



The Seagull

Seascape Village HOA

Issue #476

May 2019

BOARD OF DIRECTORS

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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

Spring has arrived and we have new entryway plantings. Thanks to the landscaping committee for their recommendations. There were several choices for entryway plants. After some back and forth the geraniums and alyssum combination was the winner. Hopefully we will be able to enjoy these plants until the winter.

Along the lines of landscaping, the board selected a "preferred" landscaping vendor and you can expect to receive a landscape survey in the next few weeks. We will also be making the survey available online at www.seascapevillage.net.

In an effort to help our landscaping vendor, we need to clean up the landscaped areas of our community. Specifically, we are asking all residents to remove potted plants that are in the common area. This would include the area near your garage, around the trees in the common area, along the outside of your patio fence, at the end of your sidewalk and in the common area along the house between the front door and the patio area. We are asking that these items be removed

because having them out in the common area creates extra work, and costs, for the landscaping company. Over the years many things have been allowed to accumulate and now we are faced with a major problem. Please help us out and do some spring cleaning around your home. Thanks for your assistance with this.

Yes, we have had a very wet winter, but that doesn't mean that we are flush with water. Here in Southern California we import almost all our water. It is always important to conserve water wherever possible. Over the last few months we have seen a steady increase in residential water usage and cost. Please be water-wise at all times.

There have been quite a few new residents in our village over the last year or two. When a unit is purchased in Seascape the new owner receives a copy of the governing documents, commonly referred to as the CC&R's and Rules and Regulations. These are important to all residents because these documents provide each of us with the knowledge of what we can and cannot do with our units and the surrounding common ground. Unfortunately, some residents fail to check to see if they are infringing on ground that isn't theirs. Common ground is the area that we all own, but none of us can use. That may seem confusing. The bottom line is that the common ground is for the association to maintain so everyone can enjoy it.

Common ground is anything that isn't your house or your patio. You, as an owner, are responsible to maintain your area and the association is responsible to maintain everything else. Please do not make any modifications to the common area. In the last few months we have had a number of residents make changes, that now have to be corrected. In some cases, the homeowners will have to bear the cost of returning the common area to its original state. Please don't put the board in the position of charging you to undo something.

As the summer approaches, some of you may be taking extended vacations. Just a reminder, the City of San Clemente and the Sheriff have a program that will have someone come by and check your residence while you are vacationing. Contact the Sheriff's Department at 949-770-6011 and they will be able to help you.

At the last board meeting the subject of cleaning garage doors came up. In looking around our village some garage doors could use a good spring cleaning. Let's all take a look at our garage doors and, if they are dirty, let's clean them up. It will brighten up the village!

COMMITTEE REPORTS

SOCIAL COMMITTEE

Anyone interested in playing or learning MAH JONGG on Tuesdays 1-4pm?

contact Martha (562) 335-7281 or
marthalester123@gmail.com.

Come join us to play Canasta every Thursday 1-4 pm at the clubhouse.

Anyone with suggestions for community events or interest in the Social Committee?

Contact Jean E Ruiz (206) 455-5798 or
seascape301@outlook.com

ARCHITECTURAL COMMITTEE

We want to thank everyone for giving our committee time to process your applications. We do it as quickly as possible, however some take more time than others. The more information you give us the faster we can process them. If you have any questions please contact Ernie Marquez [949-246-1335](tel:949-246-1335) or any of the other committee members.

Also, many of our residents 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 so that these items can be properly processed

LANDSCAPE COMMITTEE

Entry Flowers: Spring is here and so are the colorful flowers located in our entry traffic islands. Note that geranium borders surround the flowers. Thanks to all who made that happen!

Greenbelts: Grassy areas and landscape has been fertilized along with the sprinklers turned back on.

Meetings: We welcome your input! Come to our meetings @ 10:00 am the first Saturday of the month at the clubhouse.

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

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.



Community Manager: Sheryl Sharp
e-mail: ssharp@curtismanagement.com
Assistant Manager: Amy Bergen
e-mail: abergen@curtismanagement.com

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Website: www.seascapesvillage.net

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.

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 abergen@curtismanagement.com.

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

"HONEY DO" HANDYMAN IN SEASCAPES: Excellent interior painting, gates, fences, and all miscellaneous. Call Keith Mundt, Seascapes 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 Seascapes 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.

SEASCAPES 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 949-279-452



*Intense love
does not measure,
it just gives.*

~ Mother Teresa