



The Seagull

Seascape Village HOA

Issue #511

May 2022

BOARD OF DIRECTORS

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3471 Paseo Flamenco
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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

May 2022

By Paul Delaney

Spring is upon us, and things are starting to bloom. The three entryways have been upgraded to more water friendly plant material. Thanks to the efforts of The Soto Company and our landscape committee, we will be receiving a rebate that will cover part of the cost of this work.

I think Soto did a great job on this project. We all know that water savings is a must as we go forward, and this project tells me we can do that and still have a beautiful village to live in. There has already been some very positive feedback from the residents.

Speaking of plants and plant material, I would like to bring some items to light. As you may know, the Association is responsible for the landscaping of all areas that are not within your building or your outside, fenced in, areas. That means that the sidewalks and driveways, which are what is known as restricted use common area

and the areas of landscaping outside your home are the Association's responsibility. Many homeowners have chosen to place items on their walkways. Things like pots with plants, benches and raised bed planters. Let's say you have placed some items on your walkway, and you call 911 because you have fallen. If your sidewalk has obstacles on it, the stretcher/gurney might not be able to pass to your front door. This could be a problem. Something to think about.

It took some time and there were a few bumps in the road, but we have finished the first phase of our street maintenance. That phase included concrete repairs that presented potential hazards. Major asphalt repairs are coming next and then a slurry coating. This is just the first phase of a 5-year plan that the board has undertaken to maintain our roads.

The pool fencing project is still a work in progress. As of this writing the fences are in place at pools #1&2 and being installed at pool #3. Our FOB vendor is placing the strikes, the place where you'll wave your FOB, on the gates at the tennis courts and pools #1&2. Once the gate is installed at pool #3 those strikes will be installed. I have been told that this project may be finished by the end of April. We will then transition over to the FOBs. If you haven't gotten your FOB, please contact Curtis Management. You can go pick it up or it can be mailed to you, via registered mail, at a cost of \$20.00. You must still provide a photo of your key if you are having it mailed and bring it with you if you are picking it up. The on-site distribution of FOBs took place on two days in early March. There are no more on-site distributions planned.

It's pool time! Please remember that bicycles of all types and skateboards are not permitted in the pool area. Also, smoking of any kind and alcohol are prohibited. Please do not allow entry to people who don't have keys/FOB's. If someone "forgot" their key, please ask that they return home to obtain it. Anyone headed to the pool is unlikely to forget their key. More than likely this is someone who is not a resident and has no right to entry. We are asking for your help, and we thank you.

Something to think about on Tuesdays. If your trash cans are in front of the mailboxes, the mail carrier can't easily put mail in your box and that means our mail might be a bit later. If you can place your cans to the sides of the mailboxes, that would be appreciated by the mail carrier and those residents that get delivery after you.

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.



*We are born of love;
Love is our Mother.*

~ Rumi



HOLIDAY SCHEDULE

Curtis Management will be closed on Monday, May 30th in observance of Memorial Day. 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.

Let us all remember the true meaning of this day – a time to remember and honor those who died serving our country.

PET CORNER



Dog owners are responsible for the IMMEDIATE removal of dog droppings. Violators will be sent a letter requesting them to appear before the Board for a hearing where a fine may be assessed.

If you witness a resident not cleaning up after their pet, please note the date/time, description of the dog, property address in which the resident resides and email it to Curtis Management Company.



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

Assistant Manager: Kari McCallum
e-mail: kmccallum@curtismanagement.com

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

Office Phone: 949-245-2753

Website: www.seascapevillage.net



SEAGULL ADVERTISEMENTS

Seascope 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 Seascope Village Owners Association.

Ads in the Seagull are charged \$5/month for residents / \$15/month non-residents. **Please make your check payable to Seascope 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 Seascope. 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.