



The Seagull

Seascape Village HOA

Issue #494

December 2020

BOARD OF DIRECTORS

Paul Delaney ~ President

405 Via Pichon, San Clemente, CA 92672
949-422-0960, dailyriderhoa@gmail.com

Carolyn Novotny ~ Vice President/Treasurer

3278 Paseo Gallita, San Clemente, CA 92672
949-276-4946, novotny5@cox.net

Barry Daniel ~ Secretary

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

Rick Riccobono ~ Member at Large

301 Via Pato
949-304-4040, rick.riccobono53@gmail.com

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. There will not be a meeting in December.

President's Report

December 2020

By Paul Delaney

Our new board has been seated and I am excited about the coming year! Carolyn Novotny was reelected, and Rick Riccobono was elected. Please join me in welcoming them.

COVID-19 still lingers for us all. We have updated the emergency rules that were instituted because of COVID-19 with supplemental rules. Until the Orange County Health Dept. changes the rules for associations, we will have to use these supplemental rules. Should things ever open up completely these rules will be re-evaluated.

It has come to my attention that some residents are not doing a great job of cleaning up after their pets. It seems that the dog poop gets into the bag, but the bag isn't making it to the poop can. Instead those bags are dropped along the streets and behind walls. It isn't our

landscaping vendors job to clean up your dog's poop. Please dispose of your pet's waste in the poop cans that we provide or in your own trash. Thanks in advance for your cooperation.

Recently our roofing vendor did their semi-annual roof maintenance. Gutters were cleaned out and all roofs were inspected. Thanks to all for your understanding during this process. We also are having the pear trees trimmed in late November. We are all ready for the winter months.

I'm again asking for all residents to be water wise. We have spent \$17,000 over budget for residential water as of October. To put this in perspective our budget through October is just under \$140,000 and we have spent just under \$157,000. I am asking each residence to use 10% less water. That doesn't seem unreasonable, does it? This is one of our largest overages and, I truly believe, we can do a better job using our water. Please be aware of leaking faucets, running toilets and people "getting lost" in the shower. Thank you, in advance, for your vigilance regarding water usage.

The holidays are just around the corner. Just a reminder that holiday decorations may be displayed on your lot. Any area maintained by the association may not have any decorations. They create a hazard for our landscaping vendor and our residents. If you are a holiday decorator, please decorate your area but not the common ground or any area maintained by the association. Happy Holidays to all and may we all have a great New Year!

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.

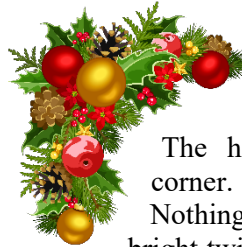
RSVP Program ... The City of San Clemente, in cooperation with the Sheriff's Dept., has a program called RSVP. RSVP is staffed by Senior Retired members from within the City. A few of these very fine individuals live right here in Seascape Village. They provide home services of which you might like to 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.

*Your children need your presence
more than your presents.*

~Jesse Jackson



HOLIDAY DECORATIONS

The holiday season is just around the corner. Get out those holiday decorations! Nothing cheers up a community more than bright twinkling lights and decorations by the dozens. Have fun, be creative, and as each one of us adds our share, the entire community will sparkle and shine.

Be festive and safe. Please remember that any decorations need to be placed on your lot and not in the common area. Items on common ground impair our landscaper's ability to do their job and there is also the risk of injury. I'm sure that we can agree that and no one wants to be responsible for an injury to someone else.

Keep in mind that all holiday decorations will need to be removed by the end of January.



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.seascapevillage.net

HOLIDAY SCHEDULE

Curtis's hours will be adjusted as follows:

December 24 th	Closed
December 25 th	Closed
December 31 st	Closed
January 1 st	Closed



*The Board of Directors and
Curtis Management Company
would like to wish everyone
a safe and joyous Holiday Season!*



COVID Reminders

When out walking, please wear a face covering or walk a safe 6-feet distance apart. Be respectful of your neighbors and remember that we are in this together.

Ultimately, everyone is responsible for their own actions. If someone is not wearing a mask but is staying 6 ft apart, please do not confront them. Thank you for keeping a positive and healthy atmosphere in the community.

Winter holidays

To minimize the spread of COVID-19 and keep families safe during the winter holidays, the County of San Diego offers guidance for common activities:

Recommended

- Shopping online for holiday gifts or gift cards, and online activities.
- Drive-through events or reverse parades where the participants do not leave their car.
- Send a pre-made dinner or ingredients through online food delivery services and eat together virtually.
- Charity meal activities and donate food to drive-through pantries, local food drives, or online food bank fundraisers.
- Holiday- or winter-themed movie nights and home decorating with your household.
- Get a flu shot to protect yourself and minimize complications from the flu or COVID-19 viruses.

Safer Alternatives

Many winter holiday activities can be high-risk for spreading viruses. There are safer, alternative ways to celebrate and include the following:

- Remote games and activities to replace traditional in-person entertainment.
- Driving with members of your household in your car to view holiday lights and decorations.
- Participate in a winter- or holiday-themed virtual run, hike, or bike ride.
- A boat parade following **state guidance** and the **Safe Reopening Protocol for recreational boating**.
- Visit Santa, or other holiday figures, at locations that offer a touchless experience only.
- Gift exchanges between 3 households or less, where participants can follow personal protection measures prior to giving and accepting gifts, while observing the state's private gathering guidance.

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. All content included in the newsletter is at the discretion of the Seascope Village Owners Association.

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

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

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.

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.