



## BOARD OF DIRECTORS

**Paul Delaney ~ President**

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**Barry Daniel ~ Secretary**

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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.

## President's Report

March 2021

By Paul Delaney

We have had some rainy days over the last few weeks. We'd all like to think that water availability is no longer an issue, but we are still in a drought. We will all need to be water-wise in the upcoming months. The residential water usage is still exceeding the budgeted amount. Please help everyone (including you!) by being aware of the water that is being used.

February is now behind us, but there are still some residents that have holiday decorations displayed. Please remove all decorations, including lights, from your residence. Thanks so much for your help with this. The Board called a special executive session early in February to review the three finalists among the companies that had submitted bids based on the RFP that we posted. The landscape committee was integral in this process. They were a part of the session and

took the lead interviewing the prospective vendors. I want to thank Mike Koljan and the landscape committee for all the time and dedication that they put into this project. As a result of these interviews, the Board has selected a new landscaping vendor. We are hopeful they will be able to commence April 1<sup>st</sup>.

It came to my attention again just how dangerous speeding in the Village is. A homeowner came to me and shared a near miss of a car and a child on Paseo Halcon. The car had to brake so hard that the tires screeched. PLEASE adhere to the 10 MPH speed limit on all streets in the Village. We all appreciate your help with this.

## 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 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 Seascapes 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 Seascapes 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.



## **NO LITTERBUGS!**

Please help keep our community looking its best by properly disposing trash in a trash receptacle. Including but not limited to: cigarette butts, junk mail, pet waste bags, etc. It is not the landscaper's responsibility to pick up your trash. Allow them to focus on what they were hired to do.....landscaping.



## **SPRING FORWARD**

Daylight Saving begins on Sunday, March 14<sup>th</sup>.

Remember to move your clock forward one hour.

## **HOLIDAY SCHEDULE**

In observance of the upcoming holiday, Curtis Management will **close at 12:00pm on Good Friday, April 2, 2021.**

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.

## **PLUMBING RESPONSIBILITY**

The Seascapes Village Owners Association offers a friendly reminder to Owners that, as the individual Owners of your residence and Lot, you have the responsibility to maintain, repair, and when needed replace, the sewer lines and/or other pipes servicing your Lot. *Article IV, Section 4.1(a), of the CC&Rs provides that "Wherever sanitary sewer connections, water house connections, electricity, gas, telephone and cable television lines or drainage facilities are installed within the Subdivision, the Owners of any Lot served by said connections, lines or facilities shall have the right, and are hereby granted an easement to the full extent necessary therefor, to enter upon the Lots owned by others, in or upon which said connections, lines or facilities, or any portion thereof lie, to repair, replace and generally maintain said connections as and when the same may be necessary ..."* *Article IV, Section 4.1(b), of the CC&Rs further provides that "Wherever sanitary sewer house connections, water house connections, electricity, gas, telephone or cable television lines or drainage facilities are installed within the Subdivision, which connections serve more than one (1) Lot, the Owner of each Lot served by said connections shall be entitled to the full use and enjoyment of such portions of said connections as service his Lot."*

The Association recommends that all Owners maintain sufficient insurance coverage for any potential damage to the interior of a residence that might occur as a result of a drain, plumbing line or sewer pipe failure. The Board appreciates your understanding in this regard.



*May joy and peace surround you,  
contentment latch your door,  
and happiness be with you now,  
and bless you ever more.*

~ Irish Blessing

**CAUTION**

## CALLING ALL DRIVERS

Speeding is an ongoing safety issue. Please be present and slow down when driving in the community. Do whatever is necessary to remain focused and adhere to the speed limit posted. As you know, we have young individuals and pets in our community; they need your driving awareness and vigilance. Everyone appreciates your conscious cooperation.



**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)

*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.

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

**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.