



# The Seagull

Seascape Village HOA

Issue #512

June 2022

## BOARD OF DIRECTORS

**Paul Delaney ~ President**

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**Missy Deacon ~ Secretary**

3471 Paseo Flamenco  
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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

May 2022

By Paul Delaney

It's been a long time coming, but the pool fences have all been replaced. We will be activating the FOBs in the near future. If you haven't gotten your FOB yet be sure to contact Cierra at Curtis Management. Cierra is our new Assistant Property Manager, please see the last page for her email address. You will have the choice of going to Curtis' office in Carlsbad to pick up your FOB or having the FOB mailed to you. If you choose the mailing, there is a small fee to cover the cost of registered mail. There will be a period when both the key and the FOBs will operate the gates. After that "transitional" period, only the FOBs will operate the gates. You will still need your key for the restrooms. There have been a number of residents who have made very positive comments about our landscaping refresh. The Soto Company has done an admirable job on these projects. There may be other projects in the future. As I have mentioned before, we will be receiving rebates

from the South Coast Water District and the Municipal Water District to cover some of the costs associated with these changes. We will also reduce the amount of water used, reducing our water costs.

Speaking of water, we are in a Level 2 water alert. This means that we must reduce the number of days and the amount of time we water our lawns. Many of you may remember the last time this happened. Our grass areas will become somewhat less green (read a little brown) because of the reduced watering. Please do not water the lawns in front of your residence. I know this is a tough thing to accept, but it is what we must do in order to have water for all of us to drink. Water awareness is one of those things that is a fact in Southern California. Thanks for your help in reducing our water usage.

You will notice the candidate form in the next mailing. If you are interested in serving the village as a board member, please complete the form and return it to Curtis Management. If you are thinking of running but have some reservations, please feel free to give me a call. I'm glad to fill in some of the blanks for you.

## Landscape Committee

The Committee Members are as follows:

Mike Koljan - Chairperson  
[koljamr@gmail.com](mailto:koljamr@gmail.com)

Marcelino Lomeli - Co-Chair & Halcon Loop Leader  
[zpark1@cox.net](mailto:zpark1@cox.net)

Jean Ruiz - Gallita Loop Leader  
[seascape301@outlook.com](mailto:seascape301@outlook.com)

Donna Ferguson  
[mzdonna29@cox.net](mailto:mzdonna29@cox.net)

Roger Howland - Flamenco Loop Leader  
[svpfloop@gmail.com](mailto:svpfloop@gmail.com)

Let's all have a wonderful  
summer!

# 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 [cflanders@curtismanagement.com](mailto:cflanders@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](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**.

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](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.

**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 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 Cierra ([cflanders@curtismanagement.com](mailto:cflanders@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.



## **PICKLEBALL**

Come join in the fun and play pickleball with other residents. We have a newly resurfaced and striped court for your enjoyment. The more the merrier!



## **SUMMER VACATIONS**

*We are a community.  
We should be willing to help each other out.*

If you are going out of town for any length of time, it is a good idea to let a neighbor know so they can keep an eye on your home while you are away. They can make sure that any flyers or newspapers left at your door are removed so it is not obvious to possible burglars that you are away. It is also good practice to leave an emergency contact number with a trusted neighbor so they can contact you in the event of an emergency.



## TIPS TO DISCOURAGE BURGLARS

Unlike us, criminals don't take a break over the summer. In fact, this is one of their busy seasons! Here are a few suggestions for reducing your chances of being the target of a burglary.

- Keep your garage door closed at all times except when entering/exiting.
- Install double-cylinder dead bolt locks on all your outside doors.
- Lock all doors and windows no matter how briefly you'll be gone.
- Install lock pins on sliding doors and windows.
- Never hide a key outside your home. Instead, give a key to a neighbor.
- If you're going away on vacation, use electric timers to turn on lights, a television or radio at various times. Let your neighbors know how to reach you in case there's an emergency.



**Community Manager:** Sheryl Sharp  
e-mail: [ssharp@curtismanagement.com](mailto:ssharp@curtismanagement.com)

**Assistant Manager:** Cierra Flanders  
e-mail: [cflanders@curtismanagement.com](mailto:cflanders@curtismanagement.com)

**5050 Avenida Encinas, #160  
Carlsbad, CA 92008**

**Office Phone:** 949-245-2753

**Website:** [www.seascapevillage.net](http://www.seascapevillage.net)



*"Some people don't believe in heroes,  
but they haven't met my dad."*

## SEAGULL ADVERTISEMENTS

*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.*

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 Cierra Flanders at [cflanders@curtismanagement.com](mailto:cflanders@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](mailto: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](mailto: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.