



BOARD OF DIRECTORS

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Barry Daniels ~ Member at Large

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BOARD MEETINGS

The February Board Meeting will be held the fourth (4th) Wednesday on February 26th at the clubhouse at 6:00 p.m. All owners are welcome and encouraged to attend.

President's Report

By Paul Delaney

As we turn the corner on a New Year, I find myself receiving the same input from residents. One thing that hasn't changed is not everyone cleans up after their dog. A resident told me that he was walking in the street and stepped in dog poop. It caused him to slip and fall to the ground. Fortunately, he wasn't injured, but a broken hip is fairly common when a fall like this occurs. PLEASE pick up after your dog (even if it's in the street). I don't think any of us wants to be the cause of someone's injury.

Last month I mentioned that trash cans continue to be an issue in the village. There is another, seemingly insignificant thing, that continues to happen in our village. Many residents are not driving and parking on their driveways, but rather on the grass adjacent to the driveways. Many make wide turns when entering and exiting their driveways, again driving on the grass

areas, and still others park their vehicles with the tires on the grass areas. I'm guessing some of you reading this are saying "Really!". Let's take a look at what happens when the grass is continuously driven on.

The irrigation system gets compromised and lines may become cracked as a result of the weight of the cars and trucks. Sprinkler heads get broken and need to be replaced. This leads to excess use of water and, of course, the cost of replacing the heads themselves. It's worth noting that head replacement cost the Association between \$50 and \$100 per broken sprinkler head. We recently replaced a broken 1 Ft. section of irrigation pipe and the invoice was just over \$1000.00. This is **not** insignificant.

If that isn't enough the grass gets beaten down, creating ruts in the soil which makes it difficult to properly cut the grass. All because someone can't pull their vehicle in and out of their driveway without driving on the grass. Please make every attempt to only drive on the concrete portion of your driveway.

Martha Lester is the new chair of the Landscape Committee. She has been on the committee and her peers asked her to fill the vacancy. There are also 5 new members on the committee. We thank them all for their service to the village.

The Association would like to take this opportunity to thank Kurt Seidler for his service to the village. Kurt was an excellent chair and served our village well.

Many residents have expressed some concerns about Brighview. We have met with them and there is a follow-up meeting scheduled in February to see if we can improve the landscaping esthetic of our community. Thanks to all who have brought these items to our attention.

PEAR TREES

The Board has approved RPW to perform the annual Pear tree spraying to help prevent them being affected by blight. The company is monitoring the trees and will be spraying them once it has been determined it is the right time to spray. This all depends on the blooming of the trees. Therefore, an exact date is not available to be given. Please keep an eye out and when you see RPW in your area, keep away from the area while they are being sprayed.

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 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.

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, 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) 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.

Happy
VALENTINE'S
FEBRUARY IS:
»» DAY ««



RESPONSIBLE PET OWNER MONTH

It is the pet owners' responsibility to pick up and dispose of your dog's waste. Dog waste is a health hazard to children who might be playing in the common area as well as our gardening staff. Dog feces carry parvo disease which can infect our dogs as well as attracting flies and rodents. Please carry dog bags with you when you walk your dog; you never know when you might need one.

Remember ~ all dogs must be controlled by a leash when outside the confines of your home.

We realize that we have some responsible pet owners in our community and we appreciate your cooperation! Thank you!

PROPERTY INSPECTIONS

Monthly property inspections are conducted to ensure that the common areas and individual residences are being properly maintained. To maintain aesthetics, it is also the Board's obligation to ensure that the CC&R's are being adhered to; therefore, letters will be sent for any noted violations.

If you receive a letter, please promptly correct the violation and advise management as to what action you have taken. Please remember that letters are sent out to ensure that the Association remains the beautiful community that it is today which **ultimately protects all of our property values.**



Community Manager: Sheryl Sharp
e-mail: ssharp@curtismanagement.com

Assistant Manager: Amy Bergen
e-mail: abergen@curtismanagement.com

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*Let us always meet each other
with a smile,
for the smile is the beginning of love.*

~ Mother Teresa

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.

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.

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 Lic #00752682

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; DRE# 02035860.