

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
July 2023

By Paul Delaney

Pickleball continues to be popular with our residents. It's great that our courts are getting used and enjoyed. If you are a pickleballer or a tennis player, please DO NOT allow the gate to remain unsecured. Our insurance carrier asks that we keep all access to our facilities secured at all times, except when someone is coming or going. Your cooperation is greatly appreciated.

We have had some vandalism in the village over the last month or so. Calling the sheriff is the best way for us to reduce this type of behavior. If you see something, please call the Orange County Sheriff's Office 949-770-6011.

We are starting the process of gathering proposals to repaint our village. As we go forward with this process just a reminder that if there are items on your building, they will need to be removed before the painters get to

your home. There will be more mailers and reminders about this as we get closer to the actual painting, but now might be a good time to start your planning. Should items not be removed, in the past, the painting vendor charged a fee to either remove them or attempt to paint around them.

To all the new homeowners and residents, welcome to Seascape Village. This is a great place to live. If you are a homeowner, we encourage you to get involved. Our Board meetings are on the third Wednesday of each month at 6:00 pm in the clubhouse. Come by and see what opportunities are available.

Landscape Committee

The Committee Members are as follows:

Mike Koljan - Chairperson
koljamr@gmail.com

Marcelino Lomeli – Co-Chair & Flamenco Loop Leader
zpark1@cox.net

Jean Ruiz - Gallita Loop Leader
seascape301@outlook.com

Donna Ferguson – Halcon Loop Leader
mzdonna29@cox.net



*I like to see a man
proud
of the place in which
he lives.*

*I like to see a man live
so that his place will be proud of him.*

~ Abraham Lincoln

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 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) 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 April 1, 2023 to October 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.

***May we think of freedom,
not as the right to do as we please,
but the opportunity to do what is right.***

~ Peter Marshall

**CURTIS MANAGEMENT
HOLIDAY SCHEDULE**

Curtis Management will be closed on Tuesday, July 4th in honor of Independence Day. If you have an emergency, please call the normal business number, 949-245-2753, follow the directions on the greeting and report your emergency to the answering service.



Please note that fireworks are illegal in San Clemente County as well as our private streets.

Have a safe and Happy 4th of July!



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.



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

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SEAGULL ADVERTISEMENTS

FREE POTTERY BARN DECK BOX Free to good home. 52" x 26" x 24"H. On wheels. Good condition. Seat cushion and cover included. To view: 714-315-4547 or jj0719@cox.net.

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

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 Seascope. Please call with any questions regarding PURCHASE, SALES AND LEASES. 949-291-1774 or email Trishragland@gmail.com DRE#01195232

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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.

LOST AND FOUND. Please call management if you lose something at the pool.

Ads in the Seagull are charged \$5/month for residents / \$15/month non-residents. **Please make your check payable to Seascope Village.** Non-business ads for residents for sale, lost/found etc., free. Email Cierra Flanders at cflanders@curtismanagement.com to request a form.