



The Seagull

Seascape Village HOA

Issue #478

July 2019

BOARD OF DIRECTORS

Paul Delaney ~ President

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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

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3288 Paseo Gallita
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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

The warm weather is just amazing. Hopefully you have had an opportunity to get out and about. More people are using the pool area. Please remember to be safe while using the pools. Glass containers are not allowed in the pool area. Should one break, we would have to drain the pool and, besides taking time and water, it's a risky thing to do with a 40 year old pool. Also, the Orange County Health Department does not allow dogs in the pool area. Should an inspector observe a dog, our pools will be closed immediately. As I mentioned last month, the Association is trying to do a better job for all of us concerning the common areas in the village. This month we had a Town Hall meeting regarding landscaping. Thanks to all of you who took the time to share your thoughts and opinions on our landscaping. The Board has selected a new landscaping vendor, Bright View. We are working out the details of the transition from South Coast Gardening to Bright View. Please join me in thanking South Coast Gardening for their service to our village. Please also join in me welcoming Bright View. We are looking forward to beautiful outcomes. Elections of board members will be coming up in just

a few months. We are hoping to fill the vacancy created by the resignation of a board member. If you are interested in being of service to our village, please seriously consider running for a board position. Serving our community can be very rewarding and fulfilling. I can honestly say that serving our community is a great way for me to spend my time.

A few reminders seem to be in order. As school is out, please be aware that the speed limit in the village is 10 MPH. Not only will there be school-aged children in our streets, but many of our residents walk their pets on our streets. We have no sidewalks, so they are walking in the street. As our streets aren't wide, it is extremely important to keep the speed down so that no one is injured.

Keeping with the school's out theme, please be certain that your children and grandchildren adhere to our No Skateboarding rule. All the streets in the village are private, except Alondra, and thus, skateboarding is prohibited. Again, please be certain that your children and grandchildren do not skateboard in our village.

There was a great turnout for our Welcome To Summer social event. Thanks to Jean Ruiz and the social committed for another fun filled event. There was great conversation and wonderful food.

I don't know if you have noticed, but we have made some improvements to our tennis courts. Pickleball has become a very popular new sport. Jim Hernandez was kind enough to put down temporary tape, creating a couple of courts for pickleball. Jim is also willing to teach newcomers the sport. If you are interested, please give Jim a call at 949-279-4522. Thanks Jim, for taking the time to setup the courts and your willingness to share your skills with others.



*I like to see a man proud
of the place in which he lives.
I like to see a man live
so that his place will be proud of him.*

~ Abraham Lincoln

COMMITTEE REPORTS

SOCIAL COMMITTEE

Anyone interested in playing or learning MAH JONGG on Tuesdays 1-4pm? contact Martha ([562\) 335-7281](tel:5623357281) 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](tel:2064555798) or seascape301@outlook.com

"PICKLEBALL AT SEASCAPE VILLAGE! One of our tennis courts is now striped for pickleball! **Bring your own paddle and pickleball** on Tuesday mornings at 9 AM to play. You can work with the players then to determine when you can get a foursome throughout the week to play on an agreed upon time. There will be no paddles or balls available."

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 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.

HOLIDAY SCHEDULE



Curtis Management will be closed on Thursday, July 4th, in observance of Independence Day. If you have an emergency please call the normal business number, 619/326-4662, follow the directions on the greeting and report your emergency to the answering service.



NATIONAL NIGHT OUT August 6th

National Night Out is an annual community-building campaign that promotes police-community partnership and neighborhood camaraderie.

For more information, please visit:
<https://natw.org/>



TIPS TO DISCOURAGE BURGLARS

Unlike us, criminals don't take a break over the summer. In fact, this is one of their busy seasons! Here are a few suggestions for reducing your chances of being the target of a burglary.

- Keep your garage door closed at all times except when entering/exiting.
- Install double-cylinder dead bolt locks on all your outside doors.
- Lock all doors and windows no matter how briefly you'll be gone.
- Install lock pins on sliding doors and windows.
- Never hide a key outside your home. Instead, give a key to a neighbor.
- If you're going away on vacation, use electric timers to turn on lights, a television or radio at various times. Let your neighbors know how to reach you in case there's an emergency.



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

SEAGULL ADVERTISEMENTS

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

Seascope 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.

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 SEASCOPE: Excellent interior painting, gates, fences, and all miscellaneous. Call Keith Mundt, Seascope 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 Seascope 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.

SEASCOPE VILLAGE REAL ESTATE SPECIALIST: Resident Trish Ragland with Coldwell Banker has represented over 175 sales in Seascope. 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