



The SCS Newsletter

South Coast Shores HOA: March 2026



Our Lake fountain is in the process of getting a new motor now... hopefully it will be back spraying for us soon!

President's Message

Happy belated St. Patrick's Day to all our Irish residents and those of us who were Irish for a day. And, my best for your Easter celebration, coming up so soon.

We have finalized the selection of the garage courts to be repaved in this cycle and are in the process of scheduling the work. We are doing six of the worst as the level of deterioration seems to be accelerating. This will bring us up to thirteen repaved, leaving sixteen to be done. Hopefully we will be able to complete this project within the next three years, finances allowing (see page 6 for more info).

Work continues on renewal of our geese removal permit with the US Fish and Wildlife department. There has been a noticeable increase in the number of geese visiting in the morning and leaving at dusk. The breeding season is underway and the geese

will be looking to nest. They are particularly attracted to roofs—especially around chimneys—where debris has collected around the lake. Please remember to keep your roof clear of leaves and pine straw as these are very inviting for the geese (see page 4 for more info).



Vince Salvati, President SCSHOA
at Southcoast2003@gmail.com

At the Last Board Meeting

On February 26, 2026: 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. In accordance with California Civil Code §4925(b), the Board of Directors provided homeowners in attendance the opportunity to address the Board during the open forum portion of the meeting whether or not the item is on the meeting agenda. Homeowners attending inquired about opening the pool sooner this year, as they did at the last board 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.

An additional verbal report was given by the Pool Committee. A motion was made, seconded, and unanimously carried to APPROVE heating the pool earlier in the season to begin March 15, 2026 because of many homeowner requests received.

The Board APPROVED proposals from Relentless Land Care: proposal #6879E 02/20/26 to install 150 yards of 02 mulch across the property for \$15,750.00 to be paid from Operating G/L #60540 (Landscape: Mulch); and APPROVED proposal #1224171 from Tree Pros Inc. dated 01/26/26 for winter trimming of 51 seasonal specific trees (mostly Pines) throughout the association for \$19,318.25 to be paid from Operating G/L #61100 (Tree Trimming).

The Board DENIED the request of 3724 S. Sea Breeze dated 02/03/26 for reimbursement from the Association to repair the plumbing at 3724 S. Sea Breeze in the amount of \$425.00 since it was determined that this repair was homeowner responsibility. Furthermore, the Association is in the process of reimbursing this homeowner for plumbing repairs that were determined to be Association responsibility in the amount of \$250.00 and servicing the main line sewer in the area to improve function.

The Board APPROVED proposal #235357-01 from Severson Plumbing dated 02/16/26 to repair an underground water main leak at 3715 S. Ocean Crest for \$2,735.00 to be paid from Operating G/L #70600 (Common Area Maintenance).

The Board APPROVED the proposal from Patio Place to re-strap 6 chaises for no higher than \$2,400.00 to be paid from Operating G/L #70600 (Common Area Maintenance). New umbrellas were reported to be needed also.

The Board TABLED the internet/hot spot options required for pool maintenance to the March 2026 board meeting pending further review of different equipment and proposed locations of installation.

The Board APPROVED the proposal from City Service Paving dated 02/24/26 to repave 6 of our worse condition courtyards' asphalt for \$68,750.00 to be paid in four payments from Reserves G/L #33600 (General Reserves). The asphalt vendor makes the recommendation list on surfaces needing refurbishing based on assessed condition during a yearly inspection.



The next regular meeting of the Board of Directors will be March 26, 2026

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

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

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

SCS Quick Pool & Spa Rules Summary:

WARNING: Lifeguards are NOT provided by the Association. All persons (i.e., children, teenagers, adults) using the pool or spa does so at his or her own risk. Owners and tenants shall supervise any family member, occupant, or guest the Owner or tenant knows, or reasonably should know, needs supervision for their safety while using the pool area; or such Owner(s)/tenant(s) otherwise assume(s) the risk of all liability for injury or damage for failing to do so and shall hold the Association harmless for any injury.

Hours of operation are 6:00 am to 10:00 pm.

- The use of the Pool/Spa area is limited to South Coast Shores residents and guests. The guest limit, per property address, per visit to Pool/Spa area at one time, is six. Children under the age of 14 shall not use the pool without a parent or adult guardian in attendance, and unsupervised use by children under the age of 14 is prohibited.
- No food is allowed in the Pool/Spa area at any time. Consumption or possession of alcohol is absolutely prohibited at all times in Pool/Spa area.
- No glass containers of any type are allowed in Pool/Spa area at any time.
- **Radios, TVs and any other devices with speakers that broadcast music are NOT allowed at any time. Personal (ear-bud or headset) listening devices are allowed.**
- **NO SMOKING OF ANY TYPE IS PERMITTED IN THE POOL/SPA AREA AT ANY TIME. For purposes of this rule, "smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or use of any other electronic smoking device.**
- **NO PETS in the Pool/Spa area, except as provided in Civil Code sections 54, 54.1, and 54.2.**
- All discarded items must be put in the waste containers.
- Swim suits or appropriate attire must be worn at all times.
- Any person who is incontinent (i.e., unable to control bowel movements) or are experiencing active diarrhea or who have had active diarrhea within the previous 14 days may not use the pool or spa.
- Flotation devices must not exceed three (3) feet in length.
- Soap and detergents and other water contaminants are not allowed at any time.
- Pool safety equipment is for emergency use only and must not be used for any other purpose.
- Private pool or spa parties are not allowed at any time.
- No running or pushing or rough play is allowed at any time.
- Electrical equipment is not allowed at any time.
- Furniture must not be removed from the Pool/Spa area by anyone for any purpose, except as authorized by the HOA Board of Directors.
- The Pool/Spa area key must not be given to non-residents at any time and duplication of the gate key is not allowed.
- The entrance gate must be fully closed and latched at all times after entering, or leaving the Pool/Spa area.



Pool open as of March 15!

(For complete text of rules see SCS HOA Rules & Regulations, Section 11, available on Optimum Property Management portal at <https://www.optimumpm.com/>)

Architectural News

By Maurizio Bertoldi, Architectural Committee

Questions? Contact info@southcoastshores.info or 714-206-2109

Not only are those geese messing up sidewalks now, they can also cause real serious roof damage later...

When the Canada geese are getting ready for mating season there is a lot of territorial fighting and quite a lot of that has been observed happening on our roof tops. Especially on one-story houses that are located by the lake—and it has even been seen on some one-story roofs as far away as on West Wind. If you hear bird noises or thumps on your roof please investigate to avoid expensive damages if nesting occurs.

It may seem like fun to watch nesting happen up on your roof, but the fact is what happens is that Mom bird will be staying up there for a long time with no where else to poop and that will cause structural damage to your roof supports and tiles as that wet waste matter seeps in to rot! Ugh.

Special configured plastic spikes can deter nesting behind chimneys, which is another favorite spot for the birds to build their nests. And, they like the flat roofs on one-story homes, a lot (shown in photo to the left). Sometimes



the geese will just nest on debris (leaves, twigs) that has fallen on the roof, so it is very important to keep your roofs clean. But note, that roof cleaning and putting spike deterrents out is the homeowner's responsibility to do, not the HOA's.

But please let the board know if you see a nest anywhere on the property, as removing nest/eggs at an early stage is one legal, humane deterrent that our U.S. Fish and Wildlife Service permit allows the HOA to do to reduce the goose population over time on our property.

If a goose threatens during mating season...

You can stop a goose's

aggression by respectfully leaving its territory. Back away slowly, while remaining calm. Do not do anything that may escalate the situation, like yelling. And, please don't feed the birds as they may also become aggressive over food, even going after people for not handing over food!

These are birds that you CAN feed, and they will love you back for it, big time!

Want to join the SCS swan feeding team? And meet some nice birds?

We need more volunteers to feed the swannie-girls once a day for a week. We have about 9 people that are in a rotation—so that works out that each person puts out the swan feed about every 9 weeks. The food is provided in a bin at the dock, behind the clubhouse, and the dishes are there, too.



One of our existing volunteers can show you how it is done—it's easy and peaceful to spend a little time at the lake. And, if your plans unexpectedly change and you can't do your assigned week there are subs that can stand in for you to feed our super friendly girls, if that is a worry.

The girls would love to meet you and make new food-friends, so contact Larry Marshburn (head of our SCS swan committee) at larrymarshburn@gmail.com. Or contact him at 916-712-5182 to learn more about being a 'feeder' on Team Swan.

SCS Kids

Bunnies, Bubbles & Blooms

Spring Play Day

Sunday, April 12 • 2:00–4:00 PM • Clubhouse

🌸 Spring headband craft

🥚 Decorate a wooden egg

🫧 Bubble play

Egg Hunt begins
at 3:15 PM!

Please bring a toy or snack to share!
(Not required)

RSVP to Joella: 949-244-2146

All are welcome (activities geared toward ages 3–9). Cost: Free for SCS residents and their relatives. Please note: Relatives must attend the event with their child. **Come Be Part of the Fun!** These monthly “Craft & Play” gatherings are a wonderful way to help children create, share, and explore—while adults enjoy conversation and connection with neighbors. Think of it as a simple, screen-free Sunday afternoon filled with creativity, laughter, and community spirit. Donations and volunteers are always welcome—whether you’d like to bring treats, help with setup, or simply join the fun. Together, we can make this be a joyful new SCS tradition all year long, if there is continuing interest!

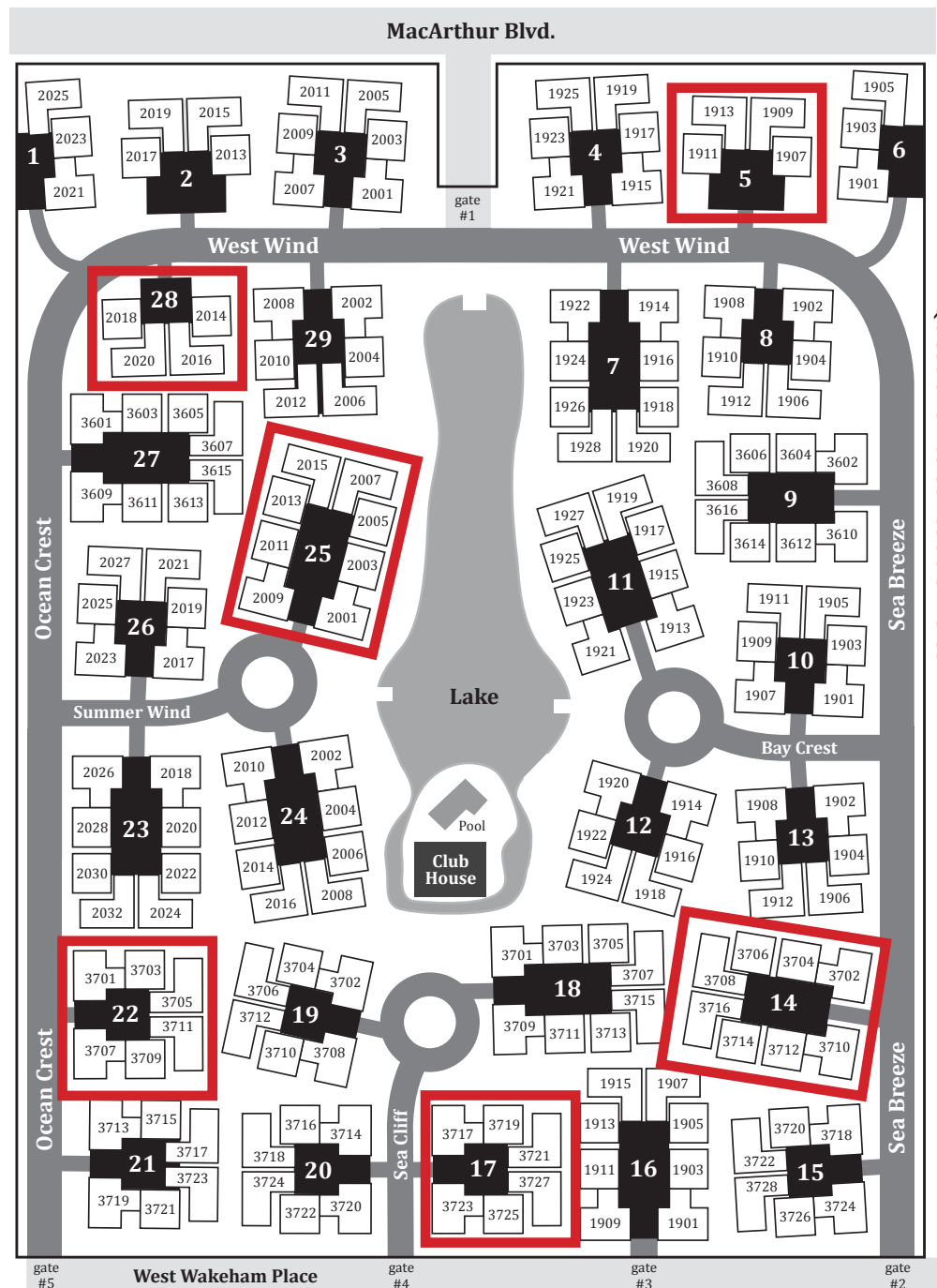
SCS Garage Court RePaving: 2026 Phase

6 Garage Courts are in this Phase starting soon. Date to come.

Street addresses affected: **West Wind:** (map#5) 1907, 1909, 1911, 1913 and (map#28): 2014, 2016, 2018, 2020, **Summer Wind:** (map#25) 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, **Ocean Crest:** (map#22) 3701, 3703, 3705, 3707, 3709, 3711 **Sea Cliff:** (map#17) 3717, 3719, 3721, 3723, 3725, 3727; **Sea Breeze:** (map#14) 3702, 3704, 3706, 3708, 3710, 3712, 3714, 3716 (Seal coating will be applied to these garage courts several months after this phase.)

City Service Paving is the vendor that has been awarded this phase contract by your board of directors to resurface the cracked asphalt down several inches and replace with new top paving in these 6 garage courts. These garage courts were chosen because they are the garage courts in the worst condition at this point in time. We will schedule more upgrades in the future as budget allows. **The job is planned to take 3 to 4 days unless there is inclement weather or the vendor has unexpected underground structure issues.**

If you plan on using your vehicle that you keep in the garage please move it to street parking for ALL work days (Note: It's best to not park too close to the entrance of garage courts being worked on to keep your car OUT of the dust and trucks). We do not recommend that you park out on Wakeham Place overnight, but instead park on either Sea Breeze or Ocean Crest, INSIDE SCS gates. **Cars must be out of your garage by 7am if you want to use them.** Work starts at 7:30 and will finish by 6pm. Do not drive on the asphalt until the barriers are removed by the HOA or you will cause damage that you will be responsible for.



Questions? to suztodd@me.com



Shredding old documents? Here is how to dispose of properly

To recycle shredded paper at SCS within our waste system, place it in a **paper bag or box**, seal it, and then put it in our Recycling Bin (not the Organic: Food & Yard Waste Bin) on the perimeter streets. **If placed in a PLASTIC bag, this bag must be placed in a garage court Trash Bin, which is acceptable also from our waste vendor, as NO plastic bags are allowed in any recycle bins at any time.**

Here's a more detailed explanation:

Why it's important to bag it:

LOOSE shredded paper can easily blow away, make a huge mess on the ground when bins are dumped, or cause problems in the recycling process.

What kind of bag to use: Use a paper bag or a cardboard box, and seal it tightly with tape, if you are putting it in our recycling bin.

Shred Selectively: You don't need to shred an entire document, only the parts that contain sensitive information such as social security, bank account or credit card numbers, and the rest can be recycled normally in the bin.

Takeaway: Don't ever put loose shredded paper in a bin!

Did you just get a new car?

Happy news! You got a new car, and you remembered to call Freddie or Patrol Masters to replace the old car on the 'registered' list with the NEW one.

Uh oh! Now you have put on your permanent plate and have gotten a citation even though the car is registered. What's going on here? **The fact is that Patrol Masters goes by license number, and they don't have your new one!**

It's up to you to remember to call Freddie or Patrol Masters and update records to the new plate. Any questions? Go to Freddie Troy, at freddiemillert@aol.com

Are there any IRS scams going around?

Yes, IRS scams are very active, especially around tax season, with criminals impersonating the IRS via text, email, and phone calls to steal personal info or money, often using high-pressure tactics, fake links to phony websites (**irs.gov is the only real one!**), and demands for immediate payment via gift cards or wire transfers, which the real IRS never does. The IRS contacts people first by mail, so any unsolicited texts or calls demanding immediate action or payment for tax issues are scams.

Common IRS Scam Tactics

- **Text/Email Phishing (Smishing/Phishing):** Messages claiming you're due a refund (like an "inflation check") or owe taxes, or a suspended SSN and urging you to click links to fake sites to "verify" info.
- **Phone Calls:** Callers spoofing IRS numbers, threatening arrest or legal action, demanding payment via prepaid cards, gift cards, or wire transfers.
- **Social Media "Hacks":** Fake advice on social media promoting false credits or "tax hacks" that can get you in trouble.
- **Impersonating Tax Professionals:** Scammers posing as tax software companies or tax preparers to steal data.

How to Spot an IRS Scam

- **First Contact:** The IRS always mails a letter first; they don't text, email, or call to demand immediate payment.
- **Urgency/Threats:** Scammers use threats/urgent language to pressure you.
- **Payment Methods:** Demands for gift cards, wire transfers, or prepaid debit cards are major red flags.
- **Links/URLs:** Unsolicited links in emails/texts are fake; always go directly to IRS.gov.

What to Do

- **Don't Click/Reply:** Ignore texts, emails, or calls from alleged IRS contacts.
- **Verify:** Contact the IRS directly through their official website (IRS.gov) if you're concerned.
- **Report:** Forward suspicious emails to phishing@irs.gov and report calls to the FTC.

It's hard to remember all the details, so... **Let's Break it Down!** **What goes Where for SCS's 3 Kinds of 'Waste':**

TRASH:

These Bins are the ones located **INSIDE** each garage court:

- **ALL STYROFOAM:** Containers, Cups, Blocks, Packing/Mailing Materials, Packing Peanuts (put in plastic bag)
- **ALL PLASTIC Bags and Wraps, Sheets and Drop Cloths, Packing Materials from Shipping, Dry Cleaning, Painting, etc**
- **Household and Clothing:** Bedding, Small Carpets, Pillows, Hats, Suitcases, Curtains, ALL Toys (plastic or metal), Shoes, Hats
- Diapers, **Pet Waste**, Dryer Sheets, **Baby and Bathroom Waste**
- Garden Hoses/Plant Pots, Wire, Small Cable, Rope/String, **Clothes Hangers**, Window Shades, Small broken down Furniture items like Chairs/Drawers, Smaller Wood/Lumber and Metal items that fit fully inside the bin
- **Combination Foil and Plastic- or Metallic Coated BAGS/ Containers** for Chips/Snacks, Dog Food, Boxes of Wine with Plastic pouch inside
- Dishware, Mirrors, Wall Art
- Fats, Oils and Grease from COOKING (enclose in plastic or glass jar, these are NOT recyclable)
- **NO Remodeling Trash from a vendor is allowed in the bins and should be taken away by your vendor per HOA R&Rs**

RECYCLE:

These are 6 bins located on the **perimeter streets: Sea Breeze & Ocean Crest (inside gated enclosures)**. RECYCLES MUST BE CLEAN OR THEY ARE 'TRASH':

- Cardboard Boxes: MUST be flattened and must fit totally inside bin. Please cut down large & TV boxes to fit.
- Paper: Clean Only, otherwise it is 'Trash' (like drop cloths) **Paper towels and Bathroom Tissues and Dryer Sheets are NOT Recyclable**
- Empty Metal Cans/Tins: Clean
- Empty Plastic Bottles and Containers: Clean
- Empty Glass Bottles and Wax-Type Containers: Clean

Please don't get creative here! This program is primarily set up by the State for 'Containers' (Plastic, glass, metal and cardboard) that you buy Food in from the Grocery Store!

NOT ALLOWED: Amazon Prime **Plastic Bags**, Metal Scraps/Tools/Parts, Light Fixtures, Plastic Furniture and Bins, Electronics (like TVs, computers) or Construction Waste like Lumber/Dry wall, Clothes and any Clothes Hangers, Plastic Planting Pots, Car Parts, Baskets, Towels or **ANY Styrofoam**

ALL items need to be unbagged —even paper bags or boxes are not allowed because this wastes SPACE.

FOOD & YARD WASTE:

This waste is also called **'ORGANICS'** and are the 6 Bins **OUT ON** the **perimeter streets with green lids** (until we build enclosures for them like the Recycle bins have.)

- Meat, Meat Bones, Dairy Products (no Liquids)
- Grains, Bread, Fruit, Vegetables
- Eggshells, Coffee Grounds, Food-soiled paper like Paper Plates/Napkins/Towels, Coffee Filters & Tea Bags, Paper Towels (Keurig coffee pods, etc. are 'Trash' —only the coffee grounds are recyclable)
- Leaves, Small Branches, Plants, Weeds & Garden Trimmings, —NO large branches over 3" thick allowed Longer lengths must be broken down into smaller pieces to fit fully inside bin. Bin top must always be able to close)

Food Waste can be enclosed in Paper Bags ONLY. NO PLASTIC BAGGING OR COMPOSTABLE BAGS ARE ALLOWED per CA State Laws.

NO food or plant material left INSIDE of anything besides a PAPER CONTAINER is allowed because all this goes into a composting plant and plastic/glass/metal containers can't be composted and will cause a FINE TO THE HOA.

And for BIG Trash: **Residents need to call Republic Waste at 657.467.6220** Describe your bulky item to them and give them good directions to your address. It may take several calls to get large items picked up, as their guys are still getting used to our address numbers and they may use subcontractors. Follow their direction/dates as to when to put out your items by YOUR trash bin, in your garage court. Please put a note on the stuff so the HOA will know it has been called in and when to expect the pickup of your item. Thanks! Your SCS HOA BODirectors

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 OUR 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 Permits & 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 or text Freddie with questions. She is glad to help!**

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