



## **BOARD OF DIRECTORS**

**Paul Delaney ~ President**

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3278 Paseo Gallita, San Clemente, CA 92672  
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**Vacant ~ Secretary**

**Barry Daniel ~ Member at Large**

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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.

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## **President's Report**

### **November 2020**

**By Paul Delaney**

Although I don't know for sure who they are as I am writing this, we have new board members. Please join me in welcoming them.

I would like to thank Mike McAlister for his service to our village. Mike has been a very active board member and I will miss his energy and input.

On a bit more somber note, it's budget time again. That time of year when we look at what it's going to cost to operate our Association in the coming year. A number of things have changed as we go into the new year. The biggest issue we are faced with is the increase in the minimum wage. Our current landscape vendor based their current pricing on the 2019 minimum wages (\$12.00 pr hr.). As we go into 2021

our landscaping vendor will have to pay \$14.00 pr hr. for the same worker.

Note: Because the bidding process began in January of 2019 the vendors all based their bids on the current, 2019, minimum.

Whether we keep our current vendor or change vendors we are looking at a substantial increase in landscaping costs. About \$8000 or \$9000 per month. This is an enormous increase and is by far the largest item on the 2021 budget. Although I was criticized for negotiating the cost of our last contract, I will once again do my best to get our village the best deal. I firmly believe that all vendors who bid a project leave some room for negotiation.

As the elections get closer, just a reminder that signs are permitted in areas not maintained by the association. The association does maintain the area along either side of garage doors, so signs may not be displayed in this area.

As the summer comes to a close, we still find that there are invaders at our pool. I am aware of at least two groups of boys, 16-18 years old, that jump the fence or access the pool with a "lost" key. They intimidate those who are in the pool and our residents leave. Thus, these boys take over our pool to which they have no right to use. I have spoken with the Orange County Sheriff's Dept. about this situation and they are willing to dispatch a patrol car. The caller needs to be willing to provide their name, address and phone number. This is because there can be no crime (trespassing) if there isn't a victim (the caller). I understand that this isn't easy, but it appears this is the only way we can effectively eliminate these intruders. The call should be made on the non-emergency number – 949-770-6011. It may take some time for the sheriff to show up, but they will. When they were called the first time it took almost an hour for them to arrive. It's all based on what other activity is going on in San Clemente.

Christmas is just around the corner and many of us enjoy decorating our homes. Please remember that any holiday decorations need to be on your lot and not in the common area. Items on common ground impair our landscaper's ability to do their jobs. There is also the risk of injury and I'm certain no one wants to be

responsible for an injury to someone else. My thanks to all for helping out with this. Let's all have a great holiday season.

I received a call from a resident notifying me that coyote awareness is essential. Coyotes roam our village, and we all need to be vigilant. Please be safe.

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## **Coyote Awareness**

To let coyotes be wild while keeping yourself and pets safe, please follow these pointers:

- Never feed coyotes—it is illegal to feed coyotes in most places. Feeding endangers your family and neighbors as it lures coyotes into neighborhoods.
- Keep unattended cats and dogs indoors or in completely enclosed runs, especially at night, and do not assume that a fence will keep a coyote out of your back yard.
- Accompany your leashed pet outside. Make sure you turn on lights if it is dark to check your back yard for unexpected wildlife.
- Keep dogs on short leashes while walking outside.
- Leave noisemakers on hand to scare away coyotes that may enter your yard, such as whistles and horns.
- Don't run away or turn your back on a coyote.
- Do not allow a coyote to get in between you and your pet or child—keep children close to you.
- Yell, clap hands, blow a whistle and try to make yourself look larger if you have a close encounter with a coyote.

Note where and when you have an encounter with a coyote. Coyotes often follow routines. Avoid this area in the future if the encounter was negative.

Habituated coyotes are sometimes a neighborhood issue. Work with your neighbors and homeowner association, if applicable, to make sure attractants such as fallen fruit, pet food left outside, dirty barbecue grills, and unsecured trash or compost are removed so that negative coyote interactions are minimized. Be sure no one is intentionally feeding coyotes.

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## **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/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 individuals 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.



# Veteran's Day

November 11<sup>th</sup>



**Community Manager:** Sheryl Sharp  
e-mail: [ssharp@curtismanagement.com](mailto:ssharp@curtismanagement.com)

**Assistant Manager:** Amy Bergen  
e-mail: [abergen@curtismanagement.com](mailto:abergen@curtismanagement.com)

**5050 Avenida Encinas, #160  
Carlsbad, CA 92008**

**Office Phone:** 949-245-2753

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

## Curtis Management Holiday Hours

Curtis Management Company will be closed on November 26<sup>th</sup> and November 27<sup>th</sup>, in observance of the Thanksgiving holiday. If you have an emergency please call the normal business number, 949/245-2753, follow the directions on the greeting and report your emergency to the answering service.

*“Give thanks not just on Thanksgiving Day,  
but every day of your life.  
Appreciate and never take for granted  
all that you have.”*

– Catherine Pulsifer

*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](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: [nadiahomeseach@gmail.com](mailto:nadiahomeseach@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](mailto: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.

