



# The SCS Newsletter

South Coast Shores HOA: October 2024



Want a free at-home COVID-19 test?  
See page 4 inside

## President's Message

SCS had its election day on September 26th and we welcomed in two new Board members, Manny Monreal and Tony Lonia. It is good to have our Board at full strength again and I am sure that both of these gentlemen will be contributors to the community.

Sadly, we had to cancel Oktoberfest as COVID has reared its ugly head at SCS, but do not fear as it will be on the schedule for next year.

The concrete grinding has been completed which substantially reduced the possible trip hazards in our walkways. We need to do this periodically as the tree roots lift sections of the concrete causing the problem.



Lastly, the 'real' election day is almost upon us. Each of you should have received a mail in ballot by now if you are registered to vote that way. If you have not, contact the Orange County Registrar of Voters at 714.567.7600. In addition to electing the President there are a number of

propositions, including bond issues that will affect our property taxes if approved, so vote and vote early.

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

# At the Last Board Meeting

**On September 26th, 2024:** Upon notice duly given and received, the Annual Membership Meeting and Election of South Coast Shores Homeowners Association was held on the above date at the Association's community clubhouse, 3700 S. Sea Cliff Drive, Santa Ana, California. The following Inspector of Elections was appointed to count the votes and certify the results of the election: Julian Olsen, of 1921 W. West Wind. Management Representatives Present: Nicole Kardos-Claypool, CMCA, AMS for Optimum Professional Property Management.

The Association's Bylaws require 51% (93 of 182) of the members be represented either in person or by Secret Ballot to establish quorum for the Annual Membership Meeting and Election. The Inspector of Election reported that a quorum had been established with 112 members represented. The Annual Membership Meeting and Election was called to order by the Inspector of Election at 6:00 pm.

The purpose of the meeting is to elect 5 candidates to the Board of Directors, 4 candidates receiving the highest number of votes will be elected for a 2 year term expiring 2026 and the remaining one 1 candidate receiving the next highest votes will be elected for a 1 year term expiring 2025. A motion was made, seconded, and unanimously carried by the membership to APPROVE opening the floor for write-in nominations. The following member(s) were nominated: Tony Lonia, 2015 W. Summer Wind and Manny Monreal, 3706 S. Sea Cliff. (Both were present to accept nomination.)

Candidates on ballot for the Board of Directors were: Maurizio Bertoldi (incumbent), Jowanna Cannon (incumbent), Tina Polychronopoulos Montez, and Susan Todd (incumbent).

A motion was made, seconded, and unanimously carried by the membership to APPROVE the surplus of funds, if any, at budget year end be applied to next year's budget.

The tabulated results of the Annual Membership Meeting & Election are as follows:

Tony Lonia	117 Votes	ELECTED – 2 Year Term Expires 2026
Manny Monreal	104 Votes	ELECTED – 2 Year Term Expires 2026
Susan Todd (incumbent)	104 Votes	ELECTED – 2 Year Term Expires 2026
Jowanna Cannon (incumbent)	84 Votes	ELECTED – 2 Year Term Expires 2026
Maurizio Bertoldi (incumbent)	81 Votes	ELECTED – 1 Year Term Expires 2025
Tina Polychronopoulos Montez	47 Votes	

In the organizational meeting following the election, a motion was made, seconded and unanimously carried by the board members to APPROVE election of the Directors to the following offices:

- President:** Vincent Salvati
- Vice President:** Susan Todd
- Secretary:** Winifred "Freddie" Troy
- Treasurer:** Jowanna Cannon
- Members at Large:** Maurizio Bertoldi, Tony Lonia and Manny Monreal

**The next meeting of the Board of Directors will be October 24th, 2024.**

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

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

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

## Join us in Celebrating the Life of Pat Phelan

*James Patrick "Pat" Phelan, a 30-year resident and former South Coast Shores Board of Directors President and later, long time Treasurer, died peacefully at his home of 2027 Summer Wind on September 2nd, 2024. Pat was 85 years young.*



**Pat's family invites you to his Wake Celebration at the SCS Clubhouse on Saturday, October 19th, from 11:30am to 3:30pm**



*If you are interested in joining our SCS Book Club contact Freddie Troy, at 949.533.9951 (cell), or at [freddiemillert@aol.com](mailto:freddiemillert@aol.com) for time/dates and any questions you may have.*

## If you need paint to use on your house's exterior Vista Paint is offering a discount to homeowners...

...on the same paint products that your house was just painted with! Just mention that you live at South Coast Shores HOA and you can get a gallon of the Vista matt flat exterior Duratone 2000 paint (used for Trim, Wood Siding & Stucco) for \$28.00 instead of the normal retail cost of \$39.00.

If you want the Carefree semi-gloss that was used on garage doors, metal gates and front doors, the SCS price for a gallon is \$39.00 instead of the normal retail cost of \$48.00. Quarts are discounted also.

The closest Vista Paint store is located at 2931 Bristol St, Costa Mesa, CA 92626, Phone: (714) 540-8282, or another location in Santa Ana is: 2400 17th St, Santa Ana, CA 92705, Phone: (714) 480-0648.

**If you need the names/numbers of your SCS house paint colors, email to [suztodd@me.com](mailto:suztodd@me.com).**



**Looking back...**These photos were taken in May of 1974. (Top) is looking North/East from the west side of our clubhouse/dock to where our lake would eventually be—just a hole, so far. Really nothing of SCS, looking in this direction, was done, yet.

(Bottom) is the models and the sales office...

The 2-story and 1-story shown at left are 3710 and 3708 Sea Cliff from what we are told. (The garage-court where Roz lives wasn't built yet.)





## Place your order for free at-home COVID-19 tests today!

Not sure if it is a cold or COVID? Maybe it would be good to have some tests around the house? Well here is the best way to do that...

As of late September 2024, residential households in the U.S. are eligible for another order of 4 free at-home tests from USPS.com (Just fill out the form at <https://special.usps.com/testkits>).

Here's what you need to know about your order: Each order includes 4 individual rapid antigen COVID-19 tests (COVIDTests.gov has more details about at-home tests, including extended shelf life and updated expiration dates)

And orders will ship free!

Find out more at:

<https://www.usa.gov/covid-tests-vaccinations>

Call 1.888.677.1199, the Disability Information and Access Line, if you have a disability and need help getting a COVID-19 vaccine.



**Need to ask a SCS question or make a comment?**

**All your contact info is on the last page of this newsletter!**

**Dogs Loving Halloween!**



# Landscape News

By Maurizio Bertoldi, Landscape Committee Chair

Questions? contact: [info@southcoastshores.info](mailto:info@southcoastshores.info) or 714-206-2109

**Fall Tree Trimming is scheduled to start October 28th** weather permitting! This will include Sycamores, Ash, Liquidambar, Ficus Benjamina, Carrotwood, Pear, Orchid, and Jacaranda trees among others, as posted last month.

Tree trimming is very noisy, but if you have ear plugs it is very interesting to watch skilled tree techs at work—as it was with the removal of a large unhealthy 50-plus foot tree by the clubhouse on October 3rd. It is a 'high-wire' act, to be sure, to watch these guys climb the tree with all their safety equipment and chose just the right branch to drop without hitting anything. Larger branches at the top of the tree are roped up and then carefully cut in the direction to fall correctly and then lowered to the guys positioned on the ground that swing the branch to a good angle to be set down. Next step then, the ground crew feeds it to the chipper to mulch and be 'sprayed' into the large mulch truck to be recycled.



Removing trees is quite expensive, so the board will always consider our fiduciary duty as good stewards of HOA funds, among other factors in any decision like this. The HOA policy is to preserve as many of our mature, beautiful trees as possible, unless there are professionally documented tree health or safety concerns. And, as part of our policy if budget allows, we will normally replace any trees that are removed.

As part of our landscape crew we have a certified arborist that advises on tree trimming and removals on the property.



**Please Note:**  
**Huntington Beach Household Hazardous Waste Collection Center is temporarily CLOSED for renovations: August 20 thru Late October!**

Leftover household products that contain corrosive, toxic, ignitable or reactive ingredients are considered Household Hazardous Waste (HHW). Products such as paints, cleaners, oils, batteries, smoke detectors, and pesticides that contain potentially hazardous ingredients require special handling when you dispose of them.  
**No hazardous waste can go into SCS trash bins!** E-waste such as televisions, tablets, cell phones and computers can also be taken to a HHW.

Orange County residents can dispose of their Household Hazardous Waste items for FREE at any of the County's Household Hazardous Waste Collection Centers, sites OPEN NOW:

**Anaheim Collection Center:**  
 1071 N. Blue Gum Street, 92806

**Irvine Collection Center:**  
 6411 Oak Canyon, 92618

Get more information about what is allowed and hours open at:  
<https://oclandfills.com/hazardous-waste>

# Ways to handle your Bulky Trash items

PLEASE do not leave your larger trash items where the painter's container used to be, as that is no longer our collection area. A new area for bulky item on-site collection is on hold for now...

## So at this time, your options are:

- 1. If item is smaller,** break up the thing 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, bench, smaller chairs or other small furniture item, 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 large stuff down the stairs, like couches, big book cases or beds for you as part of the service! Or you may want to contact 'Thumbtack'—where there are vendors that you can hire to take care of home chores—online at <https://www.thumbtack.com> and find a selection of vetted junk haulers in our area that are known to respond very quickly, 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 it in to **657.467.6220**--as they have done with other residents lately. Don't stress that this is a HOA, just give good directions to your house. It may take several calls to get this done, as I have heard, as our address numbering is funky, and their guys aren't the best at finding our address numbers the first time they come. Follow their direction/dates as to when to put out your items by YOUR trash bin and please put a note on the stuff so we will know it has been called in and when to expect the pickup.



*A rather scary Halloween garage door costume spotted on the property... but not a way to get rid of your bulky trash items, sadly...haha.*

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)