



# The SCS Newsletter

South Coast Shores HOA: December 2024



Look for our Holiday decorating contest results in January's Newsletter!



## President's Message

Do I hear the tinkling of sleighbells as Santa readies for his flight from the North Pole?

The annual holiday lighting contest is well underway and things are a lot brighter in SCS these nights. Judging will be soon!

We recently had a gas leak by the pool area and a water line break in the well area. Both of these are reminders that our 50+ year infrastructure continues to age and

unfortunately these are the types of things that we can expect to occur in the future. We will continue to perform preventative maintenance and upgrade the infrastructure where feasible.

Wishing all a Happy, Healthy and Blessed holiday season and a Wonderful 2025!

**Vince Salvati, President SCSHOA**  
**@ Southcoast2003@gmail.com**

# At the Last Board Meeting

**On December 12th, 2024:** Report to come in next newsletter in January (not available for this publication date).

**The next meeting of the Board of Directors will be January 23rd, 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/)**



## The SCS Holiday Lighting Contest is on!

The Committee is judging soon and will pick the 'stand-out' decorators, among our homes around December 18th and post the 10 winning signs soon after, at the homes. We sure are seeing some nice and creative decorations up, great job neighbors! See some here below if you are too busy shopping right now—there is a lot of wonderful details to enjoy in the daytime, too, if you are not a night walker! —SCSHOA Holiday Committee





# It's here NOW: the 'See-a-Package-Ring -a-SCS-Doorbell' Season!

**The porch pirates are back again, as they were last year, sadly, so hopefully we can make this a part of the Holidays for 'good'!**

So, the idea is...if you see a package on a neighbor's doorstep or by the garage: make a call or knock on your neighbor's door to alert them of a delivery (sometimes



**Stop SCS  
Porch  
Pirates!**

the delivery guys don't even ring the doorbell, so your neighbor may not EVEN know there is something at the door, or back at the garage door!).

OR maybe pick the delivery up yourself, if you know the neighbor and they are not home, and let them know you have it! And shoot them a email to tell them.

And please make sure that you promptly pick up your own packages when they are delivered, let's not let SCS look like a great place 'to shop'. If you are unable to do so ask a neighbor pick them up for you or send packages to your workplace.

The hard part is now that Amazon and the other delivery services are dropping packages for us in the middle of the night there is a lot more opportunities for porch pirates to have a 'night shift' for their thefts. So that is a new problem we have to deal with. Leaving a prominent note for the delivery person to put a package over the fence into your patio may help in this case. Another idea: You also may be able to have your packages held with the delivery carrier and scheduled for delivery when you know you will be home.

It is estimated that 36% of Americans have, at least once, had a package stolen from outside of their house and very few of these thieves are caught, so this will continue. So let's take all the steps we can to not let those darn package grabbers spoil our holidays this year — keep an eye out for your neighbors and they can for you, too!

And, keep those porch lights on all night, especially in this Holiday season, because these thieves love a dark house!

## Architectural News

**By Maurizio Bertoldi,  
Architectural Committee Chair**

**Questions? Contact:**

**info@ southcoastshores.info or 714-206-2109**

At the last board meeting on January 12th, after the 30 day comment period for homeowners was completed, the revised 2024 R&Rs have been ratified by your board of directors—as was emailed to all homeowners.

Our new R&R's Section 3: Architectural Rules is what sets limits to the amount, the type and the nature of the improvements that a resident can actually execute on the SCS property.

As neighborhoods evolve and residents seek to express their unique tastes and preferences, finding the perfect equilibrium between uniformity and individuality is a perpetual challenge. Well-thought architectural guidelines are the backbone of any well-managed HOA as they should not only preserve aesthetic harmony but also keep resident's single desires in mind at all times. Striking this balance is always crucial to fostering a sense of community pride, enhancing property values, and ensuring that everyone feels at home in their own distinct way. To celebrate



each HO uniqueness, while at the same time projecting the looks of our community in the future, our newly adopted CC&Rs are the natural reflection of the evolving needs and desires of the community. These changes will mark a new chapter regarding the newly available options to boost the appearances of SCS homes, so please check out these new options to improve your SCS home.

In next months newsletter we will explain some of these new architectural modifications now allowed at SCS. If you have immediate questions, see contact info above.

**As a reminder, these are SCS Modifications that**

**Require Approval:** The most common being: Patio enlargements/coverings, Roofs, Windows, Balconies Railings, Fences & Gates, Front Doors/Screen Doors, Garage Doors, Lighting Fixtures, Planters, Rain Gutters, Satellite TV Dishes, AC Units on Garage Roofs, Walkways, Solar Panels and Room Additions.

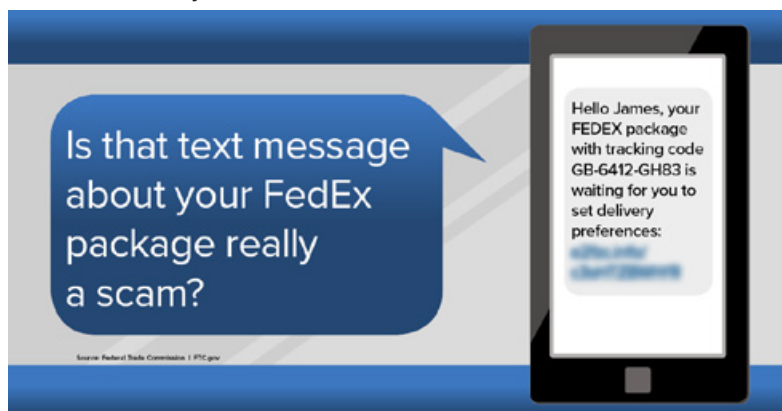
# Package delivery problem? Maybe not. Americans are swamped with scam texts!

## Criminals pretend to be USPS, FedEx and UPS, smishing for your personal info and money

You've surely received one (if not dozens) of these texts, noting that your U.S. Postal Service, UPS or FedEx delivery has been kept on hold because of an issue with your address, insufficient postage, or nobody was home to receive it. Just visit [a link will usually be included here] to provide more information, pay for extra postage or reschedule delivery. The link might take you to a legit-looking website, often with the logo of the delivery service and an actual tracking number, where you are asked to verify your address, and perhaps pay a small "redelivery fee."

One caller to AARP's Fraud Watch Network Helpline paid with her credit card — in her case the charge was 99 cents — and discovered later that she'd been charged \$400.

That's just one example from the endless stream of fake delivery-service texts Americans have been receiving from scammers, who are smishing (the term for scam attempts made via text, or SMS) for personal info and money. According to the Federal Trade Commission (FTC), Americans reported \$373 million in losses to text scams in 2023, a 13 percent increase over the reported losses from the year before. **And business imposter scams with scammers, for example, pretending to be from the U.S. Postal Service, FedEx and UPS were among the most reported frauds.**



These smishing attempts can be extremely effective, says Amy Nofziger, director of victim support for the AARP Fraud Watch Network. We may be hit with a delivery-related smishing attempt when we have just mailed or are expecting a package — something that's likely these days, with so much online ordering. "Like all phishing, they're trying to create the idea that there's something you need to deal with right away," says Steve Weisman, a professor of white-collar crime at Bentley University and an expert in scams, identity theft and cybersecurity.

It's not always clear what the criminals do with the personal information they collect through smishing, Weisman says, but they may sell it to other bad actors, or plan to use it in the service of future scams. You are more likely to trust future communications from them if they can provide personal details about you, he notes.

## Warning signs of smishing.

**You receive notice about a problem with the delivery of your USPS package when you haven't made a tracking request (or haven't even mailed one).** Unless you explicitly sign up for status alerts on a package, you won't receive a text from USPS, says Donna Harris, public information representative with the United States Postal Service. "That's not how the Postal Service connects with the customer," she says. And if you never signed up for a USPS tracking request for a specific package, a text message citing one is certainly a fake.

**The message has misspellings or awkward grammar.** These are classic signs of a scam attempt (UPS also cites "excessive use of exclamation points"). But note that with artificial intelligence and other advanced technology, scammers are growing more sophisticated in their replication of legitimate communications.

**The text and/or the website it leads you to requests payment and seemingly unnecessary information.** As FedEx says on its site, "FedEx does not request, via unsolicited mail, email, or text, any personal information pertaining to your account credentials or identity."

**There is no tracking number when there should be.** UPS says on its site, "If UPS contacts you regarding a package, the UPS representative will always be able to provide a tracking number, which you can verify on our website."

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## How to thwart delivery-related smishing attempts

- Don't click on any link unless you can verify that it's legitimate. (See warning signs above.)
- If you're suspicious of a tracking number, check it out. If the text cites a tracking number, copy and paste it into the search engine on the delivery service's actual website. You're likely to find that it's a fake (note that USPS tracking numbers are extremely long).
- Go to the source. If you're concerned that there might be a problem with a package you're receiving or have sent, contact the service directly, not through the link. Sometimes scammers will use an address very similar to a real business's, such as Fedx.com instead of FedEx.com. So if the package in question is being handled by UPS, for example, go to "ups.com" rather than a link embedded in a text.
- Guard your personal information carefully. "Don't ever offer it unless you've absolutely confirmed [that the request] is legit," says Weisman.

## Where to report package-delivery smishing

If it's USPS-related smishing, send an email to [spam@uspis.gov](mailto:spam@uspis.gov), including a screenshot of the text, your name and other relevant details (USPS offers more information here).

If you receive a suspicious text message that claims to be from UPS or FedEx, forward it to either [fraud@ups.com](mailto:fraud@ups.com) or [abuse@fedex.com](mailto:abuse@fedex.com).

Also, report smishing to the FTC at [ReportFraud.ftc.gov](http://ReportFraud.ftc.gov), the FBI's Internet Crime Complaint Center ([ic3.gov](http://ic3.gov)) or your state attorney general. Not every complaint leads to enforcement action, but the information can help officials spot trends and sometimes identify the criminals



**Please break down those Holiday boxes to 'flat' so all residents have room to recycle all this seasonal cardboard!**

**Putting boxes inside other boxes wastes space in the bins, creating 'gaps' where more recycle items could fit.**



**May the gifts of love, peace, and happiness be yours this Hanukkah.**

**Blessings be with you and yours during the Festival of Lights and always.**

## Have you joined our SCS Facebook Page?

A 'neighbor' page is setup for SCS residents (ONLY SCS! Not like the 'NextDoor' site) and you are invited to join!

Anyone in our group is able to post announcements, VERY LOCAL news and other subjects of interest to SCS residents joined together on this FB page. It can really come in handy to belong if you have lost something or a pet, or for recommendations for local vendors that your neighbors have used, and lots of other things. Search 'South Coast Shores' in your Facebook search bar and request to join or go to the link here:

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

Jowanna Cannon, our BOD treasurer is administrator of the FB page ( at [jbashout@yahoo.com](mailto:jbashout@yahoo.com) ) if you have any questions.



# What NOT to put down your Garbage Disposal

(Holiday) food for thought! With all the extra seasonal goodies appearing on our tables now the thought of putting more food down the garbage disposal, instead of using the 'Food & Waste Bins', may sound good, but be careful and please read below.

For many of us, the garbage disposal has always been a bit of an enigma. It is easy to assume that anything is safe to put down the sink, but that is simply NOT the case and common sense can only take a person so far when it comes to what not to put in the garbage disposal. *Some of these items may not be obvious to you.* So, here are 7 things you should NOT put in a garbage disposal that could bring bad plumbing troubles to you & the HOA.

**Coffee Grounds** This is one of the biggest no-no's for a disposal because when coffee grounds enter the drain after grinding, they form a thick and dense paste. This can create a clog or slow down the draining process.

**Grease** Fats and grease are one of the most important items to avoid because as fats cool down, they solidify. Without proper flushing that pushes the fats further down the line, it can sit on the bottom of the disposal unit, creating drainage and clog issues. You should avoid running fats and grease down the disposal however fat can be inevitable for some common food like salad dressing, etc. So be sure to run all small food scraps down the drain with a good amount of cold water so the fat can remain solid as it passes through the disposal and into the drain pipes.

**Eggshells** A common myth is that eggshells can help sharpen the blades. While the shells do not have a major positive or negative impact on the disposal blades, the membrane on the inside of the shells is a different story. This is the thin coating found inside of an eggshell. It can wrap itself around the blades of the disposal, get loose and lodge into the impeller or create a sticky blockage inside your plumbing.

**Onion Skins** Similar to an eggshell, onion skins also have a skin membrane on the inside of the skin. Because this layer of membrane is quite thin and wet, it can easily get through the blades and end up causing a blockage.

**Potato Peels** Similar to onion skins, potato peels can be thin enough to slip through the blades. Potato peels in a garbage disposal could fall through the disposal without being minced finely enough. This causes a barrier in a sink trap which could lead to a clog.

**Hard Foods** Bones, nuts, pits, and other hard food scraps are too tough for disposal blades to cut through. This can cause the blades to jam or be damaged.

**Dry Expandable Foods** which expand in water like pasta, oats, and rice will continue to expand in a sink's plumbing system, leading to an eventual clog. Like most food scraps, if it's a small piece or a few left on a plate after your meal, it should be fine to run through the disposal. But be sure to run the food with cold water to flush it through the trap and into the main sewer line. This will prevent the food from staying and expanding at the bottom of the unit causing a future blockage.

## Expecting holiday friends and family? Keep them safe(listed)!

If you are planning on having over-night guests for the Holidays coming up, it's time to arrange for safe parking at SCS for your friends and



family now. Be sure you are up-to-date with resident 'registering' of your cars and 'safe-

listing' guest parking rules.

Patrol Masters at 877-648-0602 (or at [www.patrolmasters.com](http://www.patrolmasters.com)) administers our SCS parking/enforcement program and are the ones to contact with any questions about resident and guest parking.

**'Safe-listing' for guests.** Any guest/visitor that will be parking on SCS streets between the hours of 1am and 6am MUST be 'safe-listed' to prevent citation or towing. Call or contact Patrol Masters online, and they will take the guest car's license/make and issue an individual confirmation number for each car that applies for a safe-listing period, per address request.

**But safe-listing doesn't mean your guest can park on ALL SCS streets.** Safe-listed vehicles may NOT be parked over-night on Bay Crest, Summer Wind or Sea Cliff and will be subject to towing/citation if so parked. The limited parking spaces in these shorter cul-de-sacs streets are reserved for residents ONLY. *Safe-listed vehicles may ONLY be parked on Ocean Crest, West Wind or Sea Breeze streets (the longer SCS outside edge 'perimeter' streets, not 'circle' streets).*

# Holiday Reminder! What is Acceptable in our 'Food & Yard Waste' bins

*Note: FOOD WASTE can now ONLY be placed in bin inside a PAPER BAG, not a plastic bag as previously stated. YARD WASTE should now be COMBINED with FOOD WASTE in 6 bins located out ON the perimeter streets of SCS: Ocean Crest & Sea Breeze, until we can build ORGANIC bin enclosures.*

## ORGANICS

### Acceptable items

#### Yard Waste



#### Food Waste\*



#### Food-Soiled Paper & Paper Bags\*



*\*You can place food in a paper bag.*

### Not acceptable items



Recyclables



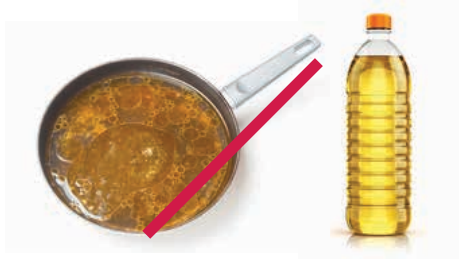
Plastic Bags & Wrap



Trash & Pet Waste



Construction Waste



Fats, Oils & Grease



Hazardous Waste

**Holiday Reminder! What is ACCEPTABLE** for our 6 existing Recycle Bins in ENCLOSURES on our perimeter streets, Sea Breeze & Ocean Crest (Wednesday is pickup day): (NOT the 'Food & Yard' waste Bins ON the streets.) And, below is ALL that is allowed.

# RECYCLABLE Waste Materials

Acceptable items (empty, clean and dry)

Paper & Cardboard



Metal Cans



Plastic & Glass



**No Plastic BAGS or Styrofoam & Breakdown ALL Cardboard Boxes to Flat for Recycle Bins**

Not acceptable items

No paper towels or dryer lint!



Dishes & Mirrors



Garden Hoses



Toys



Carpet & Rugs



Tires & Auto Parts



Hazardous Waste



Yard & Food Waste



Furniture & Appliances



Diapers & Pet Waste



Construction Waste



Clothing & Bedding



Plastic Bags & Styrofoam®



Please join our community  
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

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 Edward Thompson, Ext. 375, E-mail: [ethompson@optimumpm.com](mailto:ethompson@optimumpm.com)

**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 Insurance: As of July 1st 2024:

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

Do you have a specific 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 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)