



The Seagull

Seascape Village HOA

Issue #491

September 2020

BOARD OF DIRECTORS

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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

It may be almost September, but it's still summertime for us. How fortunate we are to live in such a wonderful place. I occasionally see those license plate frames that say: "San Clemente...Best Climate in The World". That's hard to argue with!

In August Brightview was given the go ahead to bury the corrugated pipe on the Mira Costa slope and it looks so much better now that it's gone. This was the last piece in getting the slope looking good again. We still have a weed problem to deal with and we have asked our landscaping contractor to take the necessary steps to get that under control.

Progress on the Del Rey project is much slower than expected. The City of San Clemente has an entire new staff in the building permit department. This has

slowed things down to a crawl. Our contractor has contacted a civil engineer to survey the site and then the city engineer will need to come out and verify that report. Once that is done the permitting process with San Clemente can continue. In the meantime, our contractor also needs to get a permit from the City of Dana Point because the water that drains from the slope goes into a storm drain that is owned by the City of Dana Point. This project is moving forward as quickly as it can. Be assured all parties involved want to get this completed as soon as possible.

I want to encourage every homeowner to vote in the upcoming election. There are two board seats to be filled and we have two candidates. Our governing documents do not allow us to just seat these candidates by acclamation. We must go through the voting process. Each homeowner gets two votes (one for each seat). You can use one vote for each candidate, or you can use both votes for one candidate. There is also a space to write in a candidate. It would be great if our membership was able to provide the election inspector with a quorum. That would mean that 151 homeowners had cast their ballots. Can I count on you to be one of those homeowners?

The Corona virus continues to plague us. We are limited in what we can do, where we can shop and where we can eat. The precautions being taken seem to be making a difference. Face masks are required when using any of our facilities. Hand sanitizer is available and social distancing protocols are in place.

I would like to remind all residents that any changes or additions to the exterior of the units requires an ARC to be submitted to the Architectural Review Committee. This includes lights added in the eaves, plaques placed on the walls, house numbers, etc. It's important that we all do our part to assure the esthetics of the village remain attractive to all. We all benefit from this, as our property values will continue to increase.

Speaking of values, our properties continue to sell very quickly. As some of you already know, Neila Burns, our treasurer, will be leaving. Her home sold much more quickly than she had anticipated. In fact, almost immediately. I want to thank Neila for her service to our village. The talents that she provided to us were essential. She helped us navigate the

refurbishment of the Mira Costa slope and the Del Rey wall. Her expertise made it possible to undertake those two projects without asking homeowners for any extra dollars. Thank you Neila. I wish you only the best as you move into the next chapter of your life.

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 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 submit it.

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. This includes but is not limited to: screen doors, solar additions, fountains, satellite dish, landscaping, etc.



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Assistant Manager: Amy Bergen
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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.

NATIONAL GOOD NEIGHBOR DAY

September 28th

National Good Neighbor Day was created to acknowledge and celebrate the importance of a good neighbor which helps build strong communities. It is a blessing to have a good neighbor but it is even better to BE a good neighbor. Good neighbors often become friends. They watch out for each other, lend a helping hand and are there for advice when asked.

National Good Neighbor Day is the perfect occasion to honor the people who make significant contributions to creating safer neighborhoods and stronger communities across the United States.

DRIVING AWARENESS

Many residents will remain at home and not returning to community schools or work for a while longer. Please be vigilant and extremely cautious when driving as many pedestrians are out in the community. Please adhere to the speed limit posted, especially when entering or exiting our community.

ANNUAL MEETING

The Association's Annual meeting is coming up in October. Please promptly return your ballot that you receive in the postage paid envelope. This will help ensure that a quorum is met so the meeting may be held. Thank you!

SEPTEMBER IS NATIONAL PREPAREDNESS MONTH

Disasters don't plan ahead. You Can! Take simple steps for emergencies in your homes, businesses and schools.

For tips and information for disasters and emergencies such as pandemic, earthquake, fire, power outages, drought, etc., please visit:

www.ready.gov

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.

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.

Remembering 9/11

