



The Seagull

Seascape Village HOA

Issue #495

January 2021

BOARD OF DIRECTORS

Paul Delaney ~ President

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Carolyn Novotny ~ Vice President/Treasurer

3278 Paseo Gallita, San Clemente, CA 92672
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Barry Daniel ~ Secretary

3460 Paseo Flamenco
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Rick Riccobono ~ Member at Large

301 Via Pato
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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. There will not be a meeting in December.

President's Report

January 2021

By Paul Delaney

Happy Holidays!

You may be reading this just after the holidays, but please accept my belated best wishes. I hope that your holiday season has been filled with food, family, and fun. May the New Year bring improvement and a way forward from the issues we have dealt with in this current year.

Your board continues to move forward to improve our village. Two members met with representatives of the South Coast Water District to discuss ways that we might be more water efficient. We found out that the State of California, within the next few years, will be monitoring water usage throughout the state. It's likely drones will be used to survey large areas, like our village, and those that are too wet will be fined for over-usage. More meetings are planned for 2021 so that we

will have the information we need to have our village comply with these new standards.

I want to thank Jean Ruiz and the social committee for decorating our village for the holidays. I'm sure everyone saw the garlands that were placed at all our entrances, serving as a welcome to all who entered during the holidays. It was nice to have some brightness as the year comes to an end.

I would also like to mention that Barry Daniel, as social committee liaison, has agreed to begin welcoming new residents to our village. I am hopeful that shortly after the New Year new residents will get a visit from Barry, or a committee member. This was a practice years ago and it's been on my list of things to do. Thank you, Barry for taking this project on.

We will be spraying our freshly pruned pear trees prior to the spring growing season. Some of you may be asked to move your vehicles so the contractor can perform this needed service. I understand that this may be inconvenient. I thank you for your help and cooperation.

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.



HOLIDAY DECORATIONS

A special thank you to everyone who took the time to decorate for the holidays. We appreciate all the beautiful, fun and colorful decorations which added such joy and holiday spirit to our community.

Please be reminded that all exterior holiday decorations need to be removed no later than January 31st. Your cooperation is appreciated.

Hello 2021!



Make this the year to really get involved in the community! You may consider running for the Board or volunteering on a committee.

A board member is an elected volunteer who donates a good deal of time on behalf of the community. Members on our various committees are also unpaid volunteers. Both the board and various committees are made up of residents, who chose to sacrifice their time and give their best in hopes of keeping things running smoothly. Most volunteers get involved because they see a need, and they hope they will be able to create positive solutions and make a significant change for the betterment of the community. Being part of the board or on a committee can certainly be challenging and time consuming, but it is also very rewarding. Anyone who wants to help should have a passion to serve and a desire to make a difference. During this upcoming New Year, please consider getting involved on the board or with some of our HOA committees when these opportunities become available.



*"Be at war with your vices,
at peace with your neighbors,
and let every new year
find you a better man."*

~ Benjamin Franklin

ASSOCIATION DUES

provide the only means for the association to meet its financial obligations. It is essential that payments be received in a timely manner. Thank you.

As a courtesy, a billing statement is mailed to each homeowner every month. Unfortunately, we cannot guarantee that the statement actually gets to you. Please remember the assessments will increase January 1, 2020 to \$405.00 per month. Homeowners are

encouraged to set up a monthly reminder to pay this bill each month. If you pay your bill through an online service, please make sure you update the amount. You may also set up automatic payment drafting through Curtis Management at no cost to have your payment drafted each month on the 10th. If you are interested, please visit the Curtis website to electronically submit your auto debit form or to download a form to send in. <https://curtismanagement.com/make-payment.php#top>



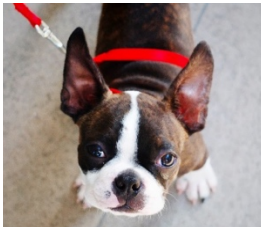
Community Manager: Sheryl Sharp
e-mail: ssharp@curtismanagement.com

Assistant Manager: Amy Bergen
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**5050 Avenida Encinas, #160
Carlsbad, CA 92008**

Office Phone: 949-245-2753

Website: www.seascapevillage.net



PET CORNER

Please be reminded that pets are to be on a leash at all times when outside the confines of your home. Please be a responsible pet owner and always clean up after your pet.

If you witness a pet owner not cleaning up after their animal or allowing their dog off of a leash, please send an email to advise management of the violator. Please provide the address and any other helpful details (description of the dog, date, time, etc.). With this detailed information, the Board will be able to contact the violating party and enforce the pet policy.

HOLIDAY SCHEDULE

In observance of New Year's Day, Curtis Management will be closed on Thursday, December 31st and Friday, January 1st. If you have an emergency, please call the normal business number at 949-245-2753; follow the instructions on the greeting and report your emergency to the answering service. Thank you

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.

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: nadiahomesearch@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.

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