



The Seagull

Seascape Village HOA

Issue #502

August 2021

BOARD OF DIRECTORS

Paul Delaney ~ President

405 Via Pichon, San Clemente, CA 92672
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Carolyn Novotny ~ Vice President/Treasurer

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

Rick Riccobono ~ Secretary

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

Barry Daniel ~ Director at Large

3460 Paseo Flamenco

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

August 2021

By Paul Delaney

Thanks to Jean Ruiz and the social committee for the 4th of July decorations. The village had a very patriotic feel with the banners and the flags. I hope that all of you had a safe and fun holiday.

It's been over 10 years since we started dealing with Ocean Del Rey Estates and the failing wall along our property line on Del Rey St. I am elated to say that the wall has been replaced with a new retaining wall and new chain link fence. The project cost was over \$150,000 and we were able to do it without a Special Assessment. I am so grateful to the other board members for their work on this project. This is a major accomplishment that will benefit us for years to come. We all love our homes, and we want to beautify them. One of the ways many of us do this is by putting potted plants along the entryway to our homes. Unfortunately, more isn't always better when it comes to potted plants and restricted use common area...the sidewalks. Pots

create trip hazards by their presence and multiple pots, whether small or large, create greater trip hazards. There is one more issue with pots on walkways and other common ground. Should there be a fire in your residence, you may not be able to exit safely. Your beautification could cause you severe injury. I am asking each resident to please limit the number and size of the pots that are on your sidewalk or other common ground. Sidewalks and driveways are common ground and the responsibility of the Association. Please help us make Seascape Village a beautiful and safe place for all of us.

Street parking continues to be an issue. Once again, I am asking all of you to please notify anyone coming to your home to please park in your driveway or in the designated guest parking areas.

Speaking of old business: if you are using Pool #1 at the clubhouse, please be sure to close the gates when you come and go. By leaving them "just" open, so others can come in without keys, you are inviting those that are not residents into our pools. It's also a health department requirement that all gates remain closed at all times (except when entering or leaving the pool area). Please be advised that dogs and bikes, including e-bikes, are not permitted in the pool area.

Landscape Committee

The Committee Members are as follows:

Mike Koljan - Chairperson
koljamr@gmail.com

Jean Ruiz - Gallita Loop Leader
seascape301@outlook.com

Donna Ferguson
mzdonna29@cox.net

Marcelino Lomeli - Halcon Loop Leader
zpark1@cox.net

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**.

George Eachus 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 **George at 949/874-4739** 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.



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

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

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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.

***In time of test,
family is best.***

– Burmese Proverb



August is:

**National Family
Fun Month**

and the perfect reminder to take a break and have some carefree playtime with the kids before they return to busy school schedules.



BEING A GOOD NEIGHBOR

We live in a close housing community, so we need to be considerate of our neighbors and also tolerant of them. Please be conscientious of your noise level when in the pool area, patio areas, etc. Thank you!



POOL & SPA REMINDERS

Our pool area is for the enjoyment of residents and their authorized guests. Please familiarize yourself and your guests of the Association's pool rules and be respectful of others when using the facilities.

- Help keep our pool areas safe by making sure the pool gate closes when you enter or exit the pool area and remains closed and never propped open.
- No animal is allowed inside the pool or spa area at any time.
- No glass containers of any kind are allowed in the pool or spa areas.
- Persons under 14 years of age must be accompanied and supervised by an adult resident.
- Parents and hosts are responsible for young individuals and guests and see that other residents are not disturbed by loud activity.
- Bicycles, skateboards or roller skates are not permitted inside the pool/spa areas.
- Please be sure to clean up after yourself.

Please keep an eye out for people jumping over the pool fence and using the facilities after hours. If you witness anyone in the pool or spa after hours, please contact the Police Department. 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.

HOUSE/DOG/CAT SITTER/ERRANDS:

Experienced, dependable, Seascape resident offering to house sit, dog walking, cat care and local errands, etc. Want to know more about me and my rates? Lori – 949-290-3814

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:

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SEASCAPE (ABSENTEE) OWNERS WANT TO HOMESIT / RENT.

Seascape (absentee) owners want to visit relatives and friends in SCL and would like to home sit up to 30 days this Summer or Fall. Roger and Patricia Wahls (815) 842-1415 or rpjwahls@frontier.com.

SEASCAPE VILLAGE HOME LOAN SPECIALIST.

Specializing in home purchase, refinance & reverse mortgage. Local, friendly & reliable. Call with any home loan/mortgage related questions. No obligation. candrews@nexamortgage.com, 714-357-0987. NMLS #1973814

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@gmail.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.