



BOARD OF DIRECTORS

Paul Delaney ~ President

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Missy Deacon ~ Secretary

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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

October 2022

By Paul Delaney

It's almost Halloween, my how time flies! Please remember that the village CC&Rs prohibit display of items on the common ground. This includes the landscaped area along your sidewalk next to your home, the front yard, including the trees and shrubs. Items in the beds or along the sidewalks present problems for the landscapers and a trip hazard for all and prohibits landscape maintenance in other common areas. Thank you, in advance, for your attention in this.

The board has posted hours for pickleball. The noise associated with pickleball has been an issue for the residents living around the courts. Hours for pickleball are 8:30am-6:00pm. Please respect this timeframe. Also, the Tennis Rules apply to pickleball as well. Both the new hours and the Tennis Rules are posted in the courts. The gate has been left ajar and this is unacceptable. The gates must remain closed at all times, except when entering or exiting the courts. Please do not leave the gate ajar. When a gate is left ajar, the new fob system sends a signal alert

that there is a problem with that gate.

Soto has finished our latest landscaping modification. The area in front of the clubhouse has been converted to water friendly landscaping. This is the last project that we were able to do with the assistance of The Metropolitan Water District and South Coast Water District rebates. We are looking forward to converting additional areas as full rebates become available.

I'd like to thank Mike Koljan, Marcelino Lomeli and the entire landscape committee for the time and effort they are putting forward to check every sprinkler in the village. That's over 17,000 sprinklers! They have been doing an audit that began a couple of months ago. Rick Riccobono, the board liaison, along with other members walk with Luis, the irrigation specialist, from Soto. They go to an area, Luis turns on the sprinklers and the committee members run to the sprinklers to make adjustments. Broken heads are replaced as needed and some sprinklers are turned off because they are just creating runoff. It looks like this process will be completed by the end of the year. I am so grateful for the time and effort these residents are putting into this project.

The Board continues to do all we can to secure Pool #1. After replacing the aging vinyl fence with a more secure aluminum fencing, we have added security mesh at the top of the entry gates and guards over the handles. You may have noticed the new plant material around the pool area. This was installed as a deterrent to anyone trying to climb over and gain entry.

I am, once again, making a plea that all residents be aware of water usage. Some residents are trying to compensate for the irrigation watering that has been reduced. This is counterproductive. Please do not water the common area. Car washing is another issue. The South Coast Water District reminds all of us that any water and detergent used to wash your car (or anything else in your driveway) ultimately ends up on our oceans. Please be kind to our oceans and environment.

It is worth noting that some of the grassy areas are going to get very brown. We have a variety of grasses throughout the village. The thick grass is kikuyu, and we are currently letting it grow longer. It will retain its color long after the other varieties of grass. Please do not water the common area lawns. The association could be fined if South Coast Water District witnesses watering of the common areas with hoses.

Just a reminder, the guest parking areas are for guests. Sometimes residents have a need to park in these areas for a period of time, but these areas should not be used for long-term, all-day parking.

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 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, 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, 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.

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 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) We will NOT use your address for anything but association related information and we would NEVER sell your information.

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.



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!

HALLOWEEN



The most popular day of October, in the eyes of young individuals, has to be the last day – Halloween. With the princesses, ghosts and goblins out and about, please be extra cautious when driving:

1. Slow down and be especially alert in residential neighborhoods. Young individuals are excited on Halloween and may move in unpredictable ways.
2. Popular trick-or-treating hours are 5:30 p.m. to 9:30 p.m. so be especially alert for young individuals during those hours.



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

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

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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 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 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 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.