



The Seagull

Seascape Village HOA

Issue #508

February 2022

BOARD OF DIRECTORS

Paul Delaney ~ President

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

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

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

Missy Deacon ~ Secretary

3471 Paseo Flamenco
949-422-3882, e.deacon@cox.net

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

February 2022

By Paul Delaney

Hopefully the holidays were wonderful for all residents.

The landscape committee has been busy these last few months. You may have noticed the new plantings along the Mira Costa slope. We are adding some interest to the existing ice plant. These new plantings require less water; however, they are colorful and a great compliment to our existing landscaping. In the upcoming months we will be reconfiguring all the entry islands to Seascape Village. We have submitted the necessary paperwork to the South Coast Water District to apply for the rebates that have been offered. If there are funds still available, we would be in line to get some rebates. Thanks to landscape committee and the Soto Company for all they have done to improve our village.

We continue to fine tune our landscaping water usage. We have had some nice rains so far, but it is questionable if we will be able to replenish the water table. Please continue to be aware of water usage. Some of you have received letters about continuous water usage on the meter that is connected to your unit. If you got one of these letters, please check to see if you have a water leak. It could be a toilet, or it could be a slab leak. There is an easy way to check your home for water leakage. Look in this newsletter for the section labeled "Plumbing Responsibility" for an easy way to check for leaks.

Just a reminder that all streets in Seascape are No Parking. Our streets are fairly narrow and where cars park is a fire lane. Please inform your contractors and other visitors that we provide guest parking spaces for them to use while they are at your home. Thanks to all for helping out.

Have you noticed the new signage in the village? Almost all the street related signs have been replaced with new, readable signs. The entry signs have been refurbished so that our entries are more welcoming to all comers.



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.

Plumbing Responsibility

The Association receives a notice on the water bill when there is water usage 24/7 on a meter indicating there is a water leak at one or more units. There are up to 13 units that share a meter. A letter is sent to each property connected to that meter requesting the owner to perform an inspection to determine if there is a leak somewhere within the plumbing. Some owners have recommended performing a quick test to see if there is a leak within their unit as follows: *With water not running in the house, including not running the dishwasher, washing machine or a sink faucet, turn off the shutoff valve at the front of the house for 30 seconds, and then turn it back on and listen. Without a leak you won't hear a sound. If you hear a whoosh sound, it means water has leaked out of the "closed system", which indicates either a faucet was left on, or a leak exists. If you hear the whoosh sound, recheck all the faucets etc. to be sure they are off and repeat the "test". If the whoosh sound repeats, the owner will need to call a plumber to determine where the leak is.* The unit owner is responsible for all plumbing inside the unit and plumbing lines leading to the meter for their unit. Once you have performed an inspection, please send an email to kmccallum@curtismanagement.com, or write management so that they may log your response. Since there are several units connected to one meter, there may be multiple occasions where you may receive a letter at different times depending on new leaks occurring.

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.

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 ... If you would like to sign up for Seascape Village news, please send Kari (kmccallum@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!

HOLIDAY DECORATIONS

A special thank you to everyone who took the time to decorate for the holidays. We appreciate all the beautiful, fun and colorful decorations which added such joy and holiday spirit to our community.

Please be reminded that all exterior holiday decorations need to be removed no later than January 31st. Your cooperation is appreciated.

Where there is love there is life.

~ Mahatma Gandhi



Even though love should be spread and celebrated every day, we don't always remember to do that. On this special dedicated day, go above and beyond in expressing your love for family, friends, and of course, your significant other.

Regardless of how you celebrate this specially designated date, remember the purpose ~ simply.....



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e-mail: ssharp@curtismanagement.com

Assistant Manager: Kari McCallum
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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 Kari McCallum at kmccallum@curtismanagement.com.

ACTION WINDOW CLEANING: 25 years' experience. Local references. Affordable rates. Call George for a quote. 949-289-0109

LOST AND FOUND. Please call management if you lose something at the pool.

Nadia is your local Real Estate agent. Are you planning to sell or lease? or thinking about buying another property? Call Nadia to get a free evaluation and price report for your property. Nadia offers best marketing strategy to get top dollar for your home. Tel: (949)899-0947 Email: nadiahomesearch@gmail.com
DRE# 02035860

**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.