



# The Seagull

Seascape Village HOA

Issue #484

January 2020

## **BOARD OF DIRECTORS**

**Paul Delaney ~ President**

405 Via Pichon, San Clemente, CA 92672  
949-422-0960, [dailyriderhoa@gmail.com](mailto:dailyriderhoa@gmail.com)

**Carolyn Novotny ~ Vice President**

3278 Paseo Gallita, San Clemente, CA 92672  
949-276-4946, [novotny5@cox.net](mailto:novotny5@cox.net)

**Neila Burns ~ Treasurer**

3219 Paseo Gallita  
951-316-6827, [neilaburns@cox.net](mailto:neilaburns@cox.net)

**Mike McAlister ~ Secretary**

3288 Paseo Gallita  
310-486-6808, [mmcalister54@gmail.com](mailto:mmcalister54@gmail.com)

**Barry Daniels ~ Member at Large**

3460 Paseo Flamenco  
949-309-6200, [barry38d@yahoo.com](mailto:barry38d@yahoo.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.

## **President's Report**

**By Paul Delaney**

Happy New Year!! 2020 is upon us. Can you believe we are 20 years into the new century? It seems like only yesterday we were talking about the "New Millennium".

I have a growing concern for the safety of our residents. While walking I see so many people exceeding the speed limit. Couple that with trash cans out too early or too late and we have a recipe for disaster. I am asking everyone to please pay attention to the speed at which you drive. Furthermore, I am asking that everyone abide by the Rules and Regulations regarding trash cans. They are to be out ONLY on the day of trash pickup...not the night before or the day after. Just on the day of trash pickup. There was a time that I thought this rule was silly, but I have witnessed a number of close calls on our streets. Please do your part.

As you may have noticed, we are in the process of clearing the canyon behind Paseo Halcon and Paseo Flamenco. This area was severely overgrown, and the brush created a fire concern. Had there been a fire along the freeway it could have easily come up the canyon and threatened those homes. Your board approved this clearing at the November meeting and the project was started almost immediately.

We may still be in the winter months, but when it warms up and we head back to the pools we will find that the furniture has been refurbished. Rather than replace the pool furniture the board chose to have it refreshed at less than half the cost. The furniture was in good shape, so it made sense to freshen instead of replacing. Our vendor did a great job!

## **COMMITTEE REPORTS**

### **LANDSCAPE COMMITTEE**

The landscape committee is looking for volunteers. If you have a desire to work on this committee, please contact Mike McAlister.

[mmcalister4@gmail.com](mailto:mmcalister4@gmail.com) or 310-486-6808

### **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)

## **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 Seascope 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.seascopevillage.net](http://www.seascopevillage.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 Seascope Village website under Governing Documents. The website is [www.seascopevillage.net](http://www.seascopevillage.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 Seascope 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.seascopevillage.net](http://www.seascopevillage.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 Seascapes 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, Armstrong / Robitaille/ Riegler at 949-381-7700. 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 Seascapes 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.



**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.seascapesvillage.net](http://www.seascapesvillage.net)

## **CURTIS MANAGEMENT HOLIDAY SCHEDULE**

In celebration of the upcoming holidays, Curtis Management's hours will be adjusted as follows:

December 24<sup>th</sup> ..... Closing at Noon  
December 25<sup>th</sup> ..... Closed  
December 31<sup>st</sup> ..... Closing at Noon  
January 1<sup>st</sup> ..... Closed



## **COMMUNITY INVOLVEMENT**

Interested in becoming more involved in your community this year? If so, please attend the association's Board of Directors meetings. These meetings will help give you insight on what is happening in the community (current projects, upcoming projects, concerns) and is a great place to meet and get to know your fellow neighbors. All owners are welcome and encouraged to attend.

The Comment Slip for owners is on the website and may be downloaded and submitted prior to the board meeting. <https://www.seascapevillage.net/wp-content/uploads/2019/11/Comment-Slip.pdf>

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## **Everybody, Somebody, Anybody and Nobody**

This is the story about four people: Everybody, Somebody, Anybody and Nobody.

There was an important job to be done and Everybody was sure that Somebody would do it. Anybody could have done it but Nobody did it. Somebody got angry about that because it was Everybody's job. Everybody thought Anybody could do it but Nobody realized that Everybody wouldn't do it. It ended up that Everybody blames Somebody when Nobody did what Anybody could have done.

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*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).

**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

**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](mailto: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.

**PROMPT, AVAILABLE AND EXPERIENCED!** White Water Realty, Inc. since 1973. We sell, we rent, we manage. Broker Sharon Bryant will pay close attention to your needs. Call 949/498-7873 or 395-7767. Email: [sharon@whitewaterrealty.com](mailto:sharon@whitewaterrealty.com)

**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](mailto: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](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