



The Seagull

Seascape Village HOA

Issue #471

December 2018

BOARD OF DIRECTORS

Paul Delaney ~ President

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

Dave Ray ~ Vice President

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805-705-4719, david_1_ray@yahoo.com

Neila Burns ~ Treasurer

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

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3278 Paseo Gallita, San Clemente, CA 92672
949-276-4946, cnovotny@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. **A December board meeting will not be held due to the holidays. The next meeting will be held January 16, 2019.**

President's Report

Hi, I'm Paul Delaney and if we haven't met, please stop me and introduce yourself. I'm the guy with the cane, wearing the cavalry hat walking the black lab. I've lived here since 2003 and I love Seascape Village. It's interesting that 3 years ago I didn't think I would ever be on the board and now my fellow members have asked me to be president. I am humbled, and I will do all in my power to fulfil the responsibility that I now have. I find myself faced with the hard fact that our village is 40+ years and old. At 40 things start to show their wear and need to be replaced. I'm excited about the opportunity to be of service to all residents. If you haven't been to a board meeting in a while, I encourage you to attend. Come meet the new board members and be a part of our village. The entire board of directors wishes everyone a happy and safe holiday season.

Holiday Decorations ... We all received a letter concerning holiday decorations. Please comply with the requests made in the letter. I have a great concern for the health and safety of everyone in our Village. Electrical cords strung across common areas can be trip hazards and can cause electrocution. I know there is no one living in Seascape that wants to harm others and it would be most unfortunate if your efforts at celebrating the season caused someone else to be hospitalized during this festive time of year. Let's all work together to have a safe holiday.

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?????

- Clothes washer 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.

New Communication Tool To Owners ... 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.

Architectural/Home Improvements ... 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. If needed, 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 website 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.

Any patio cover over 125sf now requires 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 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) 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. If you need another sign-up form, please contact Curtis Management at 949-245-2753 or 760-643-2200.



LANDSCAPE COMMITTEE

A Happy and Peaceful Holiday Season to each of you from your Landscape Committee.

Along with the Seascape Village Board, your landscape Committee will not be meeting in December to celebrate the holidays with our families and friends. We will be meeting the first Saturday, January 5, 2019 at the Clubhouse at 10 a.m. and invite interested residents to join us.

Tree Trimming

Half of the tree trimming will be completed by the end of December out of the 2018 Association budget. The other half of the tree trimming will be completed in January and February out of the 2019 budget. The amount of tree issues that have been and are being addressed by the landscape committee, working with your past and current board, is amazing. Lots of progress.

Trees below 15 feet in height will be trimmed by our landscape company per contract requirements.

Any landscaping complaints should be forwarded to Mike Steinmetz, Landscape Committee Chair at 949-279-6625, mike@bogartconstruction.com or Co-Chair, Kurt Seidler at kseidlersq@yahoo.com.

Kudos to the hard working volunteers! We appreciate your time.



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

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.

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.

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

*We need to think of ourselves
as gifts to be given
and to think of others
as gifts offered to us.*

~ John Powell

CURTIS MANAGEMENT HOLIDAY SCHEDULE

In observance of the upcoming holidays, Curtis Management Company will be closed on the following dates.

Thursday, November 22nd Closed
Friday, November 23rd Closed
Monday, December 24th Closed
Tuesday, December 25th Closed
Monday, December 31st Closed
Tuesday, January 1st Closed

If you have an emergency, please call the normal business number, 949-245-2753, follow the directions on the greeting and report your emergency to the answering service.



The Board of Directors and Curtis Management Company would like to wish everyone a safe and joyous Holiday Season!