



# The Seagull

Seascape Village HOA

Issue #465

June 2018

## **BOARD OF DIRECTORS**

### **Dave Ray ~ President**

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### **Mariam Azadian ~ Vice President**

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### **Paul Delaney ~ Secretary**

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### **Lisa Passarelli Steinmentz, ~ Director at Large**

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### **Vacant ~ Treasurer**

## **BOARD MEETINGS**

Meetings are held the third (3<sup>rd</sup>) Wednesday each month at the clubhouse at 6:00 p.m. All owners are welcome and encouraged to attend.

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## **President's Report**

### **May 2018**

**Board Resignation** ... Sorry to report that Martha Lester has resigned from the Board of Directors. Her calm demeanor and ability to engage in discussion where there were differences of opinion without being disagreeable was appreciated. In addition to serving as Board Treasurer, she also volunteered for and willingly accepted other assignments aimed at improving Seascape living. Martha will be missed.

### **New Communication Tool To Owners**

... You should have received a form with your last HOA dues billing received at the end of April for signing up to email notifications from the Board of

Directors (BOD). You are encouraged to sign up for this new communication tool as it represents an opportunity for real-time notification to homeowners of events, special BOD meetings, etc. that affect all of us. And although the term "email blast notifications" is used, you don't have to worry about being bombarded with a flood of emails.

Notifications will continue to be included in the monthly Seascape Village newsletter. However, the newsletter has some limitations since the information to be included in the newsletter has to be finalized early in the month to send to the printer/mailer, and the newsletter is not received in the mail until near the end of the month. Therefore, information that becomes available later in the month will not be in the newsletter.

**Board Meetings** ... The next regularly-scheduled Board meeting the third Wednesday of each month will be held on June 20, 2018 at 6:00 pm in the Clubhouse.

**Architectural/Home Improvements** ... There are an increasing number of incidents of owners making architectural/home improvements without submitting and getting an Architectural Request approved by the Architectural Review Committee (ARC). When identified, this only serves to cause an unpleasant situation for all involved.

The requirement for Architectural Request approval is clearly stated in our governing documents. If you are considering making home improvements and/or exterior modifications, PLEASE review our CC&R's, Rules and Regulations, and Architectural Guidelines. These governing documents are available on our Seascape Village web site [www.seascapevillage.net](http://www.seascapevillage.net) or contact Curtis Management at 877-587-9844 or 760-643-2200.

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

Also, if you are altering any part of your garage door, please fill out an ARC form and send it to Curtis Management Company 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 Review 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 Review Committee is made up of your neighbors. They are here to help you.

**Pools** ... The heat has been turned on at all three pools. We're still trying to encourage a couple ducks to leave the Gallita pool area.

**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](http://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](http://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.

**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.

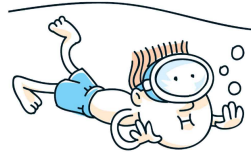
Also, for safety and insurance liability reasons, riding of skateboards, rollerblades and scooters are strictly forbidden anywhere in the Village. This includes all streets, walkways and driveways.

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.



## **POOL & SPA REMINDERS**

Our pool area is for the enjoyment of residents and their authorized guests. Please familiarize yourself and your guests of the Association's pool rules and be respectful of others when using the facilities.

- Help keep our pool areas safe by making sure the pool gate is locked when you enter or exit the pool area.
- No animal is allowed inside the pool or spa area at any time.
- No glass containers of any kind are allowed in the pool or spa area.
- Persons under 14 years of age must be accompanied and supervised by an adult resident.
- Parents and hosts are responsible for young individuals and guests and see that other residents are not disturbed by loud activity.
- Bicycles, skateboards or roller skates are not permitted inside the pool/spa areas.
- Please be sure to clean up after yourself.

Please keep an eye out for people jumping over the pool fence and using the facilities after hours. If you witness anyone in the pool or spa after hours, please contact the Police Department. Thank you.

## **HAPPY FATHER'S DAY**

**Sunday, June 17, 2018**

*A father is neither an anchor to hold us back,  
nor a sail to take us there,  
but a guiding light whose love  
shows us the way.*

## **PRIDE IN OWNERSHIP**

As homeowners, we all have to do our part in ensuring our community looks its best. When appraisers, real estate agents and potential buyers drive/walk through our community, they take notice if there is pride in ownership. We can all help by maintaining our patio areas, tending to individual repairs and following the rules of the CC&R's. Some day you may want to sell your home and you'll appreciate your neighbors doing their part in keeping our community looking its best

## **UNINVITED VISITORS**

Spring is a prolific time for all of nature and rodents are no exception. Please be sure all food waste is properly sealed and stored in trash receptacles. Now is a good time to trim away any tree branches which are close to your roof or walls. Rodents see close hanging branches as an open invitation to enter your attic. Please be proactive and trim all trees and foliage away from your roof and walls. Thank you!



## **DID YOU HEAR THAT?**

Living in a homeowner's association can be a rewarding experience. In order to have a peaceful, happy community, we all need to be courteous and respectful of each other. It is especially important during this time of year we are all aware of the volume of noise that we may be creating.



**Community Manager:** Sheryl Sharp  
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**Assistant Manager:** Shanna Whitney  
e-mail: [swhitney@curtismanagement.com](mailto:swhitney@curtismanagement.com)

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

**Office Phone:** 949-245-2753  
**Website:** [www.seascapevillage.net](http://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](mailto:swhitney@curtismanagement.com). Thank you!

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

**ANDERSON'S IN HOME SERVICE:** In home elderly care (now CA State Licensed). 949-702-0494

**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](mailto: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](mailto: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.*