



The Seagull

Seascape Village HOA

Issue #473

February 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

I hope that everyone had a pleasant holiday season. Just a reminder that all holiday decorations should be removed by February 1. Thank you for keeping our village esthetically pleasing.

David Ray has resigned his position on the board in mid-December. I would like to thank Dave for all his hard work and effort over the last 2+ years.

This month I am going to provide some information that doesn't usually appear in this report. We all have concerns about increasing expenses. I don't think most of the membership is aware of just how much we spend on water. Last month we spent almost \$30,000 on water. That translates into about \$100 per unit. The cost for residential water was over \$13,500, or about \$45 per unit. Even though we are not in a drought situation, we are still using more water than we have in our budget. I am asking each of you to please check your toilets and faucets for leaks. If they need attention please get them repaired. If any of you have suggestions, please email me. Water is one of our greatest expenses.

While on the topic of water, there was a situation on Paseo Halcon in October. We had a pipe break at the meter on our side. This means that the repair was ours

and not South Coast Water District's. The meter served numerous units. The cost of this repair was in excess of \$1500. As our village is over 40 years old, I think it is reasonable to think these types of leaks will start to be more common place. Your board has contacted our attorney to get an opinion on how we should proceed. You will be receiving a letter on this issue soon.

If you were at the board meeting in January, you heard that we were unable to fully fund our reserves in December. This was a very unusual occurrence for our association. We have already implemented a plan to be certain those funds are deposited. Rest assured, we have more than sufficient funds to affectively operate your association.

Lastly, just before this went to press there was some serious vandalism on Camino Alondra. A car, legally parked on the street, had all four tires deflated, the windshield broken and the passenger door window broken out. This vehicle had been parked on the street for a number of days. It's possible the vandal noted that and thought it was an easy target. Be aware and, again, if you see something say something! Orange County Sheriff Dept non-emergency phone: 949-770-6011 then press number 9 to get to live person.

COMMITTEE REPORTS

ARCHITECTURAL

Ernie Marquez, Chairperson, had his first meeting last Thursday, January 10. He welcomed his new committee person and will be introducing a possible new committee person to the Board at the January meeting. Now that the holidays are over, our owners are busy submitting new application for work they wish to do to the residence. The committee wishes to thank these owners. Please remember that if you are considering making any home improvements and/or exterior modifications please review our CC&R's, Rules and Regulations and Architectural Guidelines on our website, www.seasapevillage.net. You can also contact Ernie Marquez at [949-246-1335](tel:949-246-1335) or Curtis Management at [949-245-2753](tel:949-245-2753).

LANDSCAPE

TREES

Many thanks to our residents for their cooperation while trees were being trimmed. All Pear trees were trimmed along with other trees in our community.

Thank you
Thanks to Mike McAlister, a new Board member and current Liaison between the Landscape Committee and the Board. We are looking forward to working with Mike M. and the new Board and make 2019 a productive year.

Monthly Meetings

If you are curious, have a question or are looking to resolve a landscape issue, you are invited to attend any of our monthly Landscape Committee meetings which is held on the first Saturday of the month at 10 am at the Community Clubhouse. We are always looking for homeowners who want to make a difference in our community.

Contacts

If you need to report a Landscape problem please contact Mike Steinmetz , Committee Chair at [949-279-6625](tel:949-279-6625) or mike@bogartconstruction.com. or Co-Chair Kurt Seidler at kseidlersq@yahoo.com.

SOCIAL

Jean Ruiz, Chairperson, had her first meeting last Thursday, January 10. We want to welcome the new committee members. They are busy working on the MUNCH A BRUNCH on March 9th.

They also want to remind everyone that there is MAH JONGG every Tuesday 1-4 PM, contact Martha ([562-335-7281](tel:562-335-7281)) marthalester123@gmail.com if you are interested in playing or learning. GAME DAY at the Clubhouse is every Thursday 1-4 PM. If you have any suggestions or would like to become involved in the committee, please contact Jean E Ruiz ([206-455-4798](tel:206-455-4798)) or seascape301@outlook.com.

Save
the
Date

Saturday, March 9, 2019
11:00am

MUNCH •A•BRUNCH

Come join your neighbors at the Clubhouse and bring along your favorite dish to share.

Donations are appreciated.

Please RSVP with Jean E. Ruiz
206) 455-5798

Email: seascape301@outlook.com



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.

Time for Inspection/Replacement?????

- Washing machine and refrigerator ice/water hoses don't last forever. Therefore, if yours have a few years of age, you should 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.

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.

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.

Air Conditioners, any patio cover over 125sf and many other items require a City Building permit. If you're having interior work done 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, 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.

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.

New Communication Tool for Owners ... Your association is moving into the New Millennium. We now have a way to contact you with important information if you sign up for Seascapes Villages Email. To make it easy, just send Amy (abergen@curtismanagement.com) your email address and ask her to put you on "The List". We will NOT use your address for anything but association related information and we would NEVER sell your information.



HOLIDAY DECORATIONS

A special thank you to everyone who took the time to decorate for the holidays. We appreciate all the beautiful, fun and colorful decorations which added such joy and holiday spirit to our community. Please be reminded that all exterior holiday decorations need to be removed no later than January 31st. Your cooperation is appreciated.



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.seascapesvillage.net

SEAGULL ADVERTISEMENTS

Ads in the Seagull are charged \$5/month for residents / \$15/month non-residents. **Please make your check payable to Seascapes Village.** Non-business ads for residents for sale, lost/found etc., free. Contact Amy Cierniak at acierniak@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

HI NEIGHBORS ! It's Katy saying thank-you for all the support. I hope I can continue helping Seascapes Villagers.(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 Seascapes. 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.

Seascapes 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.