



The SCS Newsletter

South Coast Shores HOA: August 2025



If you are not getting the deliveries you expect,
see page 3 for info that might help...

President's Message

Unfortunately there was a break-in to a vehicle this month onsite. Although we live in a relatively safe area, we are subject to our surroundings. Please make sure that you lock your vehicle and do not leave valuables in untended vehicles, especially at night.

It is that time again...We will hold our Annual General Election Meeting on September 25 beginning at 6pm in the Clubhouse.

Ballots will be mailed to all homeowners to arrive around August 25th, so please keep an eye out for them. We have 3 board positions in this election cycle with 3 incumbents running for reelection, so you have 3 votes to cast in this election. For an election to be official we need to receive a majority of the 182 ballots back for a quorum. If we do not do so the meeting will have to be rescheduled which would result in an unnecessary cost to SCS. So please return your ballot promptly, and we will try to get an onsite location for you to use also, to make it more convenient.



Vince Salvati, President SCSHOA at Southcoast2003@gmail.com

At the Last Board Meeting

On July 24, 2025: In accordance with Civil Code §4920, notice of the meeting and the agenda was posted on the bulletin board at least four days in advance of the General Session of the Board of Directors held on the above date at the Association clubhouse. And in accordance with State Statute the homeowners present were given an opportunity to address the Board of Directors. There was no homeowner attendance and no subjects were brought up at this meeting.

The HOA BOD committee heads for Architectural, Landscape, Clubhouse, Well/Mechanical, Trash/Recycling, Parking, Lighting, and Pool/Spa gave verbal reports to the board.

The Board reviewed two proposals for required financial services. A motion was made, seconded, and unanimously carried to ACCEPT the proposal to prepare the audit and tax returns for fiscal year-ended 06/30/24 from Inouye Shively Klatt & McCorvey, CPA.

The Board reviewed the correspondence from homeowner Joella White dated 7/11/25 asking to be placed on the July Agenda to discuss future, possible SCS "Kid Activities" that she might run with the Board/Association. She was not present at the meeting, so we look forward to a future meeting.

A motion was made, seconded, and unanimously carried to TABLE the discussions of the proposals pending discussing any repairs or compensation by the City on perimeter wall along Wakeham Place. Estimates have been received to repair the tree-growth damaged slumpstone wall and would be forwarded to the city.

The Board reviewed three proposals for a new Janitorial Service to start Monday, August 4, 2025. A motion was made, seconded, and unanimously carried to APPROVE the proposal from Personal Touch Services (PTC) for routine weekly Janitorial Services for the Pool/Clubhouse/Bridge in front of clubhouse for a cost of \$969.92 a month to be paid from Operating G/L – Janitorial Contract.



New Janitorial Vendor has started in August

Our new janitorial service for the clubhouse and the pool/spa area is Personal Touch Services (PTC) coming in at a slightly better cost than our previous maintenance vendor. PTC is the largest provider of cleaning and maintenance services to homeowner associations in Southern California.

Several board members met with PTC's management for an on boarding in late July to make sure our particular needs are understood.

If you notice any problems with service please let our clubhouse chairperson, Freddie Troy, know about them. And remember, Freddie is also the board member to contact for clubhouse reservations, too. Summer reservations are filling up fast! (Contacts page is last page of newsletter.)



The next meeting of the Board of Directors will be August 28th, 2025

General Session at 7:00, at the SCS Clubhouse, Open for resident attendance.

(Closed Board Executive Directors Session starts at 6:30)

Click [HERE](http://www.southcoastshores.info/) to link directly to full board minutes and all financial reports and HOA forms, now at www.southcoastshores.info/

Getting your mail and deliveries at SCS can sometimes be a scavenger hunt...here is some helpful advice:

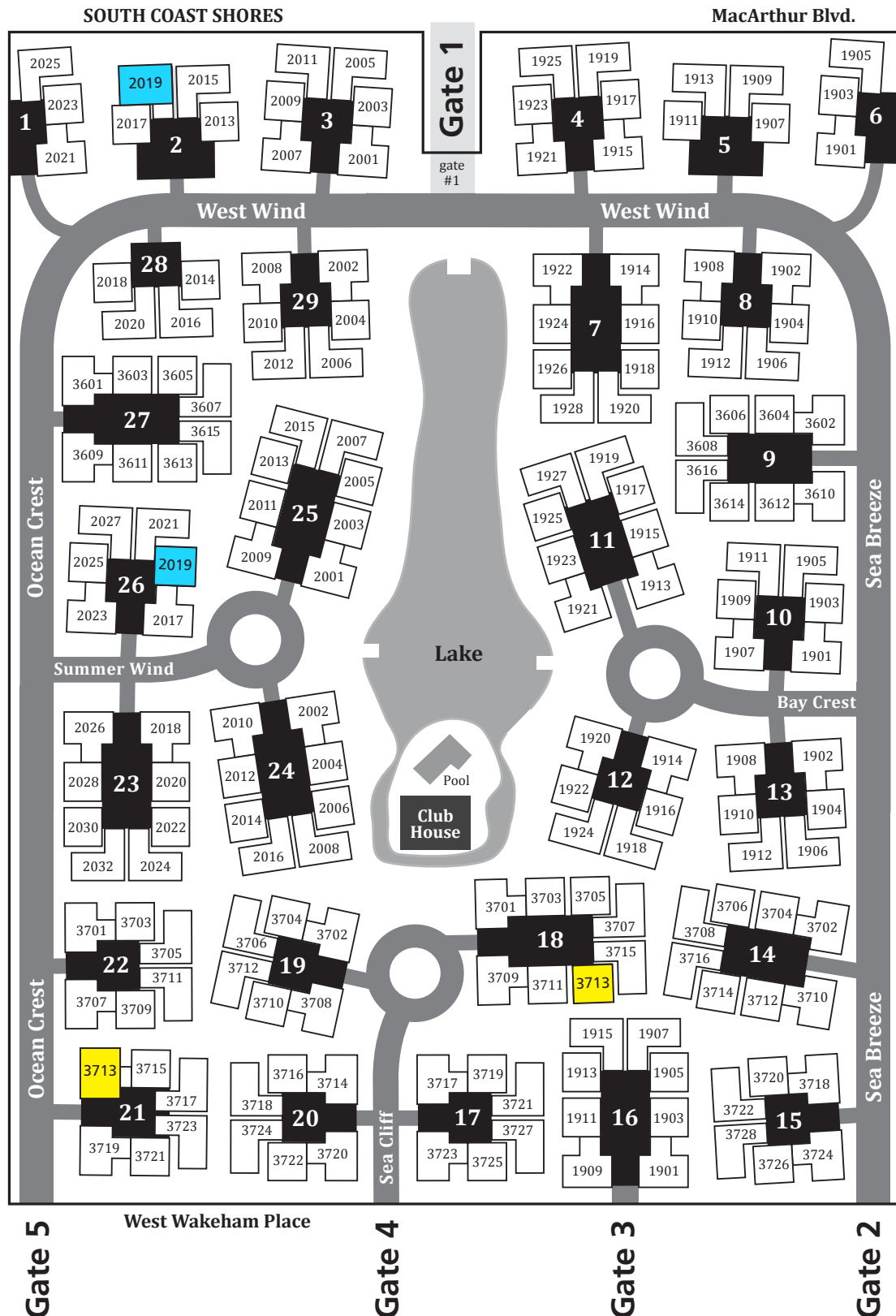
The city numbered some of our SCS homes with some pretty hard-to-understand logic. Plus, with the numbering in a 'circle' in each garage court, even and odd numbers across the street from each garage court and some houses not having the street name that it faces are some of the problems we face in giving directions to our homes. But knowing all our street names (there are only six) and the location of other homes with the **same address number as your house** can make all the difference.

First, know that there is at least one other house with the same **number** as your house, and newer delivery people can take the easy way out after spotting the right 'number' after a short search without looking for street name signs. See map at right with some 'numbers' that are the same for different street names, for example: (yellow) **3713** on both streets Ocean Crest and Sea Cliff, and (blue) **2019** on both West Wind and Summer Wind. Then, next step, you need to meet the neighbor with the same house number or drop off a note with your phone number, to them so you can 'exchange' deliveries when there is a misdelivery to the wrong street. **Your neighbor will really appreciate your effort and you can return the favor, and get more of your deliveries on time!**

Knowing which **Gate** to enter from Wakeham Place can make a big difference if you are giving instructions for deliveries, too. See map. (Note: gate 3 does NOT allow entry to the rest of SCS!)

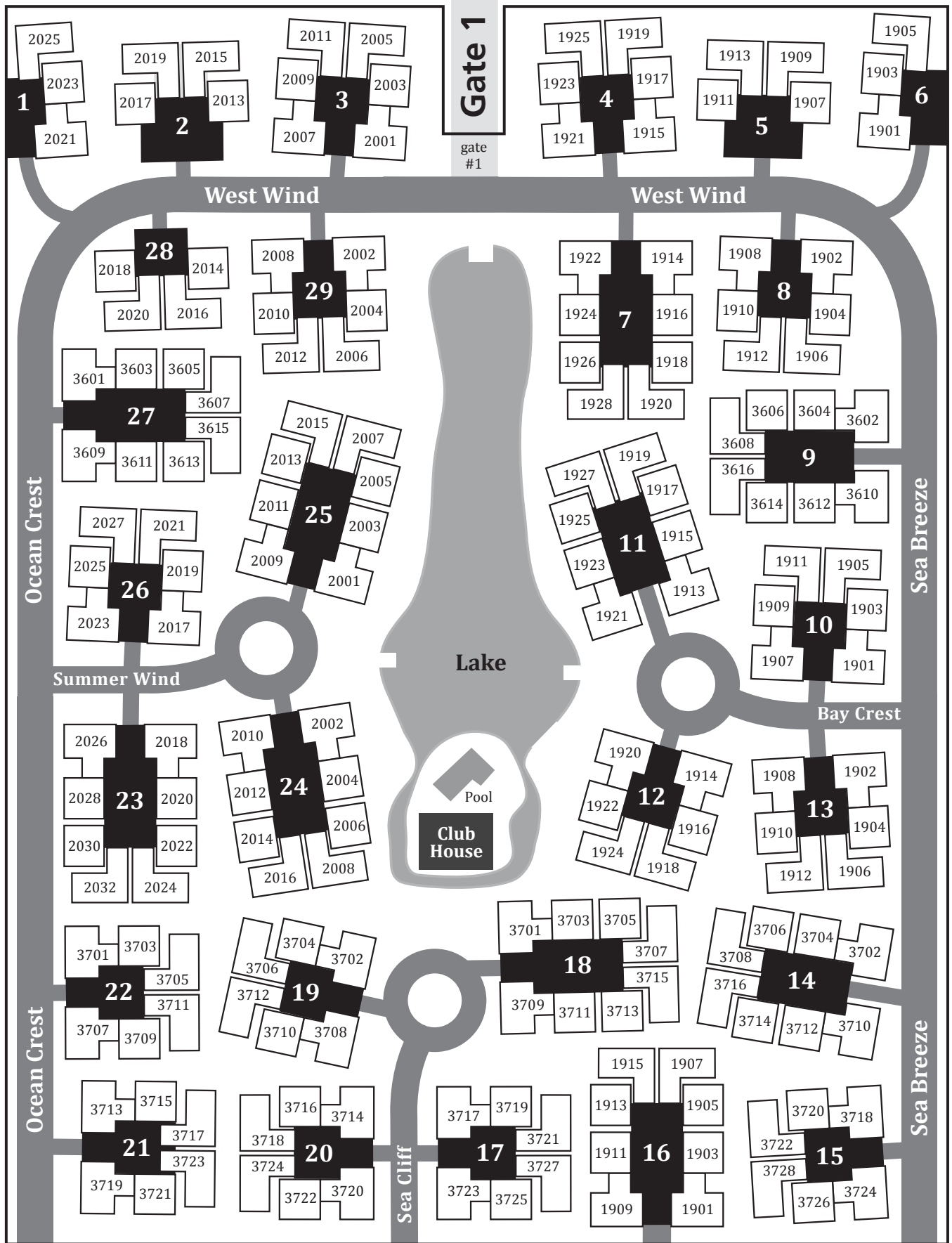
See numbers at right, and note the numbers are posted on the outside of the gates!

Printing out the next page's full size map is super helpful, also, to keep notes on and give out for directions!



SOUTH COAST SHORES

MacArthur Blvd.



Gate 1

gate #1

West Wind

West Wind

Ocean Crest

Sea Breeze

Summer Wind

Bay Crest

Lake

Pool

Club House

Ocean Crest

Sea Breeze

Sea Cliff

West Wakeham Place

Gate 5

Gate 4

Gate 3

Gate 2

Saying goodbye to my beloved, my Tom

From Teri Phipps



He was my champion, supporter, encourager, and so very much more! His joy was making me happy, and mine was his—yet we gave each other the freedom to be what we do best. He had been sick for 6 years, and got worse in January when he had Pancreatic Cancer surgery, altho they said they got it all out. In March he got a para antivirus which weakened him further, and by June he went to skilled nursing from the hospital and was there for 6 weeks on a pic line with antibiotics, but only grew weaker. On July 24th we put him on hospice care and on July 25th he passed away. The family has been there thru it all with me. I am so grateful for this wonderful man and my family.

We will celebrate the life of an amazing man of God who never wavered in his focus to tell others about his Lord & Savior Jesus. There will be a memorial at the Lighthouse Community Church at Santa Ana & Magnolia (301 Magnolia Street) in Costa Mesa, 92627 on Saturday, October 4th at 11am, followed by a reception. All are welcome to be there with me as this community has been more than somewhere to live—it has been a community of loving, supportive people for 20 years, for us. We love it so much & never wanted to be anywhere else. Giant Thank Yous to all our wonderful SCS neighbors for helping me navigate this difficult time of my life. 💜



A NEW fisher seen on the lake...



...and this one is very large and just spotted this month sitting at the very tops of our pines around our lake looking for dinner!

Unique among North American raptors for its diet of live fish and ability to dive into water to catch them, **Ospreys** are common sights soaring over our shorelines, patrolling waterways, and standing on their huge stick nests, white heads gleaming. These big birds (with a length of

22-25 inches, a wingspan of 4.5-6 feet, and a weight of approximately 4 pounds) rangy hawks do well around humans and have rebounded in numbers following the ban on the pesticide DDT.

Hunting Ospreys are a picture of concentration, diving with feet outstretched and yellow eyes sighting straight along their talons. It is a sight to see when they dive into our lake.

Cool Facts about these birds:

✚ The osprey dines almost exclusively on live fish, often catching its meals by hovering over the water at an altitude of 50 to 200 feet, then diving feet first into the water to catch its prey. The osprey's feet are uniquely adapted to "air fishing." Each osprey foot has a reversible front toe, as well as barbs (called spicules), which help it hold onto a slippery fish in flight. Normally an osprey will aerodynamically position a fish headfirst in its talons before it returns to the nest. Ospreys are really excellent anglers. Over several studies, Ospreys caught fish on at least 1 in every 4 dives, with success rates sometimes as high as 70 percent. The average time they spent hunting before making a catch was about 12 minutes—something to think about next time you throw your line in the water.

✚ An Osprey may log more than 160,000 migration miles during its 15-to-20-year lifetime. Scientists track Ospreys by strapping lightweight satellite transmitters to the birds' backs. The devices pinpoint an Osprey's location to within a few hundred yards and last for 2-3 years. During 13 days in 2008, one Osprey flew 2,700 miles—from Martha's Vineyard, Massachusetts, to French Guiana, South America.



Microwaving Corn on the Cob

This is the height of the corn season and if you have never tried cooking this way... In a microwave, corn steams to wonderful, juicy sweetness in minutes without heating up the kitchen. The husks trap the vegetable's natural moisture, and the silks slip off easily after being zapped. (In fact, this method is great for shucking corn quickly. You can microwave the corn for just a minute or so, until the husks and silks come off easily, then finish cooking the ears on the grill if you want.)

Microwaving corn is ideal when you're preparing just an ear or two, but you can microwave as many as can fit in a single layer in your microwave at one time. You'll just have to cook them longer, about 4 minutes for two ears and 5 minutes for three (Times vary per microwave wattage, of course).

When it comes to sweet corn, its flavor can dilute quickly. For this reason, you should only purchase corn on the cob the day you plan to eat it — or very shortly before, for the very BEST flavor. Yummmm!



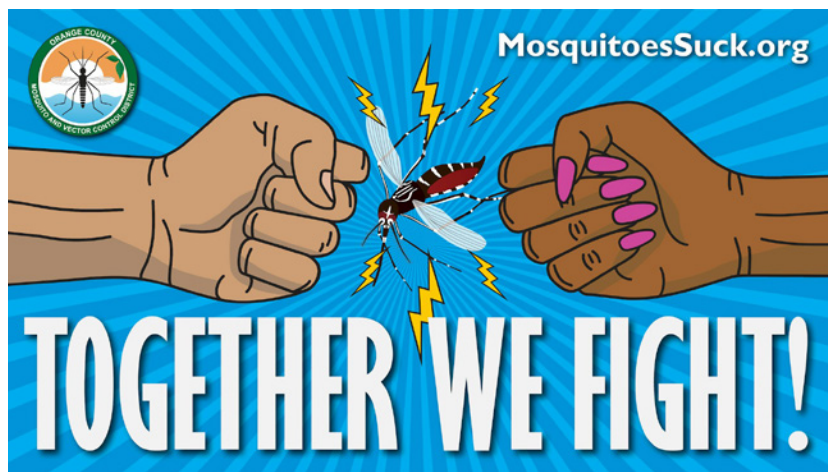
Landscape News

By Maurizio Bertoldi, Landscape Co-Committee Chair
info@southcoastshores.info or 714-206-2109

The Ultimate Summer Mosquito Source Checklist!

Those awful bugs aren't buggin' badly yet, but it is so hot outside now it's time to be get prepared and be extra smart about mosquito prevention! It does take a whole community to be working 'best practices' to keep down the mosquito populations for ALL of us. Mosquitos are in the news now and these creepy bugs can spread a number of scary diseases. Our yearly reminder: The BEST way to reduce mosquito breeding at SCS is to limit the number of potential sources. Check your home to see how many of these breeding sites you have around your house. If standing water is found, remove the water, or remove the source. If the source is not removed, check weekly for standing water to prevent mosquito breeding.

Use this checklist to eliminate all the places that mosquitoes can breed around and outside your home. Remain vigilant and keep containers free of standing water.



COMMON HOUSEHOLD ITEMS:

- Any container capable of holding water at least 1/4" deep: Throw away, turn over, empty once a week or drill holes in the bottom.
- Buckets, watering cans, drinking glasses, styrofoam cups, bottle caps, and other trash: Store inside or turn over. If trash, throw away.
- Pet water bowls: Rinse out weekly.
- Potted plant saucers: Remove them, empty them, flush them out with a hose weekly, or place fine aquarium gravel in them to stop breeding.
- Tarps or other plastic covers, flexible sandbox covers: Drain water trapped in folds and arrange so that water runs off.
- Garbage cans, recycling bins, and upturned garbage can lids: Keep cans covered or drill holes in bottom. Keep lid on can or turned so that any water runs off.

BUILDING & STRUCTURES:

- Dripping outdoor faucets/hoses and window air conditioners: If puddling occurs, repair faucet. Place rocks under window air conditioner to ensure water runs off or fill holes with dirt.
- Hollow fence posts without caps: Put caps on open chain link or plastic fence posts.
- Kid's playground equipment: Be sure that water drains off any indentations or holes.
- Under decks, porches, or raised structures: Cover with fine mesh screening.

AROUND THE PATIO / GARDEN:

- Base of patio umbrella or portable basketball stand: Fill with sand or, if filled with water, be sure to screw plug on tight. Keep water out of any depressions on stand.



Remember, "If you breed them, you feed them," meaning that if their breeding habitat is in your patio, they are likely to find and feed on you first!

—Continued on next page

- Bird baths: Dump out once a week or flush out with garden hose.
- Bromeliads (plants that hold water): Turn plant over to dump water. For plants too large to turn over, flush out cavities with garden hose once a week. Discard or remove from landscaping if possible.
- Outdoor grills: Keep covered. Be sure vent is closed also if you are hosing the grill off or watering the patio.
- Plastic sheeting in gardens to prevent weeds: Use landscape cloth that will allow water to pass through instead of plastic sheets that hold water.

CHILDREN’S TOYS:

- Portable basketball hoops: Make sure caps for water fill holes are in place; replace if lost.
- Kiddie pools: Empty or change water in kiddie pools every 5-7 days. Store indoors or turn them over when not in use.
- Sand boxes: Drill small drainage holes on the bottom of the sand box.
- Deflated toys: Drain off water, dry out, and store indoors when not in use.

INSIDE THE HOME:

- Flower vase with floral arrangements: Replace water every few days. Scrub interior of vase to eliminate any eggs.
- Pet water bowls: Rinse out once a week.
- Potted plants with saucers: Empty saucers once a week or remove saucers from under plants.
- Small, decorative fountains or water features: Maintain in operational condition or drain entirely.
- Toilet bowl brush holder: Drain water collected on the bottom of container weekly.
- Under kitchen/bathroom sinks: Keep space beneath sink free of damp or pipe leaks.



How SCSavvy are you?

Lived here a long time or are you a SCS newbie? Test your SCS street-smarts with these ten questions about where you live. The answers are helpful to living in our little community. Answers in blue at right, no cheating!!

- 1. What color are the fire hydrants in SCS?**
- 2. Where is the nearest one located to your home?**
- 3. What is the vehicle speed limit in SCS?**
- 4. What are the ‘Governing Documents’ for SCS?**
Name each one.
- 5. How many homes exist in SCS?**
- 6. How many gates allow vehicle access to SCS?**
- 7. What is the non-emergency number for SAPD?**
- 8. What is the cost to rent the SCS clubhouse?**
- 9. What times of the day is the pool/spa complex open?**
- 10. What are the rules regarding fishing, in the lake?**

1. Our SCS fire hydrants are white. **2.** Time to get outside and take a look! It's important to know the location of the nearest fire hydrant in case of emergency **3.** SCS speed limit is 15 MPH. **4.** Most important 'Governing Documents' are our CC&Rs and our Rules and Regulations (R&Rs). Most all of your questions can be answered in the R&Rs—need a copy? go to www.southcoastshores.info and download. **5.** We have 182 homes. **6.** We have five vehicle access gates, one on MacArthur and four on Wakeham Place. *Note: Gate 3 doesn't let you into the rest of SCS, it is just for one garage court only.* **7.** 714-834-4211—Put it in your phone, just to be safe! **8.** It's \$150 to rent clubhouse now, with a security deposit of \$500 required. **9.** Pool/Spa is open: 6am–10pm, Please don't stay later, as area is patrolled by Patrol Masters. **10.** There is NO fishing allowed except as granted by the board for special purposes, like reducing catfish populations.

Please join our community SCS Facebook page

A 'neighbor' page has been setup for SCS residents (only!) and you are invited to join! Anyone in our group is able to post announcements, news and other subjects of interest to our residents joined on this FB page.

Search 'South Coast Shores' in your Facebook search bar and request to join or click the link below.

<https://www.facebook.com/groups/408111792989992>

Jowanna Cannon is administrator of the FB page (jbashout@yahoo.com)

The SCS Website is www.southcoastshores.info

Just click on MEMBER in the upper right corner and you can read minutes of past meetings, see agendas of upcoming Board of Directors Meetings, review the monthly financial report, and get SCS application forms for architectural and landscape improvements, a map, Rules & Regs, and much more.

Have a Homeowner Issue or Question? Here is your SCS Contact List:

Optimum Professional Property Management:

230 Commerce #250, Irvine, CA 92602 Website: www.optimumpm.com

Office: 714-508-9070 / Fax: 714-665-3000

Office Hours: 8:00am. to 5:00pm. Monday-Friday

Optimum's After-Hour On Call Service: 714-741-2685

Our Certified Community Association Manager:

Christian Long, CMCA, Ext. 305, E-mail: clong@optimumpm.com

Assessment Billing/Collections: (Billing/Account Payments, Delinquency Matters) Ext. 1, E-mail: billing@optimumpm.com

Escrow Department: (Escrow Demands, Requests for Documents) Ext. 2, E-mail: escrow@optimumpm.com

Maintenance Department: (Common Area Maintenance/Pool-Spa/Keys, etc.) 714-508-9070, Option 3 For E-mail: Maintenance@optimumpm.com

Administrative Assistant: (ARCHITECTURAL APPLICATIONS/Forms/etc.) go to Owner Portal at <https://portal.optimumpm.com>, or E-mail: communication@optimumpm.com or call: 714-508-9070 and select option 5 for Member Services

Emergencies: things must be handled immediately such as gates non-working, or broken water lines, etc, can be sent by email to Maintenance@Optimumpm.com or you can call 714-508-9070 and press Option 3

Santa Ana Police Department: 714-834-4211 (non-emergency)

HOA Liability/Fire Insurance: As of July 1st 2025:

LaBarre/Oksnee Agency Inc: 800-698-0711, Fax: 949-588-1275

Do you have a specific SCS question about:

Parking Issues & Clubhouse Rental:

Call Freddie Troy at 949-533-9951 (cell now) or freddiemillert@aol.com.
Don't ignore a citation on your car!

Trash/Recycle/Food & Yard Waste Bins or Pickup for Bulky Items:

Email questions to Susan Todd at sutztodd@me.com —Republic Services
Bulky Pickup number: 657-467-6220

**Landscape and Architectural/Roof
Changes:** Contact Maurizio Bertoldi for questions, 714-206-2109 or email any ? to info@southcoastshores.info

Patrol Masters: 877-648-0602
or www.patrolmasters.com

(To safe-list cars for visitors and other parking issues) Note: All parking variance requests must go to Freddie Troy at freddiemillert@aol.com, the BOD parking committee head, not directly to Patrol Masters. **Please email Freddie with any questions.**

Your SCS Board of Directors:

President: Vincent Salvati, 718-974-2305, southcoast2003@gmail.com

Vice President: Susan Todd, 714-957-6833 (landline, no text), sutztodd@me.com

Secretary: Freddie Troy, 949-533-9951 (cell now), freddiemillert@aol.com

Treasurer: Jowanna Cannon, 310-266-9984, jbashout@yahoo.com

At Large: Maurizio Bertoldi, 714-206-2109, info@southcoastshores.info

At Large: Tony Lonia, tjlonia@yahoo.com

At Large: Manny Monreal, mmonreal55@yahoo.com