

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 May 2023

By Paul Delaney

This is such a beautiful time of year here in Seascape. The slopes are full of color as the ice plant blooms. Summer is right around the corner.

Our landscaping contractor is asking for your assistance. The crew mows our lawns on Thursdays and Friday each week in the summer. In order for Soto to do a good job all cars must be out of driveways. The crew can't properly trim with a vehicle in the driveway and there is always a chance something might get thrown up and damage your vehicle. As always, I appreciate your help with this, and I thank you for being willing to assist the landscaping team.

Last month the board voted to have the pool mastic replaced. This is the compound between the joints of the concrete on the pool decks. AquaPure will be performing this maintenance June 12-14. All pools will be closed for three days beginning on June 12th. The pools will reopen on June 15.

It looks like some of the bad things that are happening in our world are becoming part of our lives. In the last two weeks we have had two residents who were subjected to criminal activity. One incident happened in the Sprout's shopping center. The process, as I understand it, was that someone attempted to vandalize a vehicle, as a distraction, and someone else attempted to take a wallet. The message here is to be aware of your surroundings when you are out in public areas.

The other incident was a catalytic converter theft. A car was parked in the driveway overnight and when the resident came out in the morning, they found the catalytic converter had been stolen. This is a very common occurrence currently. Some vehicles are targeted because of the amount of precious metals in the catalytic converter. Again, please be aware.

I find it so disheartening that we are in a time when these things are happening right here in our village, or very close by. Please be certain to protect yourself and your property at all times.

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



*"Some people don't believe in heroes,
but they haven't met my dad."*

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 three (3) days 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 may continue 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.

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.

PET CORNER ❁ ❁ ❁ ❁ ❁

Ownership of a pet in a community environment carries its responsibilities. Rules must be followed for the fairness of ALL residents (pet owners AND non-pet owners). Please be a responsible pet owner and adhere to the Association's pet rules.

- Pets are not allowed in the pool or spa area.
- No dog shall enter the Common Area except while on a leash which is held by a person capable of controlling such dog.
- Owners shall prevent their pets from soiling any portion of the Common Areas, or other Association property and shall be fully responsible for cleaning up after their pet and properly disposing the waste in your trash container (not your neighbor's trash receptacle that may be out for pick-up).
- Pet owners shall be responsible for any damage caused to the common area by their pet.

POOL RULES

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, PLEASE.

(Review the full Rules at www.seascapevillage.net.)

SUMMER VACATIONS



We are a community.

We should be willing to help each other out.

If you are going out of town for any length of time, it is a good idea to let a neighbor know so they can keep an eye on your home while you are away. They can make sure that any flyers or newspapers left at your door are removed so it is not obvious to possible burglars that you are away. It is also good practice to leave an emergency contact number with a trusted neighbor so they can contact you in the event of an emergency.

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 be to educate you 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: 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 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.

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 Seascape Village.** Non-business ads for residents for sale, lost/found etc., free. Email Cierra Flanders at cflanders@curtismanagement.com to request a form.

CURTIS
management company

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

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.