



# The Seagull

Seascape Village HOA

Issue #514

August 2022

## BOARD OF DIRECTORS

### Paul Delaney ~ President

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### Carolyn Novotny ~ Treasurer

3278 Paseo Gallita, San Clemente, CA 92672  
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### Rick Riccobono ~ Vice President

301 Via Pato  
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### Missy Deacon ~ Secretary

3471 Paseo Flamenco  
949-422-3882, [e.deacon@cox.net](mailto:e.deacon@cox.net)

## 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

August 2022

By Paul Delaney

I am pleased that many of our residents are so positive about the landscaping improvements that have been undertaken over this past year. Currently Soto is reworking the area in front of the clubhouse. This area will look similar to the area by the tennis courts when it is completed. We have plans for some additional items in this area, if all goes well.

Now that the weather is warmer and our pools are in full use mode, please be respectful of your fellow pool users by following the pool rules. The items that seem to be unclear are these: no bikes (of any type) are allowed in the pool area, no pets are permitted (that's a health department violation) and guests must be accompanied by the resident. Over the last couple of months we have highlighted the pool regs in this newsletter. Take a peek to refresh your memory and thank you.

Unfortunately, the spa at the main pool has been closed for maintenance. There was a leak in the piping and that caused the spa to be closed. Thankfully we were able to find and

repair the leak and the spa is now back up and running. Happy hot tubbing!

There have been some issues with the gate hardware on the tennis court side of the main pool. The vendor has been notified. In the meantime, PLEASE DO NOT place something to hold the gate open. Doing this will allow access for anyone and everyone...resident or not. This completely defeats the investment that was made to improve security. I understand it's inconvenient to use the other gate, but by doing so you ensure that the association is doing all it can to control who uses our pool and the liability associated with that.

Thanks to those who submitted candidacy forms and have chosen to offer their services as volunteers to the rest of the village. The next step in our election process is to distribute the ballots, which will be mailed to you in September. It's then up to you to cast your ballot. Each homeowner gets 2 votes (there are two board positions being filled, thus two votes, one for each position). Those votes may be cast in whatever way you see fit, meaning you can cast two votes for one candidate, or you can cast one vote for two candidates. The important thing is that you vote. The votes will be tallied at the Annual Meeting in October if a quorum is obtained.

Just a reminder that we are still in a drought situation. Please don't water the landscaped areas in front of your residence. The landscaping company has set the sprinklers so that they comply with the standards set by the South Coast Water District. If residents water these areas we run the risk of overwatering the plant material. That overwatering could result in killing off the plants.

## 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)

# Community Information and Reminders

**Pool Gate** 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.

**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.**

**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).

**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.

**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 Seascapes 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 Seascapes Village email notices, send Cierra your email address and ask her to put you on "The List". ([cflanders@curtismanagement.com](mailto:cflanders@curtismanagement.com)) We will NOT use your address for anything but association related information and we would NEVER sell your information.



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.

**POOL & SPA REMINDERS**

With the complete implementation of the new pool fob system within the Village, please note that the gate system will **ONLY** be accessible via the fob system.

Please take a moment to note some of the rules below to follow within the pool area.

1. California State Law requires the pool area to be locked at all times. Please keep the pool gate closed at all times and do not allow anyone in that doesn't have a fob.
2. No running, jumping in and out of the pool, or loud conduct permitted in pool area. Do not dive into pool. No water games. No "Marco Polo".
3. All guests must be accompanied in the pool area by a resident host. Number of guests per household is limited to four (4).
4. No play equipment allowed. No toys, air or Styrofoam mattresses. No skateboards. NO GLASS OR ALCOHOL, PLEASE.



**South Coast Water District**

The SCWD has announced there is a Level 2 Water Shortage. Customers *must* repair leaks, breaks and malfunctions within three (3) business days. ***Landscape irrigation shall be limited to three (3) days per week from April to October*** and will potentially reduce to no more than one (1) day per week from November to March. Plant containers, trees, shrubs, and vegetable gardens may be watered for additional days using *only* drip irrigation or hand watering with a hose equipped with a Positive Self-Closing Nozzle. ***Watering, or irrigating, is prohibited between 9:00 a.m. and 5:00 p.m.*** (this applies to lawns, landscaping, and all other vegetated areas). ***Watering, or irrigating, with a device or irrigation system, is limited to no more than 10 minutes per valve per cycle. Outdoor watering CANNOT result in runoff.*** The application of Potable Water to outdoor landscapes shall not cause runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures.

With these restrictions in place, this will begin to affect the turf and other areas during the warmer weather. Please do not attempt to water common areas with water from your unit. Use a broom to clean driveways, sidewalks, and entryways as opposed to the hose. Your help in conserving water is greatly appreciated.

## 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!



### **Community Annual Garage Sale**

will be held on Saturday, September 10<sup>th</sup> from 8 AM to 2 PM. Trish Ragland will again be the Coordinator for this fun event. Please contact her at (949) 291-1774, if you have any questions.



## **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.

**CURTIS**  
management company

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

**Assistant Manager:** Cierra Flanders  
e-mail: cflanders@curtismanagement.com

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

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

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

## **SEAGULL ADVERTISEMENTS**

**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: [nadahomesearch@gmail.com](mailto:nadahomesearch@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.

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. Email Cierra Flanders at [cflanders@curtismanagement.com](mailto:cflanders@curtismanagement.com) to request a form.

**Disclaimer:** 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.