



The Seagull

Seascape Village HOA

Issue #498

April 2021

BOARD OF DIRECTORS

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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

April 2021

By Paul Delaney

It's spring and we are starting to see the shrubs come to life with buds and flowers. We are so fortunate to live in such a beautiful place. Our village has 23 acres that our landscaper maintains. Within that area we have over 17,000 sprinklers providing irrigation for our plants.

Recently I have had some homeowners express their concern about the efficiency of our irrigation system. I'll start by saying that the system is almost 50 years old. The technology has changed and so have the rules that we must abide by. The South Coast Water District sets strict limits on the amount of water we can use, and that number is getting smaller every year.

One of the most frustrating things for me is to see areas that aren't being watered properly. Unfortunately, there are too many of these areas in our village. The cost to repair/replace/update our irrigation isn't part of the fee

we pay our landscape vendor. These costs are over and above. Furthermore, they tend to be expensive because this is labor intensive work. It is all done by hand. To provide some idea of the cost, when a valve breaks the cost of the valve is in \$400-\$700 range, but the cost to replace it will exceed \$2500. Much like getting your car serviced, the cost of the labor is far greater than the cost of the part you are replacing.

Our landscaping committee, working with Rick and South Coast Water District, are moving toward better water utilization in the village. Over the next year we hope to have our new landscaping vendor replace some of our existing sprinklers with completely new ways to feed our plants the water they need. We may be forced by the water district to make some changes to the types of plant material we are using. We have been told that there are many plant varieties that are flowering and beautiful that are available to us. The landscape committee will be working with the board to be certain that all changes are fully understood and supported.

Budget is always an issue when we talk about repair/replace/update. We just had a substantial bump in our dues, and I will do everything in my power to keep future increases as reasonable as possible.

As I have been walking through the village over the last month or so I have noticed a number of cars parked on our streets. It's important to remember that our streets are all No Parking because the area where cars park are fire lanes. I'm pretty sure no one wants to slow down the response from the fire trucks that are often in the village to provide medical assistance to our residents. It would be terrible if a fire truck was unable to park in the closest space and that the extra time caused additional harm to the person needing care. PLEASE be certain that those that are working on your residence or visiting either park in your driveway or in the guest parking area. A few steps could save a life!

I am looking forward to the warmer weather, as I'm sure many of us are. Spring is always such a beautiful time of year.

I am sad to learn of the recent passing of Ernie Marquez. Ernie served as the chair of the architectural committee and was well liked throughout the village. My condolences go out to Jolinda, his wife, and to the entire family. Ernie will be greatly missed.

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**.

Carolyn Novotny is currently the temporary Chairperson of the Architectural Review Committee. If needed, she will interface with you on the details necessary to evaluate and process your request. Please contact Carolyn 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.

Curtis Management **HOLIDAY SCHEDULE**

Curtis Management will close at 12:00 p.m. on Good Friday, April 2nd in observance of the Easter holiday weekend. 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.



CURTIS
management company

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

Assistant Manager: Amy Bergen
e-mail: abergen@curtismanagement.com

5050 Avenida Encinas, #160
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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.



*We do not inherit the earth
from our ancestors;
we borrow it from our children.*

~ Native American Proverb

PRIDE IN OWNERSHIP

As homeowners, we all have to do our part in ensuring our community looks its best. When appraisers, real estate agents and potential buyers drive/walk through our community, they take notice if there is pride in ownership. We can all help by keeping our front entry areas and balconies/patios neat and tidy, tending to individual repairs and following the rules of the CC&R's. Some day you may want to sell your home and you'll appreciate your neighbors doing their part in keeping our community looking its best.

NOISE CONTROL

Noise can be a problem anytime and particularly during the summer months when windows are open. Noise echoes through pathways and driveway areas. Please be considerate of those living close to you and keep the volume as low as possible.

INSURANCE

Attention owners and residents.

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

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.

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.

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

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.