



## **BOARD OF DIRECTORS**

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**Rick Riccobono ~ 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. There will not be a meeting in December.

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## **President's Report**

**February 2021**

**By Paul Delaney**

We certainly had some beautiful days in mid-January. Hard to believe it was winter. Gotta love SoCal! Before we know it spring and summer will be here. When things do warm up many of you will be headed for the pool. A reminder to all, no bicycles of any type are permitted in the pool area. Some of our residents have e-bikes and I have seen some bikes and trikes in the pool area. Our pool rules are clear on this topic. We all appreciate everyone's adherence to the no bikes in the pool area rules. Thanks for your help with this.

Thanks to Mike Koljan and the landscape committee for the work that they are doing reviewing our landscape vendor. Interviews were conducted and the board awaits the short list. Once the board has that a second round of interviews

will transpire, and a new contract will be awarded. At this point no bidder has been eliminated from the process. After the LC conducts their assessment of the bids and the companies, the board expects 3 finalists from which a selection will be made. This is always such a lengthy process.

The Del Rey wall project has been held up by city hall. The City of San Clemente has requested that a number of changes be made to our original submission. Each time we resubmit there is a lengthy review process, and so we must wait. I look forward to getting this project underway.

Over the holidays we had many residents request parking permits for visitors. Some of us aren't aware of the rules governing guest parking passes. A visitor may not have a parking pass for over 14 days. There is no renewal, once the 14 days has expired it will be necessary to find other accommodations for your guest's parking needs. The board works to be certain this is adhered to. We ask your assistance with this.

As the warmer months approach and we find ourselves still hold up in our homes because of the COVID-19 virus, it's important to remember that skateboarding is prohibited on all areas within Seascape Village. We are concerned about the safety and well-being of all our residents and are grateful to you for abiding by these rules.

Be well,

Paul

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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 Guest Parking Pass for any overnight *guests* to your home. Guest Parking Passes may only be issued for a maximum of 14 days within a 12 month period. 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.



## **FEBRUARY IS:** **RESPONSIBLE** **PET OWNER** **MONTH**

It is the pet owners' responsibility to pick up and dispose of your dog's waste. Dog waste is a health hazard to children who might be playing in the common area as well as our gardening staff. Dog feces carry parvo disease which can infect our dogs as well as attracting flies and rodents. Please carry dog bags with you when you walk your dog; you never know when you might need one. Place them in the trash receptacle at one of the dog waste stations.

Remember ~ all dogs must be controlled by a leash when outside the confines of your home.

We know that we have some responsible pet owners in our community and we appreciate your efforts and cooperation!

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## **STAYING WARM**

If you haven't already, now is the time to have your furnace checked and clean your air ducts. Cleaning your air ducts is recommended about every three years and benefit homeowners in three ways;

- 1) Increases air-quality by removing dirt and air pollutants.
- 2) Improves family health by removing contaminants.
- 3) Saves energy. Dirty coils and blowers can reduce energy efficiency by 40%.

Consider these benefits as you take the time to have your air ducts cleaned which can help you save money and also protect your home environment.

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## **SAVING MONEY TIP**

Now is a good time to check the rubber seals around your doors, sliders and windows. Replacing seals is an inexpensive way to save money on heating and cooling bills. It helps keep the temperature in your home regulated naturally. Checking your furnace, air conditioner vent and fireplace is a great way to keep the air in your home fresh and clean. Many toxic particles get trapped in your vent and release when in use.

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## **INSURANCE**

Owners/residents are encouraged to review your personal insurance policy with your agent to ensure you are adequately insured. Please be aware that the HOA does not have coverage for your personal property.

## Thinking on doing some renovations? If so, PLAN...

- P- Plan ahead and read the AAR form to give ample time.
- L- Let the Committee be aware of your renovation by submitting clear and detailed AAR forms.
- A- Adhere to all CCR's when renovating.
- N- Notice all verbiage stated on forms before submitting.

Taking the time to PLAN before making your improvement, will create timelines more efficient for everyone.

## 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. Homeowners are encouraged to set up a monthly reminder to pay this bill each month



**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

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.

## 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.

**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

**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.

*I like the dreams of the future  
better than the history of the past.*

~ Thomas Jefferson



*A loving and kind heart is the  
greatest gift you can freely share.*