



## BOARD OF DIRECTORS

**Paul Delaney ~ President**

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## 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.

## President's Report

By Paul Delaney

As I sit here it's another beautiful day. Nature's air conditioner is keeping things cool, the grass is growing, and life is good.

The first thing I would like to mention is our upcoming Board elections. It's so important that every homeowner fill out and mail in their ballot. There are two seats up, so we each have two votes to use as we see best for our Village. PLEASE complete your ballot and mail it in today. Let's have our Annual Meeting and elect new Board members that night. Thanks so much for your help with this.

It's election season and many residents may want to express their support for a candidate or a cause. Signs may be placed in areas that are not maintained by the Association. The Association is responsible to maintain the front lawns and common ground which includes the areas along the buildings that are not behind your wall or inside your gate or patio fence. Please be considerate

of others when placing signs on your property.

Although we are not seeing the progress on the Del Rey wall project, things are moving forward. The civil engineer has surveyed the area and the cities of San Clemente and Dana Point have been notified. Our contractor is working with the building departments of both cities to secure building permits. He is hopeful that will happen in the near future so that he can begin to demo the old wall and start the process of building a new retaining wall in its place.

The State of California has removed Orange County from the COVID-19 watch list. This means that some businesses will be able to reopen. Unfortunately, the Orange County Health Department has not made any adjustments to the rules for community pools. With the current set of rules, we do not have the budget to reopen pools 2 and 3. Your Board is eager to reopen those pools and will do so as soon as the County restrictions change.

It has been a while since I mentioned traffic and, specifically, speeding in our Village. At the last board meeting a homeowner came and expressed his concern about the speed at which many people drive. The speed limit in the village is 10 MPH, but many people drive much faster. We have no sidewalks so those who are walking must walk in the street. If it's garbage pick-up day, there are trash cans on both sides of the street and the roadway becomes very narrow. I am asking all residents to PLEASE SLOW DOWN. I know no one wants to be involved in a pedestrian accident.



*"Everyone must take time to sit and watch the leaves turn."*

– Elizabeth Lawrence

# 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 and 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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## **GARAGE DOORS**

In accordance with our Rules and Regulations and for your own safety, please keep your garage door closed except when entering/exiting. Unfortunately, an open garage door, with nobody around, can be an invitation for crime.

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## **TRASH REMINDER**

Please do not place trash cans out any earlier than the morning of pickup and promptly remove them after pickup. Containers need to be stored out of view from the common area when not in use for pickup.



**Community Manager:** Sheryl Sharp  
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**Assistant Manager:** Amy Bergen  
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**Office Phone:** 949-245-2753

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

*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.*



## **CHOOSE TO RECYCLE RIGHT**

Every time you choose to recycle, you are giving that item a second life to serve a new purpose and save natural resources. Now more than ever it's important that only the right items, free from contamination, make their way into your recycling bin to help keep recycling, and our shared planet, sustainable.

Did you know that one non-recyclable item can spoil an entire batch of otherwise good materials? It's true and it's a global problem preventing thousands of tons of recyclables from every seeing a second life.

### **3 Rules to Recycle Right**

- Recycle clean bottles, cans, paper & cardboard
- Keep foods and liquids out of our recycling.
- Keep all loose plastic bags and bagged recyclables out of recycling containers.

For more useful information, please visit:

**[Recycleoftenrecycleright.com](http://Recycleoftenrecycleright.com)**



## **HAPPY HALLOWEEN**

Even though we are still dealing with COVID-19 restrictions, we still want the children to safely enjoy their special night. Below are some helpful tips:

- Since Halloween already involves plenty of masks, it should be easy to incorporate a face covering into your child's costume.
- Bring hand sanitizer, and practice not touching your face. It's always good to take a break, do a check in and give kids some hand sanitizer to clean their hands between multiple homes.
- Ask your child not to touch multiple pieces of candy in the bowl; choose one piece and stick to it.
- Don't share props, toys or bowls. Ask each of your children to hold onto their own candy bags.
- Remember to keep a safe distance. Be courteous of others by allowing one family at a time go up to the door.

## **LANDSCAPING**

As we are heading into Fall, now is a great time to check your personal plants and trim any overgrown vegetation before the winter season hits. Plants that have grown onto or near the stucco and/or roofline are not only damaging, they can give rodents access to the building structure. Yikes!

### **WHAT ATTRACTS RODENTS?**

**Shelter:** In cooler weather, rodent activity often increases as they are trying to find shelter and warmth. Keeping your plants trimmed away from the building is critical as this gives them a pathway to roofs and attics.

**Food:** Vermin will eat almost anything. The love open rubbish bins, dog and cat food left out on the patio areas and composting material of any kind.

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