



# The Seagull

Seascape Village HOA

Issue #515

September 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**

September 2022

By Paul Delaney

We are well into summer now and I'm so pleased that the pickleball courts are so popular. As with so many things, this is a good and a not so good thing. It's great that our facilities are getting utilized, but sometimes the noise level gets up there. I would ask all pickleballers to be considerate. The tennis court rules state that only 3 guests may accompany a homeowner. As pickleball uses more courts with more players it's important that our residents respect the rules. Thank you to all players for your consideration to our residents.

The landscape committee is in the process of auditing all the sprinklers, 17,000+, in the village. They have asked that all residents remove personal potted plants from the common ground. Many of these pots either block or are placed on sprinklers. As the common ground is not an area that homeowners are permitted to landscape, this seems to be a reasonable request. Should you have potted plants, of any variety, not on your patio please move them onto your property. I understand this is something that has been allowed to get a bit out of control, but as we attempt to

comply with the South Coast Water District's request to reduce our water usage, it becomes more important that each sprinkler works at its best. I appreciate your help and attention to this.

A reminder to all - The Annual Seascape Village Garage Sale will be Saturday, September 10 from 8am to 2pm. Trish Ragland will be sponsoring and promoting this event. Thank you, Trish!

A recap of the pool rules has been included in the last couple of newsletters. I'd like to remind all pool users that dogs aren't permitted in the pool area and FOBs are not to be lent to guests/friends. The guests/friends must be accompanied by the resident and the resident must remain with their guests/friends.

While I was walking in the village I noticed some younger e-bikers. They were undecided on which way to go on Paseo Gallita, after entering from Camino Mira Costa, and, when they did decide, one of them was traveling in the on-coming traffic lane. Had there been a car coming around the corner there's a good chance the e-bike would have been in an accident. Please be aware that e-bikes, like all other bikes, are expected to follow the "rules of the road" that cars follow. The last thing anyone wants is to hit someone.

The Board has decided to install video surveillance at the main pool. There will be three cameras. One pointed at the entry gate by the spa, one pointed at the entry gate by the tennis courts, and one pointed at the FOB reader by the spa. The purpose of the cameras is to identify non-resident pool users. The video will also provide information on things like dogs in the pool area and residents who bring in excessive numbers of guests. The timetable for installation has not been established as of this writing.

Just a reminder that we have no sidewalks in the village, thus the concrete gutter is a fire lane. There is no street parking permitted in the village because the concrete areas are all fire lanes. Please work with any vendors you may use so they are aware. Your help is greatly appreciated.

## **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 fob. 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 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 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.

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### **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.



### **BEING A GOOD NEIGHBOR**

We live in a close housing community, so we need to be considerate of our neighbors and also tolerant of them. Please be conscientious of your noise level when in the pool areas, tennis courts, etc. Thank you!



## Protect Your Pets

Please ensure that proper precautions are being taken to avoid potential injury/burns to the paw pads of your pets. Find shaded or grassy areas to walk in where the hot concrete or asphalt doesn't present a risk. We love all our pets and want them and you to have a healthy and safe summer of play!

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### NATIONAL GOOD NEIGHBOR DAY September 28<sup>th</sup>

National Good Neighbor Day was created to acknowledge and celebrate the importance of a good neighbor which helps build strong communities. It is a blessing to have a good neighbor, but it is even better to BE a good neighbor. Good neighbors often become friends. They watch out for each other, lend a helping hand and are there for advice when asked.

National Good Neighbor Day is the perfect occasion to honor the people who make significant contributions to creating safer neighborhoods and stronger communities.

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#### Holiday Schedule:

Curtis Management Company will be closed for Labor Day on Monday, September 5<sup>th</sup>. If you have an emergency, please call (760) 643-2200 and follow the prompts, and you will be connected with an on-call representative who will assist you.



**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)



### **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.

## 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.