



# The Seagull

Seascape Village HOA

Issue #477

June 2019

## **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.

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## **President's Report**

**By Paul Delaney**

We are so fortunate to live in such a wonderful place. Our village and this area have some of the best weather in the nation, if not the world (as seen on many license plate frames!). In the last few weeks we have seen the ice plant along our slopes come into full bloom. It's always so beautiful and welcoming when I drive down Mira Costa and into the village.

At the last Board Meeting I was pleased to be able to say that we have been able to complete another phase of the Ocean Del Ray process. Yes, process, as this isn't our project, but rather that of Ocean Del Ray Estates. Over the last few months we have improved the landscaping along the slope that borders our properties. A tree has been upgraded to a beautiful olive tree that dramatically improves what it is that we look at. There were a number of trees that were trimmed, reducing the chance a limb breaking off and damaging a residence or resident. Finally, the chain link fence that runs the entire length of our property has had a partial upgrade. Approximately 2/3's of that fence was replaced with a metalized wrought iron

fence. There was new landscaping and irrigation installed along the new fence to enhance its appearance. All this was done at NO COST to Seascape Village! Your board was able to negotiate this entire project with no financial participation on our part. Please join with me in thanking the board for doing an amazing job.

It is always my hope that the information that I provide here will be not only timely but delivered in as positive manner as possible. I am faced with a challenge this month. What I am going to say is probably going to upset many residents. Please take the time to read this through and, once you have all the information, process it so that we can all move forward together.

Over the years many residents have taken it upon themselves to beautify the area around their homes. For the most part, the Board has taken no action and, when a resident has been asked to remove something, they usually have done so. In the last few months we have found ourselves in a different place. There was a resident who removed some mature, and costly, landscaping which included a full-grown tree. It cost the Association over \$3000 to get this resolved. Now we have asked another resident to remove an item that has been placed in the common area and they are feeling as if we are singling them out because there are others who have done lesser, but similar modifications to the common area.

Many of these modifications create liability issues for the Association. Should someone trip and injury themselves on an item added to the common ground the Association may find itself in a position of having to defend a lawsuit. I don't think any of us wants to fund a legal proceeding that could cost us hundreds of thousands of dollars.

This has put the Association in a position where our legal team has become involved. Our legal team has been very clear that the common area is owned by all of us and no one of us may make any modifications to that area. This includes, but is not limited to, stepping stones, plant material, planters, gardens, lawn ornaments, benches and the list goes on. None of us has the right to place anything in the common area. No one of us owns that land...we all own it and the development and care of that area is borne by the Association.

Over the next few weeks and months we will be making some changes in the way these modified areas area managed and maintained. Originally what started out as taking an inch has now become taking a foot, or a yard. I am asking you to help us make this work. I'm not any happier about it than you are, but I understand why it needs to be done. In the stock market this is called a technical correction. Seascapes Village is looking at having a technical correction in our common area usage and your help is needed.

Finally, as the warmer weather settles in, I am reminding all residents that skateboarding is prohibited in all areas of the village. Please remind young individuals in your family and guests that skateboarding on the streets, in the parking lots, by the pools, anywhere in the village is prohibited. We don't want to see anyone get injured as the result of skateboarding. Thank you for your help.

**See you at the Landscaping Town Hall on June 15 at 11:00 am!**



### LANDSCAPE SERVICES

The Board will be holding a Town Hall Meeting on June 15, 2019 at 11:00am in the Association's clubhouse. This is an opportunity for owners to voice their opinion and ask questions concerning landscaping services for the Village.

## COMMITTEE REPORTS

### SOCIAL COMMITTEE

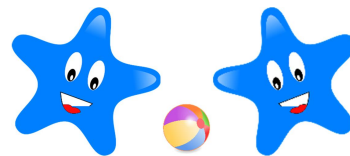
Anyone interested in playing or learning MAH JONGG on Tuesdays 1-4pm?  
contact Martha [\(562\) 335-7281](tel:562-335-7281) or  
[marthalester123@gmail.com](mailto:marthalester123@gmail.com).

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:206-455-5798) or  
[seascapes301@outlook.com](mailto:seascapes301@outlook.com)

## SAVE THE DATE!



### WELCOME TO SUMMER

Saturday, June 22, 2019

11:30 am



*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: [seascapes301@outlook.com](mailto:seascapes301@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.

## Community Information and Reminders

**Pet Waste ...** Thankfully, the vast majority of Seascapes 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.

**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, 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.

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.



**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)

*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 Cierniak at [abergen@curtismanagement.com](mailto: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 SEASCAPE:** Excellent interior painting, gates, fences, and all miscellaneous. Call Keith Mundt, Seascape 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 Seascape Village residents only. Many references available. [katetrenary@yahoo.com](mailto: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 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