



The Seagull

Seascape Village HOA

Issue #472

January 2019

BOARD OF DIRECTORS

Paul Delaney ~ President

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Mike McAlister ~ Member at Large

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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 would like to give a special thanks to Jean Ruiz and the social committee for the wonderful Christmas decorations. This year the aging bows were replaced with bright new bows that welcomed all into Seascape Village. There were also beautiful poinsettias placed with the Seascape Village entrance sign to add make our village even more festive.

Over the course of the last 6 months or so I have been approached a number of times regarding matters that the association has little ability to resolve, but the authorities have the ability to resolve. Specifically, I was asked to resolve an issue with a resident who plays with his dog, off leash, in the common area. The resident's concern was that the dog would attack him, and the owner would have no way to stop the dog from attacking. I suggested that the concerned

resident would be best served to contact the sheriff's department. If there is a concern for safety, it just makes sense that you protect yourself. Of course, the concerned resident could also contact Curtis Management and make a formal complaint. That process would take some time. The offending resident would get a first notice of violation. The hope is that action would be taken to resolve the infraction, but there is no guarantee. I strongly suggest that if you see something, say something. Contacting the Orange County Sheriff's Department seems to be a good choice in many instances. The non-emergency number is 949-770-6011

Your board is in the process of creating guidelines for motion activated security devices. These lights can serve a great purpose, but they can also be invasive and create an unpleasant experience for neighbors. With this in mind, I am asking all residents to please be considerate. If you currently have motion activated lighting, please direct it in such a way that motion on your neighbor's property, including sidewalk and driveway, does not activate your light. The light and the motion detector should only cover your property and no more than about 5 feet onto the common area. Feeling safe is important, but so is being considerate of our neighbors.



ASSOCIATION DUES

As a courtesy, each month a billing statement is mailed to each homeowner. Unfortunately, we cannot guarantee that the statement actually gets to you. Homeowners are encouraged to set up some kind of reminder to pay this bill each month.

Please keep in mind that the monthly assessments provide the only means for the association to meet its financial obligations. It is essential that payments be received in a timely manner. **Please remember the new assessment amount of \$360.00 effective January 1, 2019 and to make your payment payable to Seascape Village. If you pay through your bank, please notify them of the new amount.**

Thank you.

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 ... 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.

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.

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.

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 **Ernie Marquez** 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.



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e-mail: ssharp@curtismanagement.com

Assistant Manager: Amy Bergen
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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 Cierniak 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.

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

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 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.

CURTIS MANAGEMENT HOLIDAY SCHEDULE

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

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.

*Another fresh New Year is here...
Another year to live!
To banish worry, doubt and fear,
To love, laugh and give!*

*This bright New Year is given me
To live each day with zest...
To daily grow and try to be
My highest and my best!*

*I have the opportunity
Once more to right some wrongs,
To pray for peace, to plant a tree,
And sing more joyful songs!*

~ William Ward

