



The Seagull

Seascape Village HOA

Issue #462

March 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 **February 2018**

SEASCAPE COMMITTEES

We still need additional individuals willing to serve on our Architectural Committee.

The Architectural Committee is key to maintaining the character of Seascape Village.

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.

Board Meetings ... The regularly-scheduled Board meeting is the third Wednesday of each month and will be held on March 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 ...
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 **Mary Moore**, Contact # **(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. 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

Landscape Committee volunteers have conducted their first neighborhood front (of homes) loop walk (Flamenco, Halcon, Gallita). While conducting the front loop walk, some resident's potted plants were observed to be located in areas which affect gardeners ability to maintain the landscape. Residents could help our gardeners by removing potted plants from in front of hedges, bushes and around the base of trees, so gardeners can easily reach the plants/trees to maintain them. As you know, curbside appeal is important to the property values in our community. Keeping potted plants on walkways, driveways or entries looking good (throwing away dead leaves, plants or broken pots) contributes to the aesthetics and value of our neighborhood.

Don't be alarmed if you see landscape committee volunteers at the side or back of your home as they complete their back of property surveys. Back landscape loop results will be forwarded to appropriate parties for remediation.

Got a tree problem? Please contact Tree Committee members Kurt Seidler at kseidlersq@yahoo.com or Ken Shuy at 949-388-9556 for assistance.

The Plant and Bush Committee is developing colorful plant palates that thrive in our climate.

If you have a landscaping issue or are interested in joining the Landscape Committee, please contact Michael Steinmetz, Landscape Committee Chair at mike@bogartconstruction.com or Board Treasurer/Landscape Liaison Martha Lester at marthalester123@gmail.com

The next Landscape Committee meetings are Saturday, February 10th and 17th, 10:00 a.m. at the Clubhouse in preparation for the February 21st Board Meeting. We welcome and encourage your participation. The Committee's focus is to assist the Seascape HOA Board by gathering and presenting researched landscape related information to the HOA Board so they can make informed decisions for homeowners.



SPRING FORWARD

Daylight Saving begins on Sunday, March 11th - when days start to become longer. Remember to move your clock forward one hour!

*May your joys be as deep as the oceans.
Your troubles as light as the foam.
And may you find sweet peace of mind
wherever you may roam.*

~ Irish Blessing

THE ASSOCIATION IS A BUSINESS

Yes, that's right; the Association is a public benefit corporation. Each owner is in essence a stockholder. The Board of Directors, elected by owners, is a body of persons (all of whom must be owners) charged with the duty of conducting the business of the corporation and is empowered to employ management to assist in the daily operations at their direction. Business is to be conducted according to provisions provided within the Association's governing documents, civil code, the corporate code and statutes.

HOLIDAY SCHEDULE

In observance of the upcoming holiday, Curtis Management will close at 12:00 on Good Friday, March 30th.

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.



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

Assistant Manager: Shanna Whitney
e-mail: swhitney@curtismanagement.com

**5050 Avenida Encinas, #160
Carlsbad, CA 92008**

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

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!

"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. Cal 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.