

BOARD OF DIRECTORS

Paul Delaney ~ President
949-422-0960

Carolyn Novotny ~ Treasurer
949-276-4946

Rick Riccobono ~ Vice President
949-304-4040

Missy Deacon ~ Secretary
949-422-3882

Katerina Saveleva ~ Director
978-985-5250

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.

President's Report

March 2023

By Paul Delaney

Spring is just around the corner. Our village is starting to bloom, thanks to the rain we have had over the winter. The landscaping contractor continues to do an outstanding job maintaining our village. Thank you crew and Joe Soto.

As the weather warms up, usage of our tennis/pickleball courts will probably increase. Please remember that a resident is permitted only 3 guests when using the courts. It seems there are residents who invite more than 3 guests. As a result, other residents don't have access to the courts. Please be aware of others and be courteous. We are all neighbors, and these are village amenities meant to be used by our residents. One more thing to remember: pickleball may only be played until 6pm.

We have encountered some issues with the hot tub/spa at the main pool. When using the hot tub/spa please do not put anything in the water. We are having a problem with the water turning green and getting bubbly. Our

pool vendor is telling us this is because bath soaps, commonly called bath-bombs, are being introduced into the water. If you have been doing this, please resist the temptation to do it going forward. It also helps to make sure you are showering before entering the pool/spa to remove soap/oil/lotions etc. In order for us to get this properly resolved, we need to empty the hot tub/spa and then refill it. This wastes water and puts the hot tub/spa out of commission for two days. Thanks for your awareness regarding bath soaps in the hot tub/spa.

I have received a number of emails regarding dogs in the village being walked off leash. Please remember that our governing documents require all dogs to be leashed at all times. The County of Orange also requires dogs to be on leashes when in public areas. Also please remember to scoop that poop!

The landscapers are noticing many areas in the village with walkway lights in the common area grass. These solar lights present an issue for the landscapers. They are unable to mow near the walkways and the string trimmers will damage your lights. Please find another way to utilize these lights so that they do not impede the progress of the landscaping team.

The village can always use more help. Please consider volunteering for a committee. We currently have four committees. Two of them are only staffed with one person. If you are interested in volunteering, please contact Cierra at Curtis Management.

We have many walkers in our village and some of them walk after dark. With there being no sidewalks in the village, they must walk in the street. When trash cans are out on Monday night or overnight on Tuesday, our narrow streets become hazardous to the walkers. Two passing cars barely have enough room without a walker if trash cans are on both sides of the street. I think everyone knows that trash cans are only permitted to be out on Tuesdays (I am aware the green can sometimes doesn't get picked up and it may remain on the street). Please help protect all residents by only having cans out on Tuesdays.



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 **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, 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.



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 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.



***We do not inherit the earth
from our ancestors;
we borrow it from our children.***

~ Native American Proverb

ASSOCIATION DUES

As a courtesy, a billing statement is mailed to each homeowner every month. Unfortunately, we cannot guarantee that the statement actually gets to you. Please remember the assessments increased January 1, 2023 to \$440.00 per month. Homeowners are encouraged to set up a monthly reminder to pay this bill each month. If you pay your bill through an online service, please make sure you update the amount. You may also set up automatic payment drafting through Curtis Management at no cost to have your payment drafted each month on the 10th. If you are interested, please visit the Curtis website to electronically submit your auto debit form or to download a form to send in.



*The earth is what
we all have in common.*

~ Wendell Berry



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

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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 to be educated 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 dollars for your home. Free staging is also included if you require. 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

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 to request a form.