



The SCS Newsletter

South Coast Shores HOA: March 2025 



Pool season is almost here!!!
Pool is heated from April 1st...
[Review our rules on page 5](#)

President's Message

March has arrived and with it a delayed start of the rainy season. Due to this the repaving of several garage courts has been pushed back to March 18th (weather permitting). The affected addresses are in a separate article in this newsletter, residents have been re notified.

Have you noticed our new residents? A pair of snow geese appeared to have moved into SCS. These white birds do not create the kind of issues that their Canadian cousins do.

We need someone to step up and act as the coordinator for this year's annual July 4th celebration as we will be away this year. We have the BBQ cooks and the kitchen help lined up, but we need someone to buy the supplies and oversee the event. If you can help, please contact Susan Salvati at susansalvati@gmail.com.



We are continuing to work with US Fish and Wildlife to have our geese removal permit renewed. There are again additional requirements which include showing efforts to harass the geese to keep them uncomfortable at SCS so the population doesn't grow. More to come.

Vince Salvati, President SCSHOA @ Southcoast2003@gmail.com

At the Last Board Meeting

On February 27, 2024: 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. No homeowners were present to address the board.

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 pool will be heated as of April 1st as per established HOA scheduling.

Lake Management Proposals (2) – Monthly Service: The Board reviewed two (2) proposals for monthly lake service to replace current vendor Integrated Vegetation Management (IVM) for two (2) services weekly. A motion was made, seconded, and unanimously carried to APPROVE the contract/proposal from Water Systems Maintenance dated 12/06/24 to provide service to the lake two (2) times a week for a cost of \$1,985.00/monthly. This is approved but still dependant on further input from previous board member who might have input on this vendor, not present at this meeting. If input is positive, the existing contract with Integrated Vegetation Management (IVM) will be terminated with a written 30 day notice as required by previous contract.

Reserve Study – FY 7/1/25 to 6/30/26 (Update): A motion was made, seconded, and unanimously carried to TABLE the approval of the Reserve Study Draft 0 dated 02/13/25 from Foresight Financial Services, Inc. pending revisions requested by the Board. Draft 1 will be presented at March's Meeting.

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Tri-Star Construction dated 02/5/25 to repair the fence due to discovered dry rot at 3608 S. Sea Breeze for a cost of \$3,753.00 to be paid from Reserves G/L.



The next meeting of the Board of Directors will be March 27, 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/

NEW DATE because of Rain COMING:

SCS Garage Court RePaving: 2025 Phase

4 Garage Courts in this Phase **NOW** starting on March 18, 2025

S. Sea Cliff addresses affected: 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 affected: 1901, 1903, 1905 (see map below: garage courts numbered 20, 19, 18 & 6)

City Service Paving is the vendor that has been awarded this phase contract by your board of directors to completely remove all the aging, cracked asphalt down to ground level and replace with new paving in these 4 garage courts for this year's phase. These were chosen because they are the garage courts in the worst condition currently. **The job may take 4 to 6 days unless there is MORE inclement weather or the vendor has unexpected underground structure issues to fix.**

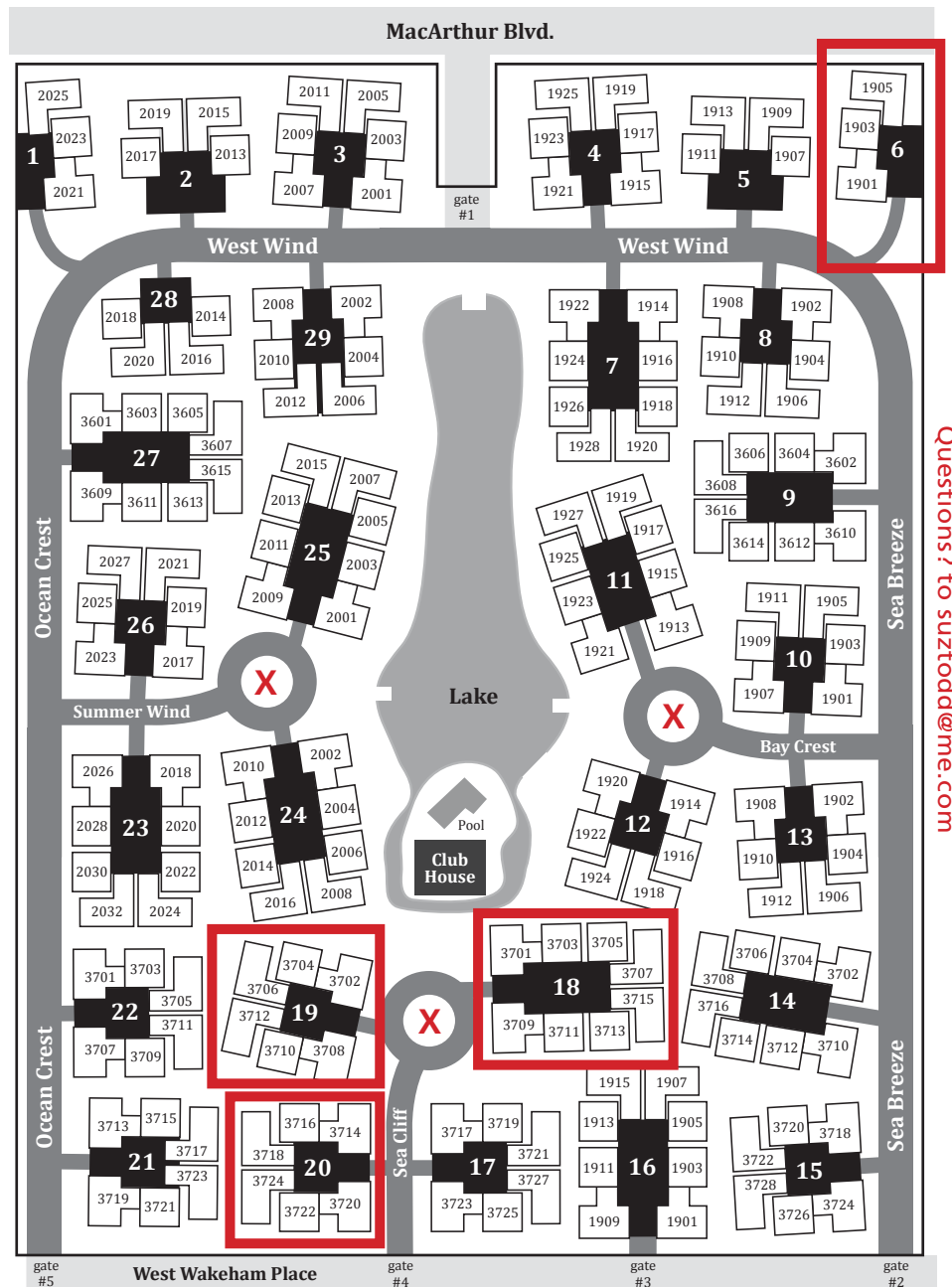
If you live in the red boxed areas and plan on using your vehicle, please move it to street parking for the entire work period (All residents: Sea Cliff street will be very busy with large trucks so be aware of slower access there). We do not recommend that anyone park out on Wakeham Place overnight, but instead park on either Sea Breeze or Ocean Crest, inside SCS gates. Cars must be out of work area garage courts by 7am if you want to use them. Work starts at 7:30am and will finish by 6pm. Do not drive on the new asphalt until the barriers are removed. (Slurry coating will be scheduled later this summer for these 4 garage courts).

Also, some small degraded sections of street pavement on the circle cul-de-sacs on Bay Crest, Summer Wind, and Sea Cliff will also be repaired during this time, so access may be impacted slightly there, a bit. (See Xs on map).

Questions? to suztodd@me.com.

We appreciate your patience as we improve our community.

Thank you. —Your SCS HOA



Landscape News

By Maurizio Bertoldi, Landscape Committee Chair

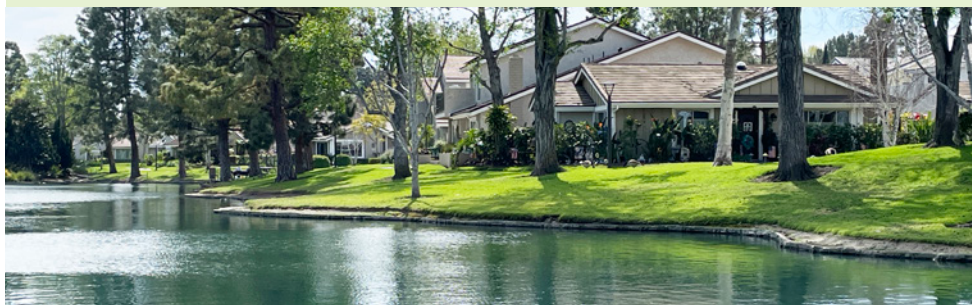
This is just a quick reminder!

Some of the responsibilities often assigned to our HOA Landscape Committee include:

- Creating recommendations for the Board on landscaping improvements within the community.
- Communicating with representatives from the community's landscape maintenance provider.
- Inspecting the work performed by the community's landscape maintenance provider.
- Suggesting additions and amendments to the community's landscape maintenance program that fit within our budget.
- Evaluating RFP responses, checking references, and conducting contractor interviews when selecting a new commercial landscape maintenance provider for the community.
- Advising homeowners who want to upgrade their own landscaping using outside vendors, and providing information about what is advisable to be planted on the property (FYI: Currently our landscape vendor is not able to provide full service for landscape redesigns/installations to residents).
- Providing monthly summary updates to the Board on landscaping and grounds maintenance issues.

While a landscape committee doesn't remove the ultimate responsibility for the appearance of the community's landscape from the Board, an effective landscape committee can certainly make the Board's job much easier.

One last reminder about plant removal: A homeowner may not remove established plant material and replace it with new material unless a SCS Landscape Improvement Form has been submitted to the 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. And please note: No new fruit trees are allowed to be planted in common areas at this time because of rodent concerns. Trees planted without prior authorization and which result in property damage shall be the responsibility of the homeowner and any repairs and removal must be paid for by the homeowner.



The 4th week of the month SCS HOA OPEN Clubhouse will be held on March 26th, 11am–2pm

Please join us...This is a great way to meet new friends and catch up with neighbors!

Look for our signs to remind you of this on the 4th week of the clubhouse event. Any questions, contact Helen at 714.556.1513.

Bring your lunch and maybe something to share with your neighbors. See you soon!

Note: Our small SCS library is open during this time, if you are needing some free Spring reading material!



See last page of this newsletter for all your SCS contact information

SCS 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.

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



Pool is heated starting April 1st

6 things E.R. doctors wish you'd avoid!

It's pretty hard to shock an emergency physician. "We see the worst of the worst, and the silliest of the silliest," Abdullah Pratt, an emergency medicine physician at the University of Chicago Medicine.

Read on for more lessons Dr. Pratt and other emergency room doctors learned — and want you to remember — after years in the E.R.



Don't slice an avocado in a hurry.

Knife injuries in the kitchen were among the most frequent injuries ER docs see. Avocados are a major culprit, Dr. Landry added. "Sometimes I'll even ask, 'Oh, were you cutting avocado?," she said. "And they're like: 'Yes! How did you know?'"

Cutting bagels are also a source of many knife-related injuries.

The best way to cut something like an avocado or a bagel is to use a secure, nonskid surface such as a wooden cutting board, and to cut away from your body. Never cut toward your hand.

Don't trust a trampoline.

Several doctors said they avoided trampolines. "They're a broken-bone factory," Dr. Sugalski said. "We see fractures, dislocations, spinal injuries, head injuries, all the time."

Over 800,000 injuries associated with trampolines were reported between 2009 and 2018, according to a 2022 study.

Don't pet strange dogs.

Dr. Pratt is a dog lover, but after seeing many canine attack victims in the E.R., he doesn't pet unfamiliar dogs. "I think most dog owners have never seen what it looks like for a dog to maul someone.

If you don't know a dog, even if it's your neighbor's dog, you're better off not approaching it at all. Most dog-bite injuries in the United States, researchers found, are inflicted by pets and not strays.

Don't ignore sudden symptoms.

Dr. Landry takes her own unexpected and extreme symptoms seriously. If you experience something like severe chest pain or paralysis of a body part, come to the E.R. immediately, she said.

"I understand that there's going to be medical costs and the time in the emergency room, but those shouldn't preclude you from saving your own life," Dr. Landry added.

And if you have heart attack or stroke symptoms, do not drive yourself to the hospital, said Michael E. Silverman, the vice chairman of the department of emergency medicine at Morristown Medical Center in New Jersey.

He has seen people do this over the years, and it can lead to accidents and injuries. And, Dr. Silverman added, the paramedics have defibrillators and can alert the hospital to prep a cardiac team, saving you valuable time.

Don't ride without a helmet.

If you're not wearing a helmet, whether it's for sports or e-bikes, "you're just looking for serious injury," Dr. Sugalski said. "We see folks come in with helmets and without helmets, and it's night and day."

The use of bike helmets, for example, have been shown to significantly reduce risk of serious head injury. That's why Dr. Sugalski always wears one, he said: "For the most part, you're walking away."

Good advice from doctors you hope to never see, right?



Shredding old documents? Here is how to dispose properly here:

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 and 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 or staples, 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.

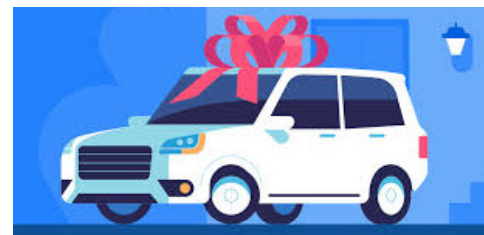
Takeaway: Don't ever put loose shredded paper in any bin!

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 your old car on the registered list with the new one.

Uh oh! Now you have put on your permanent plate and 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 to the new plate.

Also, please do not ignore a citation, ever. Let's avoid any towing. Any questions? contact Freddie Troy, at freddiemillert@aol.com



Ways to handle your SCS Big Trash Item Disposals at SCS

Your options are:

1. If item is smaller... break the thing up into smaller pieces and put in your garage court TRASH bin for our regular Thursday trash pickup. And if it is too much to fit in one week, that is, it takes up too much space, please spread it around to other trash bins in the other garage courts. But please remember: the bin top can't be held open because of your stuff in there or we are fined! This is best for a small set of drawers that you can break apart, or a bench, rug, suitcase, smaller chairs or other small furniture items (Please note, no furniture, rug or plastic cabinet is EVER recyclable in our bin), OR,

2. For really big stuff that is heavy... 'Junkluggers' (844.782.0255 or junkluggers.com) is a good, 'green' service to hire for haulaway items, **but at your expense.** This is great because they will come inside your house and carry the really heavy, large stuff down the stairs, like couches, big book cases or beds for you as part of their service! OR,

3. Although we don't have a designated 'bulky' collection area onsite here on our property **Republic Waste has been coming to SCS** when you call for a pickup in to **657.467.622**. Don't stress with them that this is a HOA, just give good directions to your house. It may take several calls to get this done, as our address numbering is funky, and their guys aren't the best at finding addresses here. You may have to call several times.

Follow Republic's direction/dates as to when to put out your items by YOUR trash bin in YOUR garage court and please put a note on the stuff to be picked up so the HOA will know it has been called in and when to expect the pickup of your item. Don't leave any of these items by the recycle bins on the perimeter streets.

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

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 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.
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 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