



The Seagull

Seascape Village HOA

Issue #489

June 2020

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

Barry Daniels ~ Member at Large

3460 Paseo Flamenco
949-309-6200, barry38d@yahoo.com

BOARD MEETINGS

Meetings are held the third (3rd) Wednesday each month at 6:00 p.m.

President's Report

By Paul Delaney

State of the Village

I thought it might be an idea to provide insight into what has been going on in our village over the last year or so.

Many of you know that we have had numerous negotiations with the company(s) developing the Ocean Del Rey Estates project. The current developer has completed the building. The City of Dana Point has denied them Certificates of Occupancy because of a drainage issue with the wall. We, Seascape Owners Association, are now in a position where we MUST take action on this wall or we could be sued by the developers for hindering their ability to sell their property. Your board currently has bids for this

project, and we are hoping to award a contract at our next meeting. It is very possible we will have to shoulder the entire cost of this replacement. That cost

may be in the \$150,000 - \$200,000 range. It is worth noting that at one time the developer was willing to complete the project with an \$80,000 contribution from Seascape. The developer would not guarantee that our contribution would not increase, but they were willing to, basically, pay for 50% of the project. Previous boards did not move on that offer and now we must complete the project or, perhaps, be sued.

Another major undertaking by the Board was the improved drainage of the ground water along the Mira Costa slope. After consulting with our soils engineer, we awarded a contract to perform the work. We will also be replacing the "board and peg" currently along the slope. The current "board and peg" have been in place many years and it needs to be updated. Cost on this project was \$50,000.

Your board is planning to lay out plans for other major projects that our aging village needs. By planning this work out, over the next few years, we are hoping to have sufficient funding through only our monthly dues. This is a difficult time for the village. We own the streets and they have never been resurfaced. We have slurry coated every so many years for the last 40 years, but now there are many areas that are deteriorating to the point of creating potholes. Slurry won't cure these major cracks and failures. To remove a layer of asphalt, repair the failing areas and then repave our streets will cost in excess of \$200,000. We are also looking at painting again in the next few years. Unfortunately, the list goes on.

I don't think that most homeowners are aware of the planning and savings that goes into the workings of our village. Your board and boards of the past have set up reserve accounts to help with the costs that we are facing. This board has looked at places where we could save and taken those savings to not only replenish but also increase the reserves needed to help cover the costs of the projects we are facing.

I am hopeful our board will be able to continue the work that we have started. Our current members all have different approaches to the problems we are faced with, but we all want what is best for Seascape Village. Working together we will be able to maintain, and improve, our community.

Paul

Community Information and Reminders

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.

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 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/ 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 Seascapes 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.

AUTOMATIC DRAFT FOR ASSESSMENT PAYMENT

Curtis Management offers the option of setting up your monthly assessment payment at no cost. The payment is automatically drafted on the 10th of every month from the bank account you provide. If you are interested in taking advantage of this option, you may now fill out the form and submit it electronically. Visit www.curtismanagement.com, click on the link "Make Payment". Scroll down to "setup automatic payment" and click on the link "Auto Debit Form". Once you fill out the form, and submit it, it will be emailed directly to Curtis for setting up. You may also download a printable form if you prefer to submit it by mail.



TRASH DAY

Trash must be put out on the morning of trash pick-up day for health and safety reasons. (Do not put your trash out the previous night). Please bring in your trash receptacles the evening of trash pickup. Leaving receptacles out overnight attracts pests and rodents.

CURTIS
management company

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.seascapesvillage.net

Property Inspections

Property inspections are performed, and violation letters will be sent out to those homeowners that are not properly maintaining their property. If you happen to get a letter, please address the violation and inform the Association as to what steps are being taken to remedy the situation. Please remember that these inspections are performed to enforce the CC&R's and ultimately protect everyone's property value.



TIPS TO DISCOURAGE BURGLARS

Unlike us, criminals don't take a break over the summer. In fact, this is one of their busy seasons! Here are a few suggestions for reducing your chances of being the target of a burglary.

- Keep your garage door closed at all times except when entering/exiting.
 - Install double-cylinder dead bolt locks on all your outside doors.
 - Lock all doors and windows no matter how briefly you'll be gone.
 - Install lock pins on sliding doors and windows.
 - Never hide a key outside your home. Instead, give a key to a neighbor.
 - If you're going away on vacation, use electric timers to turn on lights, a television or radio at various times. Let your neighbors know how to reach you in case there's an emergency.
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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.

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

JORDAN SALAZAR WINDOW CLEANING
Indoor/outdoor window cleaning 949/306-1241.
thegoatwc@gmail.com. References upon request.

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.

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 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.

*The older I get
the smarter my Father seems to get.*

~Tim Russert



***Father's Day
Sunday, June 21st***