



## **BOARD OF DIRECTORS**

**Paul Delaney ~ President**

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**Neila Burns ~ Treasurer**

3219 Paseo Gallita  
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**Carolyn Novotny ~ Secretary**

3278 Paseo Gallita, San Clemente, CA 92672  
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**Mike McAlister ~ Member at Large**

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.

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## **President's Report**

**By Paul Delaney**

The pear trees are looking beautiful now that the weather has warmed some. Life in the village is always good, but the spring brings the resurgence of our all our plants and flowers. Time to really enjoy living in Southern California.

In the near future the remaining work on the Mira Costa slope will be completed. We will then take a look at getting the irrigation system improved and new plant material installed. This is a large project that we are able to fund through our reserves. We have been placing money in a reserve account for the slope for the last two years and we will use that money to cover the costs of these improvements.

Your Board has approved draft amended Election Rules and Procedures. This information was mailed to all members the second week of March. There is a 28

day comment period for these guidelines. Please review this information and provide your feedback. Note: The Election Rules are worded in accordance with SB 323 and are mandated by the State of California. The board will take action on these changes at the April meeting.

While I am talking about SB 323, I would like to mention that in future elections we will not be using volunteer inspectors to count the votes. The new law makes it necessary for us to hire a firm to conduct our elections. The cost to our village will be about \$2000 per election. None of us is happy about this, but because of the changes made by SB 323, we have no other reasonable options.

We welcomed Martha Lester as the chair of the landscaping committee in January. Martha has asked her committee members to be on the lookout for landscaping needing to be better maintained by homeowners. If you are notified of an item needing attention, please address it in a timely fashion and then notify Curtis Management that the item has been addressed.

For those of you living along the canyon behind Paseo Flamenco and Paseo Halcon, you probably noticed some activity in that area over the last couple of months. That activity has now stopped, leaving all of us in a better place regarding the vegetation growing in the canyon. We are now compliant with the OCFA and the State of California regarding fire abatement setbacks. Your board undertook a project that was 45 years in the making. This area had never been addressed before and we felt that the danger to our village was real and it was necessary to take action. We are now all safer in the event of fires in that area.

Over the last few months some residents have received letters stating that there is water constantly running on the meter that is connected to your unit. Roger Howland, a Seascape resident was kind enough to share the following:

**With water not running in the house, not running the dishwasher, washing machine or a sink faucet, turn off the shutoff valve at the front of the house for 30 seconds, and then turn it back on and listen. Without a leak you**

won't hear a sound. If you hear a whoosh, it means water has leaked out of the 'closed system' - which is either a bathroom faucet was left on, or a leak exists. If you hear the whoosh, recheck all the faucets etc. be sure they are off and repeat the 'test'. If the whoosh repeats, this is when the renter notifies the owner, or the owner calls a plumber to determine where it is coming from.

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

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## **PICKLEBALL TUESDAYS**

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

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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.

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.

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, Armstrong / Robitaille/ Riegle 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 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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## PRIDE IN OWNERSHIP

As homeowners, we all have to do our part in ensuring our community looks its best. When appraisers, real estate agents and potential buyers drive/walk through our community, they take notice if there is pride in ownership. We can all help by maintaining our landscaping, tending to individual repairs and following the rules of the CC&R's. Some day you may want to sell your home and you'll appreciate your neighbors doing their part in keeping our community looking its best.



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  
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Office Phone: 949-245-2753

Website: [www.seascapevillage.net](http://www.seascapevillage.net)



*The earth is what  
we all have in common.*

~ Wendell Berry

## Happy Earth Day

Wednesday, April 22<sup>nd</sup>

### HOLIDAY SCHEDULE

Curtis Management will close at 12:00 p.m. on Good Friday, April 10<sup>th</sup> in observance of the Easter holiday weekend. 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.



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.

### 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](mailto:abergen@curtismanagement.com).

**ACTION WINDOW CLEANING:** 25 years experience. Local references. Affordable rates. Call George for a quote. 949-289-0109

**LOST AND FOUND.** Please call management if you lose something at the pool.

**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: [nadiahomesearch@gmail.com](mailto:nadiahomesearch@gmail.com); DRE# 02035860.

**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](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.

