



# The SCS Newsletter

South Coast Shores HOA: July 2025



If you still need to write checks,  
see page 6 for the safest practices!

## President's Message

So sorry to see that COVID has struck again and caused the cancellation of our annual July 4th celebration. Let's look forward to a really great big 250th party next year!

On the development front, the Related Bristol project has been approved. This is the project with the Vons store. The Villages project, with the theater and Morton's, has a way to go as they have not as yet received planning department approval. From there it goes to the city council for final approval. It appears that we will not be seeing construction for a while with this closer construction project.

Our Canadian geese program has drawn to a close with, again, fewer geese than in the prior years. And, with no cost incurred to the HOA for removing any of these birds. Our lake grass 'barrier'—which was recommended by U.S. Fish and Wildlife to discourage nesting because it conceals possible predators—is looking to be effective. We will continue working to find the best and most cost effective solution to our bird (read sidewalk!) issues.

Happy summer to all!

**Vince Salvati, President SCSHOA**  
**at [Southcoast2003@gmail.com](mailto:Southcoast2003@gmail.com)**



# At the Last Board Meeting

**On June 26, 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 SCS 4th of July Celebration event was cancelled on June 20th due to resident concerns about illness, and so no funds were needed or expended for this annual event.

The Board reviewed the renewal policy quote from the LaBarre/Oksnee Insurance coverage renewing 07/01/25. A motion was made, seconded, and unanimously carried to APPROVE the renewal quote LeBarre/Oksnee Insurance dated 06/14/25 to include property coverage with a policy limit of \$73,202,100 and deductible of \$10,000, liability coverage with a policy limit of \$2 million, umbrella coverage with a policy limit of \$15 million, and Directors & Officers coverage with a policy limit of \$1 million for a total annual premium of \$58,347.00 subject to rate changes to be paid from our Operating budget.

A motion was made, seconded, and unanimously carried to TABLE the discussions of proposals to fix the area of the cracked slumpstone wall along Wakeham Place pending discussing any repairs or compensation by the City.

The Board reviewed the proposed contract from Relentless Land Care for Landscape maintenance. A motion was made, seconded, and unanimously carried to APPROVE the proposal from Relentless Land Care dated 04/01/2025 outlining a new contract for monthly services for SCS at \$16,540.21/month paid from Operating G/L. Furthermore, a motion was made, seconded, and unanimously carried to DENY the other two landscape comparatively priced proposals from EverGreen and Ultimate Landscape.

A motion was made, seconded, and unanimously carried to APPROVE the proposal from City Service to slurry seal the four freshly paved courtyards for a cost of \$3,600 to be paid from Reserves G/L.

Meetings of the Board of Directors are held monthly on the fourth Thursday of the month. The Annual Membership Meeting and Election will be held in September.

**The next meeting of the Board of Directors will be July 24th, 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/](http://www.southcoastshores.info/)**



## New Pool Maintenance Vendor started July 14th

*At a special Board Meeting on June 12th, after interviewing several companies, we let our pool vendor, Cal Sparkle go and hired Blue Balance Pool Services. The goal: to keep our pool and spa cleaner with more current maintenance standards and to improve communications and timing with service and equipment issues. And, at a slightly better cost, too!*





## Slurry seal coat for garage courts with new asphalt is scheduled for August 14th

**Only homes affected:** S. Sea Cliff addresses: 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715 and 3702, 3704, 3706, 3708, 3710, 3712 and 3714, 3716, 3718, 3720, 3722, 3724 and West Wind addresses: 1901, 1903, 1905.

This should only take one day, but you will need to have your car out of the garage before the process starts. And, you will need to park outside your garage courts until the seal is dry. Do not drive on the sealed surface until the barriers are removed. More specific info to come in your mailbox as we get closer to this date.

City Service Paving is the vendor chosen to do this coating application that will lengthen the life of the asphalt. City was also the asphalt vendor for this project.

We appreciate your patience as we improve our community.

Thank you —your HOA BOD

# Landscape News

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

We have recently learned that some residents are somewhat unclear on some of our HOA landscape rules and maintenance scheduling, so just to clear up any misunderstandings, here are some clarifications:

- Our current manpower assets from our landscape vendor provide for each of our homes to be visited and maintained in rotation once a month, for pruning and cleanup. The schedule may be varied slightly seasonally for street cleaning, emergencies (like a wind storm) or major tree trimming. We can't visit each house weekly, as budget doesn't allow that currently. But if a situation that needs immediate attention happens, please let Maurizio or Susan Todd know and we can see if we can work out a solution, of course.
- And, because we don't have weekly maintenance for each home, and to keep our property looking neat and clean between maintenance visits—if you are pruning you own plants at your house or in your patio—please note this from our HOA R&Rs: **'Pruning'**: *A Resident who prunes the front, side, or patio of their house must dispose of the waste in the "Food & Yard Waste" (Organic) bin, not in the garage court Trash Bin. This waste should be deposited in the correct bin loose (These six bins are located on the perimeter streets of Ocean Crest and Sea Breeze with green lids), as plastic bags are not allowed in this type of bin (paper bags ARE allowed).* **Pruned waste cannot be left out in the Common Area for the gardeners to pick up.**
- If you are replacing plants in your patio or elsewhere, please be aware that plastic nursery pots, plastic 'flats' and grid trays are normally NOT recyclable and need to be trashed in your garage court bin. And please let any outside help you hire know our rules about where to put any trimmings and used containers. Thanks!
- Also from our R&Rs: **'Plant Removal'**: *An Owner may not remove established plant material and replace it with new material unless a Landscape Improvement Form has been submitted to the Property Management company and has been approved by the Landscape Committee. This includes the planting of trees, which must be of approved types and planted in approved areas only (Citrus trees are currently not allowed, as are many other invasive species, so please ask about ANY tree you may want to plant for current rules). Any tree planted by an Owner that results in property damage or other damage or injury (whether from limbs, roots, or the tree falling) shall be the responsibility and liability of the Owner and any repairs must be paid for by the Owner. And, as for 'Planters': An Owner may not alter planter configurations without prior approval of the Landscape AND Architectural Committees. Alterations which require that the irrigation be moved will be charged to the Owner. Questions? Contact info at top of article.*





# Parking rules are important for our safety

Certain areas of South Coast Shores are designated as **NO PARKING** areas at **all times** to ensure free access for any emergency vehicles. These are curbs painted red, areas posted 'No Parking' and **INSIDE**



**ALL Garage Courts** (Any obstructions can delay or even prevent emergency operations from proceeding—a delay could cost a life if access to our homes is blocked by illegally parked cars. And lately, we have seen a lot of emergency vehicles called to the property.

**So please remember: Any vehicle parked in a designated 'No Parking Zone' is subject to immediate towing at the owners expense. Our garage courts are a City designated 'Instant Towing Zone' and NO 'warning' citations are issued before a tow can happen from Patrol Masters. Sadly, vendor's truck was towed last week because he was not informed by a new owner that this was an 'Instant tow zone' violation when he parked overnight in a garage court.**

Lately, we have noticed many cars parked in garage courts for extended periods of time. This has been during the day, when Patrol Masters is not normally patrolling. That does not mean it's OK. **Any resident can call Patrol Masters to request a tow at any time if there is illegal parking observed in any garage court.** The number to call: 877-648-0602.

Of course, it is understandable that vendors who are working on our houses need to enter the garage courts to unload tools and supplies, but for the most part, after that is done, vendors are required by our R&Rs to move their vehicles to the streets to park, ASAP.

If there is something you don't understand about our parking rules, questions can go to Freddie Troy, Parking Committee Chair at 949-533-9951 (cell) or email to [freddiemillert@aol.com](mailto:freddiemillert@aol.com) for answers.

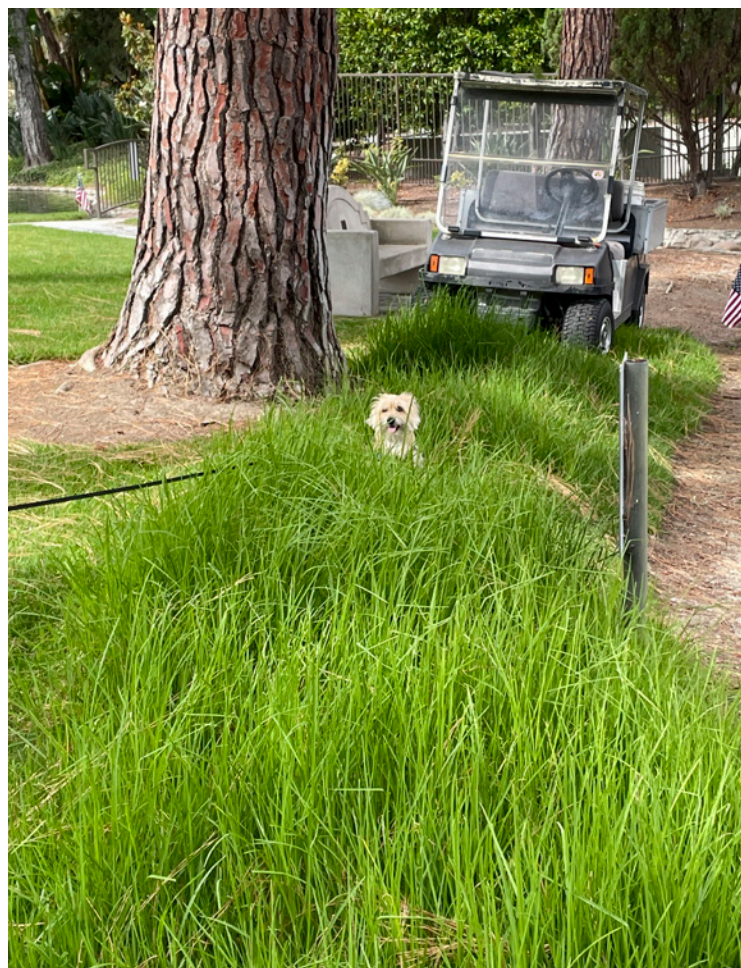
## A Resident Asks: What do our patio lizards eat?

In California, wild back-yard lizards primarily eat insects and other small invertebrates. They are generally insectivores, meaning they eat insects, but some species may also consume spiders, snails, slugs, aphids, ants beetles and even other small lizards. They get the water they need from their diet and sometimes from dew or rain, but some may also drink from shallow dishes of water if available. Importance of a pesticide-free yard: A healthy population of insects in your yard is essential for providing food for our lizard buddies.

The **Western Fence Lizard** is the most common lizard in California and seen around SCS a lot(!) in the summer. They come in colors from tan to black or brown, and have longitudinal grey stripes on their backs, with light tan stripes in a horizontal wave pattern. Their average lifespan in the wild is 5 to 7 years.



*Spotted! One of the wild predators that hide in the long grass around the lake to scare the Canadian geese away. Pretty darn frightening, right? : )*





# Our best fisher on the lake...

...and one of the only two allowed (the other is human!) The gangly, kinda tough looking **Double-crested Cormorant** is a prehistoric-throwback, matte-black fishing bird with yellow-orange facial skin. Though they look like a combination of a goose and a loon, they are relatives of frigate birds and boobies and are a common sight around fresh and salt water across North America—perhaps attracting the most attention when they stand on docks, rocky islands, and channel markers, their wings spread out to dry. These solid, heavy-boned birds are experts at diving to catch small fish. *Cool Facts about these birds:*



✦ From a distance, Double-crested Cormorants are dark birds with snaky necks, but up-close they're quite colorful—with orange-yellow skin on their face and throat, striking aquamarine eyes that sparkle like jewels, and a mouth that is bright blue on the inside, and a hooked beak.

✦ The double head crest of the Double-crested Cormorant is only visible on adults during breeding season. The crests are white in cormorants from Alaska and black in other regions.

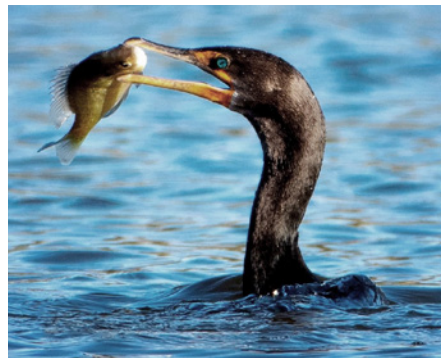
✦ Cormorants often stand in the sun with their wings spread out to dry. They have less preen oil than other birds, so their feathers can get soaked rather than shedding water like a duck's. Though this seems like a problem for a bird that spends its life in water, wet feathers probably make it easier for cormorants to hunt underwater with agility and speed.

✦ Double-crested Cormorant nests often are exposed to direct sun. Adults shade the chicks and also bring them water, pouring it from their mouths into those of the chicks.

✦ Accumulated fecal matter below nests can kill the nest trees. When this happens, the cormorants may move to a new area or they may simply shift to nesting on the ground.

✦ The Double-crested Cormorant makes a bulky nest of sticks and other materials. It frequently picks up junk, such as rope, deflated balloons, fishnet, and plastic debris to incorporate into the nest. Parts of dead birds are commonly used too.

✦ The oldest known Double-crested Cormorant was at least 23 years, 8 months old. It was banded in Oregon in 1997 and spotted by a bird watcher in Washington in 2021.



# Wecome new pups!

We welcome you, new neighbors, along with your new dogs to SCS and hope you love living here as much as us 'long-timers' do, but please observe our pet rules on your travels around the grounds.

- Please keep your dog on leash at all times, when on our common grounds. This is for the protection of your dog and all other SCS dogs, too. It's hard to predict how, even



the most friendliest of pups, will react to other dogs when off leash, and it is advisable not to take any chances. Plus, it is the law in Santa Ana, and in our R&Rs. Also, please note: a unleashed dog running up to an older person or a person who doesn't really like dogs can cause falling accidents, and has done so in the past, so please, use that leash, and we can all stay on excellent terms with all our neighbors.

- Anyone walking an dog must pick up the droppings in a bag, tie it up, and place the bag inside the nearest garage court TRASH bin. (this is NOT Recyclable, nor does it belong in the Organic bin on the streets!) Thanks for keeping SCS looking and (smelling!) good.

Please pick up after your doggie



# What is Check Washing? How Can You Protect Yourself?

**What Does Check Washing Mean?** Check washing happens when scammers use special chemicals to remove the ink and alter both the payee and amount on a check.

These stolen checks from vandalized mailboxes could also be used to print copies. With a skillful hand and chemicals found in everyday household cleaning products, scammers can redirect your money straight to their own pockets.

Most victims of check washing remain unaware until they see their bank account balances crater. One woman in New York was crestfallen to discover a \$9,000 withdrawal instead of the expected \$656 payment to her American Express account. Her funds had been unwittingly transferred to a stranger for an amount 13 times greater than she had intended. Despite most banks' vigilance against check fraud, recovering stolen funds can prove to be a Herculean task. *Here's what you can do to ensure that your checks are safe in the mail and reach their rightful recipients.*

## How To Protect Yourself From Check Washing

**1. Safeguard your mail.** Stealing mail is a federal crime, but this seldom deters scammers. For scammers, curating envelopes that may contain paper checks is as easy as holding them up against the light. As soon as mail thieves open the envelope, your money is as good as gone.

Don't leave your checks in non-secure residential mailbox areas or collection boxes; it may be a few hours until USPS arrives. Instead, mail your checks at a United States post office or directly hand your mail to carriers. Another prudent option is to send your check at work. Offices take extra security precautions to ensure that their mail isn't stolen.

If you're going on vacation, hold or reroute your mail. Letting your mail sit in your mailbox overnight makes you an immediate check washing target. If you are not inclined to visit the local post office to place a hold on your mail, create an online USPS account. Once you verify your identity, you can initiate a hold via USPS.com for up to 30 days, starting 30 days prior to your trip.

**2. Use your online banking features.** Every time you send a check, verify that it's cashed for the same amount that you indicated, and is made out to the correct person or company. Scanning your bank statements every 30 days can also help you find inconsistencies, overdue notices, or checks that haven't cleared in timely manner.

One way to reduce potential fraud is to pay recurring bills online. Most companies and services offer online bill pay and sometimes extend discounts for opting in to paperless account management.

**3. Use indelible black gel ink pens.** The type of pen you use to sign a check can make it nearly impossible for criminals to wash. The common household items that fraudsters typically use—like acetone, bleach, and rubbing alcohol—only work for inks of a certain polarity. Because of its chemical properties, indelible ink can resist a scammer's typical washing mixture. Besides replacing your ballpoint pens with indelible gel pens, write your checks with as little space between numbers as possible. This way, scammers can't tack on a few digits in stealth. You should also avoid using blank "counter checks" or "convenience checks." Writing in all of your personal (or company) information by hand increases the chances of washing.

## How Gel Pens Help Prevent Check Washing Scams

Here's how gel pens, particularly those with black ink, stand as a strong barrier against this type of fraud:

- **Resistance to Chemicals:** The pigment in gel ink 'sinks in' and bonds more strongly with the fibers of the paper than the dye-based inks in regular pens. This makes it much harder to wash off using chemicals.
- **Visibility of Alterations:** Any attempt to alter a check written with gel ink is likely to leave visible marks or damage, making it easier to detect tampering.
- **Indelibility:** Black gel ink, in particular, is often designed to be indelible, meaning it cannot be erased or altered without leaving clear evidence of tampering.

**The online reco for a good security gel pen to use for writing your checks is the Uniball 207+ Black Retractable Gel Pens, a 4 Pack for \$5.99 on Amazon Prime.**

—Continued on next page

**4. Opt for checks with one or more security features** Check manufacturers add specific hallmarks to checks to reduce the chances of fraud. Talk to your bank to confirm that your checks have some of these features:

- **Watermarks:** Watermarks are only visible when viewed at an angle, making them difficult for scammers to emulate. United States Treasury checks, for example, bear a “U.S. TREASURY” watermark that can only be seen when held up to the light, and can’t be reproduced by a copier.
- **Copy void pantographs:** Checks with copy void pantographs have tamper-resistant patterns that appear only on duplication. Such pantographs could reveal words like “void,” “copy,” or “invalid.” It will be apparent that the reproduced copy is, in fact, not original or valid.
- **Three-dimensional reflective holostripe:** Some checks include unique metal strips or seals that are near-impossible to scan or recreate.

**5. Learn how to spot altered checks** Although banks will send you alerts if they suspect check washing, you should still scrutinize checks for evidence of tampering. Make it a habit to:

- Verify that any check you receive is from a legitimate bank before you deposit it.
- Check for any smudges, discoloration, or unidentifiable text on cashed check images. Verify that words like “original document” appear on the back of the check.
- Contact your bank if you identify amount discrepancies and overpayments.

## Here’s How To Report These Scams

If you’ve been the victim of a check washing scam, there are a few ways to reclaim your money.

First, read your bank’s policies, this will arm you with the information that you need to dispute unlawful withdrawals and overdraft fees. Depending on your state, you have 30 to 60 days from the date of your last bank statement to report an unauthorized check.

But the sooner you contact your bank, the better. It can take them weeks or even months to determine which institution is liable for the loss.

Next, assess future potential damage. It’s not uncommon for scammers to send fake, washed checks in the mail after declaring that you have won a lottery.

These fraudulent checks will be issued for an amount in excess of the intended amount. Scammers then beseech you to return such overpayments with a wire transfer or by using apps like Zelle.

By the time the fraudulent check bounces, the scammers will have absconded with your money. Depositing a fake check could also result in processing fees; your bank will debit the full amount of the fake check. Be ready to dispute the charges by documenting the type of fraud in detail.

For any kind of check washing scam, report it to the Federal Trade Commission (FTC), the Better Business Bureau (BBB), and your state’s attorney general. Provide as much detail as you can, including screenshots, check numbers, bank statements, and anything else you can recall about the scam.

Contact your local FBI field office and file a report with the Internet Crime Complaint Center (IC3) in case of an internet-based scam. The faster you report it, the quicker they can help you support fund recovery.

For mail-based fraud, contact the United States Postal Inspection Service (USPIS). They will ask how you were contacted, when you were contacted, and how you responded. If you suspect mail theft, you’ll be redirected to USPS, where you can log a separate report.



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](http://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](http://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](mailto:clong@optimumpm.com)

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

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

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

Administrative Assistant: (ARCHITECTURAL APPLICATIONS/Forms/etc.) go to Owner Portal at <https://portal.optimumpm.com>, or E-mail: [communication@optimumpm.com](mailto: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](mailto: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 2024:

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](mailto: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](mailto: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](mailto:info@southcoastshores.info)

Patrol Masters: 877-648-0602 or [www.patrolmasters.com](http://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](mailto: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](mailto:southcoast2003@gmail.com)

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

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

Treasurer: Jowanna Cannon, 310-266-9984, [jbashout@yahoo.com](mailto:jbashout@yahoo.com)

At Large: Maurizio Bertoldi, 714-206-2109, [info@southcoastshores.info](mailto:info@southcoastshores.info)

At Large: Tony Lonia, [tjlonia@yahoo.com](mailto:tjlonia@yahoo.com)

At Large: Manny Monreal, [mmonreal55@yahoo.com](mailto:mmonreal55@yahoo.com)