



The Seagull

Seascape Village HOA

Issue #475

April 2019

BOARD OF DIRECTORS

Paul Delaney ~ President

405 Via Pichon, San Clemente, CA 92672
949-422-0960, dailyriderhoa@gmail.com

Neila Burns ~ Treasurer

3219 Paseo Gallita
951-316-6827, neilaburns@cox.net

Carolyn Novotny ~ Secretary

3278 Paseo Gallita, San Clemente, CA 92672
949-276-4946, novotny5@cox.net

Mike McAlister ~ Member at Large

3288 Paseo Gallita
310-486-6808, mmcalister54@gmail.com

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

By Paul Delaney

After many years of talking about this, something is finally happening. The board of directors has started the process of upgrading the Mira Costa slope. Within the next month or so we will have a soils analysis of the slope itself. Once that is done, we may have to do some construction on the slope to assure that it remains stable. The next step would be to upgrade the irrigation and, finally, the selection of plant materials. Your board is excited about this first step and we are looking forward to working with Kurt Seidler and the landscaping committee on this project.

This was a month of accomplishments. The board, working with our legal team, has worked out an agreement with Ocean Del Ray Estates. The agreement calls for Ocean Del Ray Estates to install a metalized wrought iron fence starting at the entryway pilaster for ODR and extending along our property to the existing block wall. It is estimated the fence will last over 50 years without maintenance. Furthermore, Ocean Del Ray Estates will install irrigation, landscape lighting and landscaping between their

entrance and the existing block wall. All this will be done at no cost to the association. We will, however, be responsible to maintain the landscaping that is being installed. I am grateful to the board for their help in moving this project forward.

You should have received a letter concerning the water pipes that provide water to your homes. Working with our attorney, it was determined that maintenance responsibility of all utilities that serve the household units lies with the homeowners. As our village ages we will find that these water lines will break and need to be repaired. Your association will do all it can to facilitate expeditious repairs of any leaks/breaks that occur. We will then divide the cost of those repair between the units that are served by that water line. By following this process, we will waste as little water as possible and you will also be able to benefit by the better rate that the plumbing company charges the association.

This past month we had the locks on the clubhouse changed out. It had been a number of years since this had been done and the board felt that there was a need to "take inventory" of the keys.

Residents modifying the common area continues to be a major problem. Some residents have placed hanging pots/baskets along the wall by their garage. This is common area and residents should not be placing anything in this area. Please enjoy your patio areas and beautify them to their fullest and leave the common area to our landscaping committee and our landscaping vendor.

It was good to see so many of you at the Munch A Brunch on March 9. Thank you, Jean Ruiz and the social committee, for a successful event. Great food and pleasant conversation filled the clubhouse.

Thanks to Mike Steinmetz for serving as our landscape committee chair over the last year or so. Mike has resigned do to a conflict with his work schedule. Kurt Seidler has taken the reins of the committee after serving as co-chair. Let's all welcome Kurt and provide whatever support we can to ensure the success of our landscape committee.

Trash cans seem to be one of those items that get forgotten. Our village has narrow streets and trash cans out on Monday night or overnight Tuesday into

Wednesday can cause a safety concern. We have no sidewalks so if someone is walking their dog and there are trash cans on both sides of the street, a car coming through could easily hit the walker or their pet. Please be aware that trash cans are to be out only on Tuesday. Thank you all, in advance, for your cooperation.

Along these same lines, I have had a number of residents ask me about speeding in the village. The speed limit is 10 MPH, because the streets are narrow, have no sidewalks and people with animals walk in the streets. Stopping at stop signs is another thing I get asked about. I'm sure none of us wants to be hit by a car and no driver wants to injure someone. So, PLEASE, drive 10 MPH and stop where there are stop signs.

COMMITTEE REPORTS

SOCIAL COMMITTEE

MUNCH A BRUNCH was a great success and a good time was had by all. Thank you to all especially the committee that worked to make this such a success.

Don't forget MAH JONGG on Tuesdays 1-4pm. Everyone is welcome to play Canasta every Thursday 1-4 pm at the clubhouse.

If you have any suggestions or would like to become involved in the committee, contact:

Jean E Ruiz

(206) 455-5798 or seascape301@outlook.com

ARCHITECTURAL COMMITTEE

With good weather around the corner we are sure that many of you have your projects lined up. Please give our committee time to process your application. We do it as quickly as possible, however some take more time than others.

Also, many of our residence are installing Motion Detectors Lights, Cameras, and Ring Type Doorbells. NOTE . . .all of these items do require that you submit an Architectural Application prior to their installation. If you have already installed one of these items without submitting an application, please submit the applications now so that these items can be properly processed.

If you have any questions, do not hesitate to contact the Committee Chair

Ernie Marquez

(949) 246-1335 or emarquez@cox.net

LANDSCAPE COMMITTEE

Kurt Seidler is the new Landscape Committee Chair. Mike Steinmetz had to step down as chairman due to an out of state project which precludes his availability for meetings. Aloha and Thanks to Mike Steinmetz for guiding the Landscape Committee through a master plan Seascope Village tree evaluation process, Landscape Company comparisons, budgets, and the many other village landscape projects/needs. Mike S. plans to join the committee when he can and continue to make contributions to our community.

Kurt Seidler has been the Landscape Committee co-chair and provides a smooth leadership transition because of his prior role on the committee.

Entry flowers

The Board has approved and directed the Landscape company to pull out old entry plants and turn over and fertilize the soil in preparation for new seasonal plants. The Seascope Board has given the Landscape Committee a nod to discuss and come up with ideas about the new entry decorative flowers and the juices are flowing. The Landscape Committee will then pass on their ideas to the Board for their approval/implementation.

Pear Trees

The Seascope Village Board approved Pear tree spraying (2 part process) which will have been completed by the end of March weather permitting.

Meeting

The Landscape Committee met on March 16, Saturday at 10:00 am at the Seascope Village Club House. Future meeting dates/times will have been discussed and determined at our March 16th meeting.

Contacts

If you have any landscape issues please contact Landscape Committee Chair Kurt Seidler at kseidleresq@yahoo.com or Board liaison Mike McAlister at mmcalister54@gmail.com or [310-486-6808](tel:310-486-6808).



*Try to leave the Earth
a better place
than when you arrived.*

~ Sidney Sheldon

Community Information and Reminders

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.

Architectural/Home Improvements ... 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 website, www.seascapevillage.net, or contact Curtis Management. 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.

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

Ernie Marquez is our Chairperson of the Architectural Review Committee. If needed, he will interface with you on the details necessary to evaluate and process your request. Please contact **Ernie at (949) 246-1335** for any Architectural/Home Improvement questions. Also, 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.

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, coyotes 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

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.

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.

ATTENTION OWNERS

If you are renting out your unit, please provide your tenant with a copy of the Rules and Regulations. As the "owner" of the unit, you are ultimately responsible for your tenants' actions and any fines assessed for violating homeowner rules, regulations and/or CC&R's.

CURTIS MANAGEMENT HOLIDAY HOURS

Curtis Management will close at 12:00 p.m. on Good Friday, April 19, 2019. If you have an emergency, please call the normal business number, 760/643-2200, follow the directions on the greeting and report your emergency to the answering serv



Community Manager: Sheryl Sharp
e-mail: ssharp@curtismanagement.com
Assistant Manager: Amy Bergen
e-mail: abergen@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. **Please make your check payable to Seascape Village.** Non-business ads for residents for sale, lost/found etc., free. Contact Amy Bergen at abergen@curtismanagement.com.

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

AEGIS OF DANA POINT IN CAPO BEACH:

Offering **exceptional** Assisted Living & Dementia Care. Short term stays from hospitals, skilled nursing or home available. Additional information or tour, transportation available.

anne.christensen@aegisliving.com. 949-488-2650

"HONEY DO" HANDYMAN IN SEASCAPE:

Excellent interior painting, gates, fences, and all miscellaneous. Call Keith Mundt, Seascape 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 Seascape Village residents only. Many references available. katetrenary@yahoo.com. 760-458-4196

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

READY TO SELL/LEASE YOUR HOME?

Nadia is your local neighborhood REALTOR! Are you ready to move or lease your property? With Nadia's hard work, and staging experience you can be rest assured that she will get the top dollar for your home. Call her on (949)899-0947 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 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.

