



# The Seagull

Seascape Village HOA

Issue #469

October 2018

## **BOARD OF DIRECTORS**

### **Dave Ray ~ President**

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

3331 Paseo Halcon  
310-694-6292  
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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 September 2018**

**HOA Board of Directors (BOD) Election and Annual Membership Meeting ...** If you haven't already mailed your ballot back to Curtis Management, please plan to hand deliver it to the annual membership election meeting at the clubhouse on October 2, 2018. **Make sure your ballot is properly double-enveloped and the outer envelope is properly filled out and signed.** Registration for this meeting will begin at 7:45 p.m. and the meeting will begin at 8:00 p.m. if there is a quorum. **PLEASE VOTE!!!!**

**Board Meetings ...** The next scheduled Board meeting will not be on the third Wednesday of October. It will be held on Monday, October 15, 2018 at 6:00 pm in the Clubhouse. Please mark your calendars accordingly.

**Pet Waste ...** Thankfully, the vast majority of Seascape pet owners are very diligent about picking up after their pet. However, the frequency of pet owners not picking up after their pet is increasing. **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 we are walking them.

**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.

**New Communication Tool To Owners ...** You should have received a form with your HOA dues billing received at the end of April for signing up to 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 at 949-245-2753 or 760-643-2200.

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.

**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.

**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](http://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**.

**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).

**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 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 Seascapes 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**

Hedge and bush trimming on Halcon should be done by early October. November plans include the completion of trimming of hedges and bushes on Flamenco and trees on Mira Costa slopes. Additionally, a few distressed trees will be pruned as needed.

No additional eucalyptus trees will be removed in 2018.

If you would like to observe or join the Landscape Committee, we invite you to attend our monthly meetings at 10:00 a.m. the 1st Saturday of the month at the clubhouse.

If you have any landscape concerns please contact Landscape Committee Chair Mike Steinmetz at 949 279-6625, [mike@bogartconstruction.com](mailto:mike@bogartconstruction.com) or Co-Chair, Kurt Seidler, at [kseidleresq@yahoo.com](mailto:kseidleresq@yahoo.com).

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## **GARAGE DOORS**

In accordance with our Rules and Regulations and for your own safety, please keep your garage door closed except when entering/exiting. Unfortunately, an open garage door, with nobody around, can be an invitation for crime.

*Let us always meet each other  
with a smile.*

~ Mother Teresa



## **RECYCLE OFTEN RECYCLE RIGHT**

Did you know that one non-recyclable item can spoil an entire batch of otherwise good materials? It's true and it's a global problem preventing thousands of tons of recyclables from every seeing a second life.

- **Recycle all empty bottles, cans, paper and cardboard.**  
*69% of all plastic bottles don't get recycled.*
- **Keep foods and liquids out of recycling.**  
*Soggy items can spoil a whole load of recycling.*
- **Keep loose plastic bags and bagged recyclables out of recycling containers.**  
*Plastic bags can shut down an entire recycling plant*

For more useful information, please visit:

[Recycleoftenrecycleright.com](http://Recycleoftenrecycleright.com)



**Community Manager:** Sheryl Sharp  
e-mail: [ssharp@curtismanagement.com](mailto:ssharp@curtismanagement.com)

**Assistant Manager:** Amy Cierniak  
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**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 Amy Cierniak at [acierniak@curtismanagement.com](mailto:acierniak@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, Seascape resident. References available. 949/842-2770.

**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](mailto:Nadiahomesearch@gmail.com) BRE#02035860- Free consultation.

**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.*