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 before 9 AM and After 5 PM.

"Pursuant to the current District regulations: "Hosing or washing down vehicles is only allowed with a hose with a shut-off nozzle, "No hosing or washing down hard or paved surfaces." It is still recommended to use a car wash to help save water and to prevent water from entering the sewer system.

Considering Home Improvements? The following information is repeated every month as we have new members to the Association every month.

If you are altering any part of your garage door, please fill out an ARC form and send it to Carolyn at the Architectural Committee. Contact # **949-276-4946**.

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." If you don't have it or can't find it, it is available on our Seascape Village web site www.seascapevillage.net or contact Curtis Management at 949-245-2753.

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.

It appears the City is requiring Association approval for all building permit applications. 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. Don't wait until the last minute. Your Architectural Committee is made up of your neighbors. They are here to help you.

Painting. We may start the repainting of the trim/wood areas in September. 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.

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.

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. Please, if you see something that is not right, call Sheriff Dispatch at (949) 770-6011.

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.

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 be thoughtful and considerate by picking up after your pet(s).

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.

Homeowners 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 carrier to determine the proper coverage needed.

Board Meetings. Please come to the Board meetings so we have a chance to meet you. It's a nice opportunity to get to know the board and other Seascape Village residents. The next HOA Board meeting is Wednesday August 16th at 6 PM in the Clubhouse.



Community Annual Garage Sale

will be held on Saturday, October 14, 2017 from 8 AM to 2 PM. Trish Ragland will again be the Coordinator for this fun event. Please contact her at (949) 291-1774, if you have any questions.

RSVP

The San Clemente RSVP (Retired Senior Volunteer Program), an auxiliary to our police services, is currently seeking applicants to join our program. For those of you that are interested in a variety of great ways to keep busy and serve the needs of our great city this is a rewarding and fun way to do it. For more information contact our coordinator Amber Hughes at (949) 361- 8269 or Jim Racusin at (949) 940-5960.

SOCIAL COMMITTEE REMINDER

- **MAJ JONGG:** Every Tuesday 1-4 p.m. at Martha's house
- **GAME DAY:** Every Thursday at the Clubhouse 1-4 p.m.
- **BOOK CLUB:** First Tuesday of the month at the Clubhouse 3pm
- **CRAFTS DAY:** Coming soon!

Interested in sharing craft skills or joining the games? Please call Martha at 562 335-7281.

NATIONAL GOOD NEIGHBOR DAY

~ September 28, 2017 ~

National Good Neighbor Day was created to acknowledge and celebrate the importance of a good neighbor. It is a blessing to have a good neighbor but it is even better to BE a good neighbor. Good neighbors often become friends. They watch out for each other, lend a helping hand and are there for advice when asked. Being a good neighbor helps to create a strong community.



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: 949/245-2753
Website: www.seascapevillage.net

HOLIDAY SCHEDULE

Curtis Management Company will be closed on Monday, September 4, 2017, in observance of Labor Day. If you have an emergency, please call the normal business number, 949/245-2753, 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' experience. Local references. Affordable rates. Call George for a quote. 949-289-0109

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.

BRIDGE, SWING & CHA CHA DANCERS

Lets get acquainted to.....have fun playing Bridge & Dancing. Please phone Genevieve (949) 661-5939.

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.



Remembering 9/11

