



The Seagull

Seascape Village HOA

Issue #468

September 2018

BOARD OF DIRECTORS

Dave Ray ~ President

3363 Paseo Halcon

805-705-4719

david_1_ray@yahoo.com

Mariam Azadian ~ Vice President

3325 Paseo Halcon

626-688-0208

mariamazadian@gmail.com

Paul Delaney ~ Secretary

405 Via Pichon, San Clemente, CA 92672

949-422-0960

dailyriderhoa@gmail.com

Lisa Passarelli Steinmentz, ~ Director at Large

3331 Paseo Halcon

310-694-6292

salome848@hotmail.com

Vacant ~ Treasurer

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.



Community Annual Garage Sale

will be held on Saturday, September 15th from 8 AM to 2 PM.

Trish Ragland will again be the Coordinator for this fun event. Please contact her at (949) 291-1774, if you have any questions.

President's Report

August 2018

HOA Board of Directors (BOD) Election... All Association members have already received, or will soon receive, their ballot and candidate resumes for electing new members to the BOD. **PLEASE VOTE!!!!**



If you have not received your ballot by September 1, please contact Curtis Management.

Ballots can be mailed back to Curtis or personally delivered at the Annual Membership Meeting on Tuesday, October 2, 2018 at 8:00 p.m. in the clubhouse. Registration will begin at 7:45 p.m. If you are mailing your ballot, please mail it early enough for Curtis to receive it by October 2.

Coyotes... There have been several recent sightings of coyotes prowling our common areas looking for their next meal. Regretfully, there have been reports of pets being lost. Let's all be extra vigilant with our own pets and alert our neighbors should we see a coyote on the prowl.

Time for Inspection/Replacement?????

- Clothes washer and refrigerator ice/water hoses don't last forever. Therefore, if yours have a few years of age, you should probably inspect and/or replace them.
- Water leaks are a bummer! Checking the age of your hot water heater might also be a good idea.
- Batteries in your smoke and carbon monoxide detectors also need periodic inspection/replacement.

Pools... As the letter that was recently mailed to all owners/residents indicated, there are additional pool inspections being made by our security firm. Friendly reminder - Please make sure you have your pool key with you when using the pool.

New Communication Tool To Owners... You should have received a form with your HOA dues billing for signing up to receive email notifications from the Board of Directors (BOD). This new communication tool 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. So, if you have not yet signed up for this new communication tool, you are encouraged to do so. If you need another sign-up form, please contact Curtis Management.

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 **September 19, 2018** at 6:00 pm in the Clubhouse. **The October Board meeting will be held on the third Monday, October 15, 2018.**

Architectural/Home Improvements... A change has been made with respect to where Architectural Requests are submitted. Henceforth, please send any new Architectural Requests to Curtis Management. They will log in your request and then forward it to the Architectural Review Committee (ARC) for processing.

Mary Moore is our Chairperson of the Architectural Review Committee. She will interface with you on the details necessary to evaluate and process your request. Please contact Mary at (949) 493-2816 for any Architectural/Home Improvement questions.

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 or contact Curtis Management at 949-245-2753 or 760-643-2200.

Also, if you are altering any part of your garage door, please fill out an ARC form and send it to **Curtis Management**.

If you need additional assistance please do not hesitate to contact **Mary Moore at (949) 493-2816** or **Curtis Management**. 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.

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.

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 was well behind the seasonal average of rainfall this past Winter, 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 incidents 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.

Roofs... The Association is responsible for maintaining the roof of each dwelling, therefore, any unauthorized access is prohibited. Only the Association's contractor(s) is authorized to go onto the roof. Any other access must be approved by the Board of Directors.

LANDSCAPE COMMITTEE REPORT

Tree Removal

On July 5th and 6th, 12 troublesome Eucalyptus trees were removed by Modern Tree services at a cost of \$5,600. These trees were prioritized for removal based on liability and homeowner complaints. Several Landscape Committee volunteers witnessed the progressive tree removal during the record-breaking heat wave!



Tree replacement will be considered for this fall based on a predetermined tree list that is compatible with its location, potential size, disease resistance and the landscape budget.

Tree Donations

A few residents have volunteered to donate replacement trees to be determined by the Landscape Committee and Seascape Village Board master landscape plan. The donated trees would not be planted until fall when the weather is milder for planting.

To Do List

Complaints called in or emailed to Mike Steinmetz, Landscape Committee Chair are being addressed with our landscape company as appropriate or forwarded to the Seascape Village Board for remediation and approval.

Landscape Committee

We would like to welcome Donna Ferguson as a new member to the landscape Committee. Anyone interesting in joining please contact Mike Steinmetz at: 949-279-6625 or email mike@bogartconstruction.com.

If you are interested in seeing what the landscape committee is about, we encourage you to attend our meetings at 10 a.m. the 1st Saturday of the month at the clubhouse.

Our new Seascope Board liaison to the landscape Committee is Mariam Azadian.

If you have any landscape concerns please contact Landscape Chair Mike Steinmetz at 949-279-6625 or email mike@bogartconstruction.com or Kurt Seidler, Co-Chair at kseidleresq@yahoo.com

TALKIN' TRASH

Trash cans may only be placed out the morning of pick up and are to be stored away that evening. Trash cans put out the night before and left out after pick up increase the potential to attract coyotes, skunks and opossums to seek food scraps.



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

Assistant Manager: Amy Cierniak
e-mail: amycierniak@curtismanagement.com

5050 Avenida Encinas, #160
Carlsbad, CA 92008

Office Phone: 949/245-2753

Website: www.seascopevillage.net

ATTENDING HOA MEETINGS

Want to improve relations between the Board, the Management Company, and the homeowner? Plan to attend a monthly HOA meeting. Don't rely on your neighbor for the right answer to your question. Come to the meeting where there is an open forum for all homeowners to participate.

Remembering 9/11



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 Amy Cierniak at amycierniak@curtismanagement.com.

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, Seascope resident. References available. 949/842-2770.

KATY, YOUR HELPFUL NEIGHBOR LADY. My name is Kate; a new neighbor. I am available for house cleaning, pet sitting/walking, shopping, cooking, elder care, including doctor. visits. My services are for Seascope Village residents only. Many references available. katetrenary@yahoo.com. 714/913-3668.

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

READY TO SELL/LEASE YOUR HOME?

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 Nadiahomesearch@gmail.com BRE#02035860- Free consultation.

SEASCAPE VILLAGE REAL ESTATE

SPECIALIST: Resident Trish Ragland with Coldwell Banker has represented over 175 sales in Seascope. 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.

Seascope 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.