



The Seagull

Seascape Village HOA

Issue #482

November 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 (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

What an amazing time of year to live in our village. The mornings are so refreshing and the warm, not too hot, days provide us the opportunity to enjoy our village all day long.

The landscaping is finally starting to take shape. BrightView is getting to know our property and we have started to undertake some projects. We have started our refurbishment of the Mira Costa slope. There have been a couple of crews that have done manual weeding and unwanted vegetation. We are in the process of removing the added plants that have slipped down the slope over the years. The ice plant will, eventually, be restored to the entire slope. This will take some time and resources. The landscaping committee has chosen to use their discretionary money on the slope project. I am grateful to Kurt and the entire committee.

You will also be seeing some work being done on the slope at the Paseo Gallita entrance. We have some ground water issues caused by natural springs that we

need to address. These springs have always run through the slope in that area, but due to the wet winter we had last year the amount of water has increased. There is no instability in the slope itself, but there is topsoil movement. The project that we are undertaking it two-fold. We are installing some drainage and we are stabilizing the topsoil. The cost of this project is \$54,000. We have reserves that will be used on this project.

Speaking of money, it was necessary for the Board to increase dues by \$10 per month. This is needed because we are looking at some major expenditures in the next year. We will need to do some improvement work on the Del Rey slope, and we need to clear the dead brush from the canyon area behind Paseo Halcon and Paseo Flamenco. These two projects will cost us in excess of \$150,000. These are projects that we must undertake for the welfare of all our homeowners.

There is one item that I would like to address. Over the last year or so there have been a number of residents that have placed pans or mats under their cars to catch oil dripping. On the one hand, it's great that the driveways are not getting oil spots. The other side is that these pans and mats get oily and become eyesores, sometimes leaking through to the driveway and creating more difficult to remove oil stains. If you can't resolve the leaking of oil from your vehicle, please remove the pans or mats when the car isn't parked in the driveway. Leaving items in the driveway causes a potential trip and fall hazard.

I thank all those who took the time to vote in our recent elections. I thank you for your support and will do my best in these next two years to be of service to our village. Please join me in congratulating Neila Burns on her reelection and in welcoming Barry Daniels to our board.

It's almost holiday decorations time. Just a reminder that decorations are not to be placed in the common area. This includes the area near your garage. Also please be aware that electrical cords must not be run in the common area, including across sidewalks and on driveways. These present a fire hazard and a trip/fall hazard. They also create an electrical shock hazard to the gardeners should they be across the grass. Thanks, in advance, for your cooperation and let's all have a safe holiday season!

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.

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

PICKLEBALL TUESDAYS

Join us on Tuesday mornings at 9 AM for some neighborhood fun on the courts. Beginners welcome.

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, 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 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.



**Veteran's Day
November 11th**

*"Be thankful for what you have;
you'll end up having more.
If you concentrate on what you don't have,
you will never, ever have enough."*

– Oprah Winfrey

HOLIDAY SCHEDULE

Curtis Management Company will be closed on November 28th and November 29th, in observance of the Thanksgiving holiday. 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.



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

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

ALL THOSE BLINDS – Blinds, shutters, shades and more! Call today for your free in-home design consultation. All Those Blinds, your one stop shop for all your window covering needs. (949) 309-2550 or info@allthoseblinds.com.

"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.

POLAR WHITE 2014 E350 V6 MERCEDES Only 13,459 original miles. Always garaged. Loaded 18" AMG wheels. Stunning inside and out. Reduced to \$26,000. Selling due to poor health. Call 949/498-5575.

READY TO SELL/LEASE YOUR HOME? Nadia is your local REALTOR with Homesmart, Evergreen Realty. Plan to Buy; Sale OR Lease Call her today to get FREE Price Estimate; FREE Home Warranty & Inspection; FREE Marketing to get top dollar on your home. Phone 949/899-0947; Email: nadahomesearch@gmail.com; DRE# 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 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

