



# The Seagull

Seascape Village HOA

Issue #518

December 2022

## **BOARD OF DIRECTORS**

**Paul Delaney ~ President**

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**Katerina Saveleva ~ Director**

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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.

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## **President's Report**

December 2022

By Paul Delaney

The holiday season is upon us, and I would like to wish everyone the happiest of holidays!

Along with the holidays comes cooler weather and that's a good thing because we are no longer permitted to water our turf areas three times a week. The new rules allow us one day a week. I am pleading with everyone to please NOT water from your hose. Watering from your hose will only defeat the purpose. There is real concern that California will be running out of water. All of us pitching in will ensure that there will be a sufficient supply of water for all. Having brown grass is really a small price to pay. Water to drink and to bathe in seems far more important than green grass. Thanks to all for your cooperation.

At the October board meeting it was decided to change pool vendors. Over the last year or so there were a number of homeowners who expressed concerns about the quality of maintenance our pools were getting. We were able to locate a new vendor. His rates are in line with our current vendor and the tech assigned to us has been with the company for over 10 years. We are all hopeful this will be an upgrade for Seascape.

In early November we undertook trimming the trees in the village. Our trees look much better and are now ready for the cooler weather. When spring comes, we can expect some beautiful blossoms.

At the November board meeting the board decided to adhere to the policy outlined in the Rules and Regulations when citing and towing Excluded Vehicles: boats, trailers, campers, recreational vehicles, and motor homes. The Rules and Regulations state that these vehicles are not permitted to park overnight in the village. The first violation will result in a citation and the second violation will result in a tow. This will go into effect on January 1, 2023.

A reminder that the board will not meet in December. The next board meeting will be on the third Wednesday of January.

Happy Holidays to All!

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## **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

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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 **5 minutes**, 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. 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 Seascap 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 Seascap 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.

***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.***

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.



## **HOLIDAY DECORATIONS**

The holiday season is just around the corner. Get out those holiday decorations! Nothing cheers up a community more than bright twinkling lights and decorations by the dozens. Have fun, be creative, and as each one of us adds our share, the entire community will sparkle and shine.

Be festive and safe. Please remember that any decorations need to be placed on your lot and not in the common area. Items on common ground impair our landscaper's ability to do their job and there is also the risk of injury. I'm sure that we can agree that and no one wants to be responsible for an injury to someone else.

Keep in mind that all holiday decorations will need to be removed by the end of January.

***We need to think of ourselves  
as gifts to be given  
and to think of others  
as gifts offered to us.***

*~ John Powell*



### **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 one (1) day per week from November 1, 2022 to March 31, 2023. Watering, or***





**Community Manager:** Sheryl Sharp  
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**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)

*Kindness is the language  
which the deaf can hear  
and the blind can see.*

*~Mark Twain*

*The Board of Directors and Curtis  
Management Company would like to  
wish everyone a safe and joyous  
Holiday Season!*



## HOLIDAY SCHEDULE

Curtis Management will be closed on December 23<sup>rd</sup> and December 26<sup>th</sup>, in observance of the Christmas holiday and December 30<sup>th</sup> and January 2<sup>nd</sup> in observance of the New Year. If you have an emergency please call the normal business number, 949/245-2753 and follow the directions on the greeting.

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## SEAGULL ADVERTISEMENTS

**HELLO SEASCAPE:** I have a business where I sell CBD creams. My creams are homemade all organic therapeutic oils. These wonderful creams are used for: Arthritis, joint pain, inflammation, and muscle aches. Call me if interested in purchasing and/or just want be to educate you on the benefits of using. Each cream is 4-ounces with a cost of \$50.00. Missy (949) 422-3882

**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

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

**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.