



The Seagull

Seascape Village HOA

Issue #490

August 2020

BOARD OF DIRECTORS

Paul Delaney ~ President

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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

These last few months have been tough on all of us. The COVID-19 pandemic is taking its toll and we are all having to deal with a lifestyle that is so foreign. I encourage everyone to get outside every day. Walking is a great way to see others and still be able to maintain social distancing. Remember that face coverings are a great way to reduce the spread of droplets.

I'm so pleased that we were able to open the main pool and tennis courts. Your Association has had to find a way to pay the additional costs associated with reopening. The restrooms are being sanitized twice daily. We have installed a sanitizer dispenser in the main pool area and the pool furniture has been removed. The spa area will remain closed for the foreseeable future. These are all restrictions that have been placed on us by the County of Orange. Your

Association is doing everything it can to comply with the mandates of the County and still be able to provide you the facilities you have become accustomed to.

Unfortunately, our other two pools remain closed. This is strictly a financial decision. In order for us to open these pools we would have to remove and store all the pool furniture. We have no place to store it in the Village, so we would have to pay a storage facility. It would have to be transported to the facility and, eventually, brought back. On top of this expense we are required to have additional restroom sanitizations. Our budget just has no money allocated for these expenses. I am asking everyone to be patient. The Mira Costa slope is looking so much better. The "board and peg" has been completed. As I drove into the Village today, I saw that the plant material is in and the mulch has been laid. The entire irrigation system in that area has been replaced and upgraded. Frankly, I'm glad this is finally done. I can't remember when the slope has looked so good. Brightview really stepped up on this one.

Speaking of long-term projects, the Del Rey wall project is about to commence. The contract has been signed and the contractor is getting all the necessary permits. There will be a need for a civil engineer to guide the project, so that we are certain the wall is in the correct place. It has taken years to get this project going and I am so pleased that we are finally there.

Paul

COMMON AREA MAINTENANCE

If you see a light out, hazard, malfunctioning sprinkler head or wasteful spray pattern, please email or call Curtis Management Company. Only they, under the direction of the Board, can provide requests and direction to the landscape or maintenance company for repairs. Please do not ask the workers directly. Thank you for your cooperation.



**August is...
National Family Fun
Month!**

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.

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.

ARCHITECTURAL MODIFICATIONS

The summer months tend to be a busy time for home improvement projects. Please be reminded that all changes made to the exterior of your residence require Architectural approval **before** the work commences. An architectural request form may be downloaded at www.seascapevillage.net.



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

Assistant Manager: Amy Bergen
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Office Phone: 949-245-2753

Website: www.seascapevillage.net

*I cannot do all the good
that the world needs,
but the world needs
all the good that I can do.*

~ Jana Stanfield

Helpful Hints

All of us are impacted by the Coronavirus Disease 2019 (COVID-19) and the feelings of fear and uncertainty around this situation. Taking care of your mental health will help you to think clearly so you can help yourself and your family.

We all feel stress, anxiety, grief and worry. Everyone reacts differently. Expect your feelings to change over time. Here are basic recommendations for self-care:

- Take care of your body. Maintain routines related to meals, exercise and bedtime.
- Try to eat healthy meals and maintain routines around meals.
- Plan physical activities that can be done while at home.
- Get plenty of sleep. Avoid alcohol, tobacco, and other drugs as they will disrupt sleep.
- Engage in relaxation techniques to reduce stress. Meditations are available readily online.
- Create a list of things you are grateful for which helps reduce stress.
- Practice patience and tolerance, which can be difficult during this time. This will model healthy habits for your friends and family.
- Connect with others safely. Plan activities with those in your home or virtually with others. You can even get creative and enjoy watching a movie or playing a game via Google Hangouts, FaceTime, Zoom, or other video conferencing tools.
- Share your concerns and how you are feeling with a friend or family member.
- Check-in with family or friends who are elderly or ill—this will promote wellbeing for both you and them.
- Take breaks and make time to unwind. Try to do activities you usually enjoy.
- Stay informed but avoid too much exposure to the news. Take breaks from watching, reading, or listening to news stories. Be aware that there may be rumors during a crisis, especially on social media. Always check your sources and turn to reliable sources of information.

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

"HONEY DO" HANDYMAN IN SEASCAPE: Excellent interior painting, gates, fences, and all miscellaneous. Call Keith Mundt, Seascape resident. References available. 949/842-2770.

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: 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.