



# The Seagull

Seascape Village HOA

Issue #480

September 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

The September Meeting will be held the fourth Wednesday on September 25<sup>th</sup> at the clubhouse at 6:00 p.m. All owners are welcome and encouraged to attend.

## President's Report

By Paul Delaney

### President's Report By Paul Delaney

It's summertime and that seems to be the time that we do home improvements. So many residents are improving their homes so that they can enjoy living in Seascape even more. Home improvements usually mean that something is removed and then something new is installed. During the demolition process please be aware that trailers may not remain in the driveway overnight. It's also worth noting that if you get a large dumpster it can only be placed in your driveway for a period of 1 week. It's important that the village remain attractive while you are making your home more enjoyable. Thanks to all residents, in advance, for your cooperation.

As you all know, it's election time again. The time for registering to be on the ballot has passed and now it's time to read through the statements the candidates have submitted and make a decision. PLEASE be sure to vote. There are three seats available this year,

which means each residence has 3 votes to cast. You may cast all your votes for one candidate, two votes to one and one vote to another or vote for three different candidates. They're your votes to cast as you see fit. Review the statements and vote for whomever you feel will best serve our community.

It's now been a few weeks since our new landscaping company, BrightView, has started. There will be a period of adjustment for all of us. That includes BrightView. I have walked the village with Rich Perez of BrightView. There is a plan that is being executed. It will take time to get our village looking the way we would like it to look. I appreciate your patience and your feedback.

During July and into August the City of San Clemente has been doing street maintenance. Both Mira Costa and Camino Alondra have been closed to parking during some of this work. Some residents requested "Guest Parking Passes" during these times. Unfortunately, we are not able to provide "Guest Parking Passes" to residents, as residents aren't guests. Our legal team verified that the board was not to issue passes to residents. All of the homes in the village come with two car garages and most have room for another two vehicles in the driveway. Hopefully we can all work together to accommodate parking when these situations arise. Perhaps a neighbor has space that can be utilized by someone in need. Thanks for all working together. "It takes a village"

On July 30<sup>th</sup> I observed a coyote walking across Camino Alondra with what appeared to be a cat in its mouth. There are many coyotes in and around our village. They can easily jump fences and get into our patio areas. Please be sure to protect your pets at all times. Seeing this was surprising to me. It was around 7:30 in the morning with traffic up and down Camino Alondra.

Mark your calendar - October 26 @4:30 it's a Halloween Potluck at the Clubhouse. Jean Ruiz and the social committee invite you to have a fun evening with friends and food.



ANNUAL GARAGE SALE  
SATURDAY SEPT. 14, 2019.  
Time to clean out our stuff and let someone else enjoy it!

## **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](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 or [seascape301@outlook.com](mailto:seascape301@outlook.com)

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## **Community Information and Reminders**

**Pool Gates...** Please keep the pool gate closed at all times and do not allow anyone in that doesn't have a key. Thank you.

**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](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.

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](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.

**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](mailto: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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*Remembering 9/11*

**UNITED**   
**WE STAND**

# TRASH REMINDER

## Holiday Schedule

Collection does not occur on the following holidays:

New Year's Day

**Labor Day**

Memorial Day

Independence Day

Thanksgiving Day

Christmas Day

When a holiday falls on a weekday, collection will be delayed one day for the remainder of the week. If a holiday falls on a Saturday or Sunday, there will be no delay in service.



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**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 Bergen at [abergen@curtismanagement.com](mailto:abergen@curtismanagement.com).

### 2014 MBZ ONLY 13,459 Original Miles. LOADED

E-350 Pristine inside and outside, white w/light gray leather inside. This is as close to as new you can get for a fraction of the original price. Selling due to poor health. Call 949/498-5575.

**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](mailto: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 RELTOR! Are you looking for quality service by an agent that you can trust? Call her on 949/899-0947 to get a FREE estimate on your property. FREE home warranty, FREE home inspection and FREE marketing to get top dollar for your home. BRE #02035860.

**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

## NATIONAL "GOOD NEIGHBOR DAY"

~ September 28, 2019 ~

National Good Neighbor Day was created to acknowledge and celebrate the importance of a good neighbor. It is a blessing to have a good neighbor but it is even better to BE a good neighbor. Good neighbors often become friends. They watch out for each other, lend a helping hand and are there for advice when asked. Being a good neighbor also helps to create a strong community.

