



The Seagull

Seascape Village HOA

Issue #504

October 2021

BOARD OF DIRECTORS

Paul Delaney ~ President

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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

October 2021

By Paul Delaney

Our annual garage sale was a great success. Thanks to Trish Ragland for, once again, sponsoring this event and doing all she could to make it successful. Many of our residents had an opportunity to sell items that were no longer serving them and now someone else is enjoying those items.

Over the years the security of the main pool has been an issue. The fence doesn't do much to deter climbing and it's easy to jimmy the gates open. At the August general meeting the Board voted to upgrade the fencing at all three pools. Starting in November we will be replacing the current vinyl fences with aluminum "shepherd pole" fencing. This type of fencing has a bend at the top that resembles a shepherd's pole. This makes it very difficult to climb and it should reduce use by non-residents. The Board also voted to change out

the locks on the gates from keys to fobs, again at all three pools.

We will also be resurfacing the tennis courts in November. One court will be lined out for both tennis and pickleball. There will be pickleball nets available. I'm pleased to see this amenity being better utilized.

There have been some unfortunate occurrences in our village over the last few months. I am aware of at least one car break-in where a wallet and other personal items were taken. I am also aware of another instance where a car was stolen from a driveway. These things bother me. I encourage all residents to use their garages. If this isn't possible, be certain to lock your cars and don't leave tempting items in your car in plain view.

I would like to thank all of you who will take the time to vote in our upcoming Board election so that we may reach a quorum. If a quorum isn't reached, it will be rescheduled to the night of the regular board meeting.

E-Bikes continue to present concerns in our village. Please remember that the posted speed limit is 10 MPH. All vehicles, including e-bikes, are asked to adhere to this speed limit. There have been a number of close calls with young people riding e-bikes and people walking their dogs in the street. Please be certain your children are aware of the speed limit and the need for them to be aware when they are riding in relation to others on our streets. If you know of someone being unsafe in our village, please send an email to Curtis Management with the information. It is my hope that we can work together to resolve this issue.

Just a reminder to all that water continues to be an issue in California. The South Coast Water District discourages individuals from washing vehicles in their driveways. This often puts cleaning chemicals in the drainage system that eventually ends up in the ocean. Apparently commercial car washes are required to recycle water.



Landscape Committee

The Committee Members are as follows:

Mike Koljan - Chairperson
koljamr@gmail.com

Marcelino Lomeli – Co-Chair & Halcon Loop Leader
zpark1@cox.net

Jean Ruiz - Gallita Loop Leader
seascape301@outlook.com

Donna Ferguson
mzdonna29@cox.net

Roger Howland - Flamenco Loop Leader
svpfloop@gmail.com

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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"Autumn shows us how beautiful it is to let things go."

—UNKNOWN

RECYCLE OFTEN RECYCLE RIGHT



Did you know that one non-recyclable item can spoil an entire batch of otherwise good materials? It's true and it's a global problem preventing thousands of tons of recyclables from every seeing a second life.

- **Recycle all empty bottles, cans, paper and cardboard.**
69% of all plastic bottles don't get recycled.
- **Keep foods and liquids out of recycling.**
Soggy items can spoil a whole load of recycling.
- **Keep loose plastic bags and bagged recyclables out of recycling containers.**
Plastic bags can shut down an entire recycling plant

For more useful information, please visit:

Recycleoftenrecycleright.com



HALLOWEEN

The most popular day of October, in the eyes of young individuals, has to be the last day – Halloween. With the princesses, ghosts and goblins out and about, please be extra cautious when driving:

1. Slow down and be especially alert in residential neighborhoods. Young individuals are excited on Halloween and may move in unpredictable ways.
2. Popular trick-or-treating hours are 5:30 p.m. to 9:30 p.m. so be especially alert for young individuals during those hours.

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

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.

MIRRORED WARDROBE DOORS
(3) gold frame mirrored closet doors 40.5" x 79" \$30 ea.
(1) gold framed mirrored closet door – 40.5" x 79 – mirror is cracked – FREE. Contact Kaylene at 949/463-8763 or Kaylene.spangler1@gmail.com

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@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.