



## **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 (3<sup>rd</sup>) 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**

As we move into the spring months there are some things that I think need to be made clear to all homeowners. The common area is maintained by the association and individual homeowners may not take it upon themselves to make any modifications. To be clear, the common ground is the area that is not defined by your building and patio. This may come as a surprise to some homeowners. In the last few months there have been a number of areas of common ground that have been modified by homeowners. In one case grass was removed and now we will incur not only the cost to remove what was planted, but the cost to refurbish the area that was modified. Understand that we all pay to fix the places that some think they want to customize. This practice must stop. If it doesn't stop, we will all be paying higher dues. Please do not make any changes to the landscaping that is not on your patio.

Last year we made a modification to our parking regulations and allowed pickup trucks to park in the driveways. This change has gone well in almost all cases, except where vehicles extend out into the streets. Our streets are narrow and the end of our driveways are fire lanes. As such, they must be free of

any obstructions. Neither cars nor trucks may extend pass the end of your driveway. By definition, the lowest spot in the street is the beginning of the fire lane. If your vehicle extends past this point you will be ticketed by Patrol Masters and subject to being towed upon the third citation. This regulation protects all of us in the event of a fire. Emergency vehicles must have a clear path to the point of concern and blocking the fire lane will impair that process.

With the rains we have had this year, some of you have notified Curtis of roof leaks. Curtis is very good about getting the vendor out to check and repair those leaks. I'm not sure that everyone knows that if skylights have been added to your unit, any leaks involving the skylights is the responsibility of the homeowner. None of our units were built with skylights. They were all added and, thus, the responsibility of maintaining the roofs in that area falls on the homeowner. If you contact Curtis and your roof leaks are the result of skylights, you will be billed the \$375 that the roofer charges to have an inspection.

I have been asked by a number of homeowners to place an item in my report about driveway parking. We all use our driveways, but some of us don't aim very well. We end up in the grass area on either side of the driveway or, in some cases, we end up on the common ground at the end of our drives. All these parking mishaps result in the landscaping being damaged. Sometimes it's just tire marks, but sometimes it's our irrigation system. Although a sprinkler head may cost less than \$10, the labor to replace one will run between \$60 and \$100. Now that \$10 sprinkler replacement just cost us \$100. This may not seem like much, but if only 10 homeowners drive on or park on the grass, we all could be paying \$1000. I'm asking everyone to please be more careful when pulling into and out of your driveway.

Finally, I would like to invite everyone to the Munch A Brunch on March 9<sup>th</sup>. The social committee hopes that you will attend and meet some new neighbors. This is your village, let's get together and have some fun.



## COMMITTEE REPORTS

### SOCIAL COMMITTEE

Jean Ruiz, Chairperson, and the Committee are busy working the MUNCH A BRUNCH that will be on March 9th. This is a great opportunity to meet and get to know your neighbors. Please RSVP as soon as possible so that we can help the committee plan for this great event. They also want to remind everyone that there is MAH JOGG every Tuesday 1-4 PM, contact Martha at:

[\(562\) 335-7281](tel:5623357281) or [marthalester123@gmail.com](mailto:marthalester123@gmail.com)

If you are interested in playing or learning and GAME DAY at the Clubhouse every Thursday 1-4 PM. If you have any suggestions or would like to become involved in the committee, please contact Jean E Ruiz at:

[\(206\) 455-4798](tel:2064554798) [seascape301@outlook.com](mailto:seascape301@outlook.com)

The Social Committee will be meeting the 1st Thursday of each month at 10:00.

### ARCHITECTURAL COMMITTEE

Ernie Marquez, Chairperson, and the Committee have been busy at work. He welcomed the newest committee person Mike Nelson. The committee wishes to thank the owners that are presenting their applications for work that they wish to do. 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](http://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 COMMITTEE

We are looking into the next selection and planting of entry color plants.

Large tree trimming will resume when we get board approval.

### Monthly Meetings

Our next meeting is the first Saturday of the month (March 2nd) 10:00 am at the Community Clubhouse. Residents are encouraged to attend.

### Contacts

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



## MUNCH •A•BRUNCH

Saturday, March 9, 2019  
11:00am

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](mailto: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](http://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, 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](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 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.

**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 Seascape Villages Email. To make it easy, just send Amy ([abergen@curtismanagement.com](mailto: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.



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

**Assistant Manager:** Amy Bergen  
e-mail: [abergen@curtismanagement.com](mailto:abergen@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. **Please make your check payable to Seascape Village.** 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

**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](mailto:anne.christensen@aegisliving.com). 949-488-2650

**HOUSE CLEANING SERVICES:** Helping you keep your home clean! Over 8 years of experience with references. Seascape Village Resident. Reasonable rates. 541-948-9028

**Hi Neighbors!** It's Katy saying thank-you for all the support. I hope I can continue helping Seascape 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 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.*