



The Seagull

Seascape Village HOA

Issue #461

February 2018

BOARD OF DIRECTORS

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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 **January 2018**

SEASCAPE COMMITTEES - Additional committee members were appointed to the Architectural and Landscape Committees at the January 9 Board meeting and are reflected in the committee appointments shown below. We still need additional individuals willing to serve on our Architectural Committee.

Committee Appointments To Date:

Architectural Committee - - Mary Moore (chairperson), Deborah Helfer, Mary Jensen; (BOD Liaison - Paul Delaney)

Landscape Committee - - Michael Steinmetz (chairperson), Jean Ruiz, Connie Weingart, Mary Jensen, Cheryl Tedeschi-Smith, Jack Rutherford, Kurt Seidler, Ken Shuy; (BOD Liaison - Martha Lester)

Social Committee - - Donna Ferguson (chairperson), Maria Silva, Elaine Morse, Tina Cuthbertson; (BOD Liaison - Lisa Passarelli)

Pool/Spa Closures ... Planning/scheduling is in process to repair the clubhouse pool and spa copings, and filter the water in all three pools sometime in February. This will require each of the pools and spa to be closed (out of service) for a brief period of time. The details and schedule (including the number of days the clubhouse pool and spa will be out of service) are being worked on and are not available yet. When the schedule is determined, it will be posted on the wall adjacent to the clubhouse front door.

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.

Board Meetings ... The next regularly-scheduled Board meeting, the third Wednesday of each month, will be held on February 21, 2018 at 6:00 pm in the Clubhouse.

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, etc. Therefore, **please do not feed birds or other wild animals.**

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 ... **As stated at the beginning of this report, Mary Moore has been appointed as our new Chairperson of the Architectural Committee. Please contact Mary at (949) 493-2816 for any question on 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 949-245-2753 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 for processing.

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.

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.

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.**

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. 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.

Landscape Committee

The new Landscape Committee is up and running. The members are currently walking the loops (Flamenco, Halcon, and Gallita) noting any issues that need to be resolved. The committee met early January with the owner of South Coast Gardening to discuss these issues in addition to the overall maintenance / compliance with the current contract.

The committee will also meet on Saturdays prior to the scheduled Board meetings (which is on the third Wednesday of each month) to assimilate information needed to help expedite any Board decision regarding landscaping. Meetings will be held at 10:00AM in the Club House.

One priority is to beautify our lawn. We will be starting a test area on the lawn around the main pool off Camino Alondra. The lawn will be cut down to one inch with an application of gypsum and fertilizer. Any bare areas will be spot seeded. Please be aware that this test area may be temporarily unsightly, but the goal is to improve the overall appearance of our community. Thank you for your understanding.

We welcome and encourage residents to join this committee. There is a lot of work to be done. If interested, please contact Martha Lester (Board member liaison) marthaLester123@gmail.com and/or Michael Steinmetz (Landscape Committee Chairman) mike@bogartconstruction.com.



Thank you to all the Seascape Social Committee Members for their help and support

for preparing such a lovely Christmas party with beautiful decorations and music. A special thank you to Jean Snyder for her beautiful wreath and table decorations; Sherry Ramirez for her help with all the outside decorating and her Christmas decorations she shared with us; Ernie Estrella for the joyful Christmas music and David Ramirez and Michael Steinmetz for helping us put up the decorations.

Thank you again,
Donna
Lisa

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

Assistant Manager: Shanna Whitney
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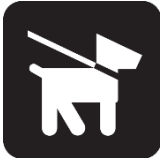
Website: www.seascapevillage.net



FEBRUARY IS:

RESPONSIBLE PET OWNER MONTH

It is the pet owners' responsibility to pick up and dispose of your dog's waste. Dog waste is a health hazard to children who might be playing in the common area as well as our gardening staff. Dog feces carry parvo disease which can infect our dogs as well as attracting flies and rodents. Please carry dog bags with you when you walk your dog; you never know when you might need one.



Remember ~ all dogs must be controlled by a leash when outside the confines of your home.

We know that we have some responsible pet owners in our community and we appreciate your cooperation!

HAPPY VALENTINE'S DAY!

Regardless of how you celebrate this specially designated date, remember the purpose ~ simply.....



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!

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

HANDYMAN IN SEASCAPE – HOA patio painting, Christmas lights, no job too small. Call David at 949/606-6871 or 949/429-3490.

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

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. Cal her on (949)899-0947 or email her at NadiaNooshi@FirstTeam.com BRE#02035860

SEASCAPE VILLAGE NOTARY – I provide mobile notary services at the location of your choice and at your convenience. Cort Haymond – 714-392-0005.

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.