



The Seagull

Seascape Village HOA

Issue #460

January 2018

BOARD OF DIRECTORS

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BOARD MEETINGS

There will be a meeting on January 9, 2018 at 5pm in the clubhouse. 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

December 2017

SEASCAPE COMMITTEES - *The Committee appointments listed below were made at the Dec. 5 Board meeting. We still need additional individuals willing to serve on our Committees.*

Committee Appointments To Date:

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

Landscape Committee - - Michael Steinmetz (chairperson), Jean Ruiz, Connie Weingart, Mary Jensen; (BOD Liaison - Martha Lester)

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

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 Violations and Passes ... The Board of Directors has made the following change to the Patrol Masters client orders. The "Ticket Window" has been increased from 30 days to 90 days. This means that a citation of a vehicle remains in effect for 90 days relative to whether the vehicle is towed for a subsequent citation(s). If a vehicle is towed, the HOA can do nothing about it to assist the owner.

Also, there are a small number of residents who are using the Common Area Guest Parking spaces as extensions of their driveways. Virtually every morning one of their vehicles is moved into a close-proximity Guest Parking space, which is then used as a driveway is used to leave and return throughout the day. In the evening the vehicle is then returned to the driveway or garage until the next morning. As stated, in part, in Section 3.17 of the CC&R's - "... it being the intent that the residents shall utilize the parking facilities within the Residential Lots and keep the Common Area parking area free for use of

guests.”. Accordingly, **please refrain from this excessive use of Guest Parking spaces for residents’ vehicles.**

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 regularly-scheduled Board meeting the third Wednesday of each month will return on the third Wednesday of January 2018 (Jan. 17) at 6:00 pm in the Clubhouse. There will be an additional Board meeting on Tuesday, January 9 at 5:00 pm (not 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 questions regarding 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 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.

Pool Issues ... If you see nonresidents in the pool area call a board member. They will have Patrol Masters come and escort them out. After using the pool restroom please be sure the door is fully closed. This helps prevent nonresident use of the pool area, including restrooms.

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.

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 ... Pursuant to the South Coast Water District regulations: "No hosing or washing down hard or paved surfaces." And, **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 individuals 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.

HOLIDAY SCHEDULE

In observance of the upcoming holidays, Curtis Management Company will be closed as follows:

Friday, December 15th Closing at 12 pm
Friday, December 22nd Closing at 12 pm
Monday, December 25th Closed
Friday, December 29th Closing at 12 pm
Monday, January 1st Closed



Community Manager: Sheryl Sharp
e-mail: ssharp@curtismanagement.com
Assistant Manager: Shanna Whitney
e-mail: swhitney@curtismanagement.com

**5050 Avenida Encinas, #160
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Office Phone: 949/245-2753
Website: www.seascapevillage.net

Everybody, Somebody, Anybody and Nobody

This is the story about four people: Everybody, Somebody, Anybody and Nobody.

There was an important job to be done and Everybody was sure that Somebody would do it. Anybody could have done it but Nobody did it. Somebody got angry about that because it was Everybody's job. Everybody thought Anybody could do it but Nobody realized that Everybody wouldn't do it. It ended up that Everybody blames Somebody when Nobody did what Anybody could have done.

COMMUNITY INVOLVEMENT

Does the fresh start of a new year give you the desire to be more involved in your community? If so, why not attend the association meetings? The monthly meetings will give you insight on what is happening in the community (current projects, upcoming projects, concerns) and is a great place to meet and get to know your fellow neighbors. All owners are welcome and encouraged to attend.

*You'll never be bored
when you try something new.
There's really no limit
to what you can do!*

~Dr. Seuss



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

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 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.

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

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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.

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