



The Seagull

Seascape Village HOA

Issue #463

April 2018

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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

March 2018

Board Meetings ... The next regularly-scheduled Board meeting, the third Wednesday of each month, will be held on April 18, 2018 at 6:00 pm in the Clubhouse.

Pools ... The clubhouse pool and spa coping repair has been accomplished, but not without some obstacles. First, power washing of the existing coating revealed that the coating needed to be completely removed and replaced, rather than just repaired. Second, the lead contractor technician on

the job became ill on the second day and was not able to return. Third, rain was forecasted for a couple of the days and did rain for a least one of the scheduled days, prohibiting the application of material that required curing or drying.

By the time you get this newsletter all three of our pools and spa should have "just filled" water quality thanks to reverse osmosis filtering. The Flamenco and Gallita pools have already been filtered and the Clubhouse pool is scheduled to be filtered on March 26 & 27, which will require this pool to be closed for a couple days.

Feeding Birds and Animals ... There are a number of residents that have bird feeders/waterers and/or are feeding birds and animals with scraps. While it may seem enjoyable to watch these animals, these activities also attract rats and other pests. Those of us who have had the unfortunate experience of having a rat problem in the attic know that it is not pleasant and difficult to get rid of. Ground squirrels and crows are among the other pests that are attracted by feeders and feeding. Therefore, **please do not feed birds or other wild animals.**

Pets ... Thankfully, the vast majority of Seascape pet owners are very diligent about picking up after their pet. However, there are a few pet owners who are not diligent about picking up after their pet. If you see someone not picking up after their pet and you know their address, don't confront them but do report this to a Board member. Also, please remember that our pets must be on a leash whenever they are out of doors, even in the greenbelt areas.

Estate Sale/Open House/Dumpster Requirements ...

The requirements for having an estate sale, open house, or if a dumpster is needed for remodeling demolition, are now included on the Seascape Village website under Governing Documents. The website is www.seascapevillage.net. Refer to these requirements if you are planning an estate sale and direct your realty agent to this website if you are selling your home.

Landscape Common Area ... There has been an increase in unapproved resident activities affecting the landscape Common Area. The Seascape CC&R's are very clear that any and all actions that affect the

Common Area must be approved in writing by the Board of Directors. The Board of Directors will be taking steps to have unapproved actions in landscape Common Area removed.

Section 3.8 states, in part - "Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors of the Association."

Section 14.1 states, in part - "No member may construct, repair, remove, improve or otherwise affect any portion of the Common Area in any manner unless specifically authorized in writing by the Board of Directors."

Parking Passes ... 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.

Painting of Wood Trim ... Painting the white trim started on October 9, 2017, and will take several months to complete. Please look for the notices as the schedule approaches your building. They will be painting all the white trim and utility doors. If you want your Patio cover painted by Pro-Tech, there will be an additional cost. You have already, or will, receive information on how to arrange this.

If you want to do some touch-up painting on exterior areas of your residence prior to our scheduled painting, please contact Curtis Management 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.

Architectural/Home Improvements ... **Mary Moore is our Chairperson of the Architectural Committee. Please contact Mary at (949) 493-2816 for any Architectural/Home Improvement matters.**

The following information is repeated every month as we have new members to 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" (R&R's). If you

don't have it or can't find it, our R&R's are available on our Seascape Village web site www.seascapevillage.net or contact Curtis Management at 877-587-9844 or 760-643-2200.

If you are altering any part of your garage door, please fill out an ARC form and send it to Curtis Management. If you have questions, please contact **Mary Moore, (949) 493-2816**.

If you need additional assistance please do not hesitate to contact **Mary Moore at (949) 493-2816** or any of the other 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 and Architectural Committees, as applicable. 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.

Household 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, to be 90 - 100+ PSI.

Landscaping ... As we do remind you each month...please keep all plant growth 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 ... Southern California is well behind the seasonal average of rainfall for this time of year, so water conservation is encouraged. And pursuant to the South Coast Water District regulations: "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 storm drain system.**

Lock Your Vehicle ... If your vehicle is left out overnight, make sure it is locked and do not leave any valuables in the vehicle. Please, if you see something that looks suspicious, immediately call the Sheriff Dispatch at (949) 770-6011.

Streets and Other Paved Surfaces ... Our streets are shared by motor vehicles, bicycles and pedestrian & pet traffic, and we have more young children playing in the streets. **Please adhere to the posted 10 mph speed limit** and use extreme caution when driving through the Village.

Also, for safety and insurance liability reasons, **riding of skateboards, rollerblades and scooters are strictly forbidden anywhere in the Village.** This includes all streets, walkways and driveways.

There has been a significant increase in the incidence of vehicles parking in the street. Please avoid parking on our narrow, private streets as these are fire lanes. Vehicles parked in the street are subject to immediate towing as the streets must be available at all times to allow for passage of emergency vehicles.

RSVP Program ... 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 You Are Not Alone Program (YANAP). These services are available to residents of the City at NO CHARGE to you. Anyone interested in getting involved as a member of RSVP, please contact their number 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.



*The earth is what
we all have in common.*

~ Wendell Berry

LEAKING OIL

If you park your vehicle outside of your garage, please take a moment to inspect the asphalt/cement in which it is parked on. Oil spots are not only unsightly, they are also extremely damaging to the asphalt and cement. Each individual owner is responsible to clean the oil that their vehicle leaks. There are many non-toxic, biodegradable products on the market that would make cleaning fairly easy and safe for you and the environment.

REMINDER

Washing off paintbrushes and/or dumping any kind of corrosive chemicals down our gutters is forbidden. 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, can be injurious to people at the beaches and our fragile marine life.



HOA DUES

It is important that all owners pay their HOA dues on time. Late or missed payments directly affect the Association's ability to keep up the common areas, make repairs and maintain adequate reserves for major improvements. When owners are delinquent by a certain amount, the lien process is initiated. It is wise to avoid this costly action from taking place.

ATTENTION OWNERS

If you are renting out your unit, please provide your tenant with a copy of the Rules and Regulations. You are ultimately responsible for your tenants' actions and any fines assessed for violating homeowner rules, regulations and/or CC&R's.

~ WATER DAMAGE ~ REDUCE YOUR RISK

You probably haven't checked your interior plumbing connections in a while – if ever. Since they could lead to thousands of dollars in damage to your home, or much more if they leak while you are away, you might want to spend a little time and a few dollars to make the right connection.

Washing machines: Inspect the water supply hose every six months to ensure the connection valve is secure. If it is loose, secure but do not overtighten. Check the hose for cracks, kinks or blisters which are most common near the hose connection. Washing machine manufacturers recommend replacing washing machine hoses every five years. Consider installing reinforced braided stainless-steel hoses.

Ensure proper refrigerator/icemaker operation: Proper installation of the icemaker supply line hose is important to avoid water damage. Inspect the hose every six months. Ensure the valve connection is secure and check for kinks. If kinks are present, replace the hose.

Avoid toilet leaks: Inspect the flushing mechanism inside the toilet and supply line every six months. At this time, you should also operate the valve to ensure it will shut off in the event of an emergency. Replace if needed.

Protect water heaters: Schedule a professional plumbing inspection of the anode rod at least every two years. Annual inspections are recommended once the warranty has expired. The rod will eventually corrode and leave the tank vulnerable to damage, so replace when needed. Flush the tank every six months to remove sediment.



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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 swhitney@curtismanagement.com. Thank you!

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

"HONEY DO" HANDYMAN IN SEASCAPE: Excellent interior painting, gates, fences, and all miscellaneous. Call Keith Mundt, Seascape resident. References available. 949/842-2770.

LOST AND FOUND. Please call management if you lose something at the pool.

ORGANIZATIONAL & TRANSITION SUPPORT: Next Step Senior Care, Inc. Emergency Preparedness/Contingency Planning, In-Home Care Management, Placement & "Safe-At-Home" Senior Fitness Training & Wellness Programs. Call for a Free Consultation [949-573-8504](tel:949-573-8504)

REALTOR-NADIA NOOSHI: With Nadia's hard work, determination and interior design experience you can be rest assured that she will get the top dollar for your home. Call her on (949)899-0947 or email her at NadiaNooshi@FirstTeam.com BRE#02035860

SEASCAPE VILLAGE REAL ESTATE SPECIALIST: Resident Trish Ragland with Coldwell Banker has represented over 175 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.

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.