



# The SCS Newsletter

South Coast Shores HOA: February 2025



**At last!!!** Daylight Saving Time begins on Sunday, March 9th... "Spring forward" on those clocks!

## President's Message

Capistrano has its swallows and SCS has its Canadian geese. The geese have swooped in as their migration northward has begun. Most of these geese are not residents of SCS as they return each year to the place of their birth for mating season. We are in the process of renewing our permit to remove nesting geese as we continue to reduce the permanent population. In the meantime, please watch your step especially around the lake.

Our garage court repaving program is set to begin on March 11th. Residents of the affected garage courts have been notified. We apologize for the inconvenience; however, this is necessary as the pavement continues to erode. This may cause some parking issues for all residents on Sea Cliff as affected residents need to have their vehicles out of their garages for the full period of this remediation (see info on page 3) and parking spaces may be scarce on that street. Our objective is to rehabilitate about 4 garage courts a year as our reserve funds will allow.



*Happy belated Valentine's Day!*

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

# At the Last Board Meeting

**On January 23, 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. The following items were brought up by a homeowner: Email Reminders about Board Meetings and Community Events.

The HOA BOD committee heads for Architectural, Landscape, Clubhouse, Well/Mechanical, Trash/Recycling, Parking, Lighting gave verbal reports to the board.

The Board APPROVED the proposals from Relentless Land Care Landscape estimate #6169E for a tree removal for \$1,300.00 that affects the upcoming asphalt remediation project and estimate #6221E for rehab of old landscaping at 1912 W. West Wind for \$1,322.00 to be paid from Operating G/L #60300 (Landscape: Replacement).

The Board reviewed two proposals to remove and replace four courtyards' pavement (the vendor recommended worst condition locations) within the Community. A motion was made, seconded, and unanimously carried to APPROVE the contract/proposal from City Service dated 12/06/24 to remove & replace four court yard's asphalt with the option to add concrete flowlines for a total cost of \$92,900 to be paid from Reserves. Furthermore, the Board requested Management to negotiate and request that some pot holes in the ourstreets also have a small section of asphalt removed and replaced & to add PVC conduit in each driveway for possible future project needs.

Board reviewed two proposals for a new lake management contract. The Board TABLED the discussion pending an on-site meeting with the Lake and Well Committee of the Board.

The Board APPROVED the annual Community Associations Institute Membership dues for a cost of \$320.00 to be paid from Operating.

The Board APPROVED the reimbursement request from Director Susan Todd for \$1,219.16 for misc items for the Community & the electrical conduit ground trenching for the ER Spa Shutoff Switch.

Board reviewed the correspondence from Freddie Troy owner of 2003 W. West Wind requesting permission for her son to fly his drone. Board requested we seek a legal opinion for further review.

The Board APPROVED the proposal from Severson Plumbing dated 12/16/24 to repair a gas line leak for the pool heater equipment for \$4,469.00 to be paid from Operating.

**Annual Certified Manager Disclosure:** The following information is provided in accordance with California Business and Professions Code §11502: Christian Long has met the requirements and qualifies as a certified common interest development manager. Certification was received from Community Associations Institute, Inc. (CAI) on 06/12/15, his certification is current and is in good standing. The location of his principal office is Optimum Professional Property Management, Inc., 230 Commerce, Suite 250, Irvine, CA 92602. He does not hold an active Real Estate License. The fidelity insurance of the management firm does not cover the operating and reserve funds of your association.

**The next meeting of the Board of Directors will be February 27th, 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/)**

# SCS Garage Court RePaving: The 2025 Phase

## 4 Garage Courts are in this Phase starting on March 11, 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 and 6)

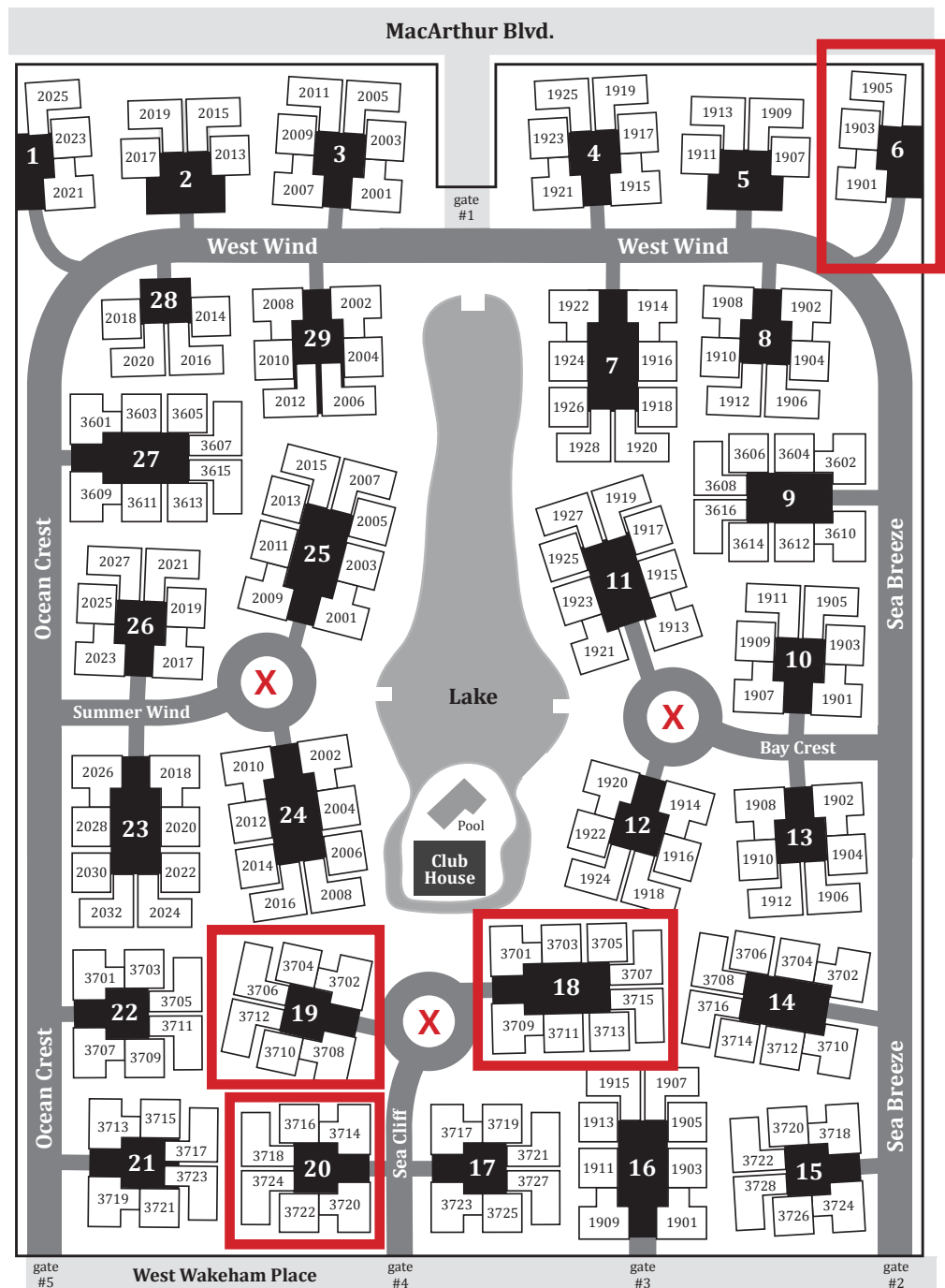
City Service Paving is the vendor that has been awarded this phase contract by your board of directors to completely remove all the aging, cracked asphalt down to ground level and replace with new paving in these 4 garage courts. These were chosen because they are the garage courts in the worst condition currently.

**The job is projected to take 3 to 5 days unless there is inclement weather or the vendor has unexpected underground structure issues.**

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).

We appreciate your patience as we improve our community.





# Architectural News

By Maurizio Bertoldi, Architectural Committee Chair  
Questions? Contact: [info@southcoastshores.info](mailto:info@southcoastshores.info)  
or 714-206-2109

## The importance of using insured vendors on all home improvements

The cheaper offers of uninsured general contractors or handymen can be tough to resist especially if you're working with a tight budget. But think about this: if your contractor doesn't have insurance, who will cover the expenses if a part of your home gets damaged? If a worker accidentally punctures a water line, who will pay to clean up the mess and foot the repair bills? What if a vendor you hire for work in your house accidentally injures a person while driving to or from your home? If a contractor can't even be bothered to purchase insurance, do you think they will hold themselves accountable for any mishaps?



It doesn't matter if they're offering you a very tempting bargain. If you discover that the contractor you're making a deal with is uninsured or has an uninsured crew, there's no need to think about it. Get up and find yourself a new one that is both licensed and insured. With a

reliable and reputable vendors overseeing your job, you'll sleep better at night.

As you know the SCS HOA requires all vendors working with our Homeowners on exterior projects and in common areas to provide the insurance and licensing documentation with your required Architectural Application that you must submit before any work is started. This protects you and the HOA. These documents are a copy of California State Contractor License or Termite Repair Licensing, an ACORD Certificate of Liability Insurance (\$1 million minimum), and the Certificate of Worker's Compensation Insurance.

Uninsured contractors are major headaches waiting to happen as they expose you to financial risks in the event of an injury or property damage. And since they have no way of repaying or compensating you when problems and issues arise, the cost of the damages lies squarely on your shoulders.

Remember that a workplace accident can take place at any time and even the best improvement crew can make mistakes. While a homeowner's insurance policy does cover property damages, it has its own set of limitations. Hiring insured contractors for all jobs that carry both general liability and workers compensation insurance is the best way to protect yourself from these risks.

Aside from guaranteed property protection, hiring a licensed and insured contractor may have a direct effect on the value of your property. If you have had work done by an uninsured contractor and it was not up to code, you may have issues to solve or need to disclose the information to potential homebuyers if you decide to sell in the future.



## SCS Book Club

Six enthusiastic readers braved the rain on February 12th for book club at Ilona's house. We had many suggestions for reading next month but settled on *The Good Lord Bird* by James McBride as we all loved *The Heaven and Earth Grocery Store*. The few who had missed *The Elephant Whisperer* will read that, which was also a favorite. *The Lifecycle of the Common Octopus* and *The Ministry of Time* were also choices.

As always, read anything or nothing at all, and join us if you like. We would love to meet more readers!

Any questions? contact Freddie Troy, 949-533-9951 (cell), or at [freddiemillert@aol.com](mailto:freddiemillert@aol.com)



**Daylight Saving Time begins on Sunday, March 9, 2025** — At this time, we "spring forward" one hour! Hello to a brighter Spring ahead!

# Make sure your home is not a Fire Hazard!

It can happen within two minutes—first a lick of flame, that spreads as it searches for fuel. The next thing you know, you could have a life-threatening fire on your hands. But many fires can be prevented with these simple precautions.

**1. Install and MAINTAIN Smoke Alarms** Smoke alarms double the chance of your family surviving a fire, so it goes without saying that you should have several. Don't neglect to test them and change the batteries regularly. You should test them once a month and change the batteries every 6 months (if your smoke alarms use replaceable batteries) regardless of whether they seem to need it, just to be on the safe side (some alarms are 10-year tamper resistant and don't have replaceable batteries).



**2. Beware of Common Fire Risks in the Kitchen** Most home fires start in the kitchen during cooking—usually on stovetops—not in the oven. Be sure to stay in the kitchen when cooking, frying, or grilling on your stove top.

Check for curtains, towel racks or even paper towel dispensers sitting too close to the burners. If your microwave isn't built in, make sure it's clear of surrounding clutter and its vents aren't obstructed. **If you don't already have one, buy a fire extinguisher to keep within easy reach should something ignite while you're cooking.** Remember, don't toss



water on a grease fire if you're caught without an extinguisher. If a fire starts in a pan — and many do — put a lid on it to suffocate the flames.

**3. Use Home Heating Equipment Safely** Heating equipment, like space heaters, are involved in 1 of every 6 home fires. Furthermore, 1 in every 5 home fire deaths and half of all fires caused by home heating occur between December and February.

Make sure to always keep anything that gives off heat at least 3 feet away from flammable materials or items. Never plug more than one heating appliance into an outlet. If you have a fireplace, make sure your chimney is checked and cleaned by a professional once a year. Use

a metal or glass screen that is large enough to prevent escaping embers. **Never leave fires (or candles) burning, or heating appliances plugged in, while asleep, in another room, or when you leave your home.**

**4. Maintain Your Appliances - Especially Dryers** Dryers are responsible for about 9 out of 10 appliance fires. Make it a habit to clean out the lint screen every time you use your dryer. It may be an annoyance, but this simple action can save you a lot more pain and aggravation later.

**5. Inspect & Repair Electronics and Outlets** All those appliance and electronic cords have to plug in somewhere, so your electrical outlets should be next on your home inspection list.

Are any overloaded or showing signs of wear? Rearrange things so as many appliances as possible have their own outlets, and use extension cords to reach more distant outlets. This option may be a bit unsightly, but avoid running extension cords under rugs. Make sure your lamps are all using bulbs with wattage equal to or less than what the manufacturer recommends as well. When it comes to electronics, unplug them when they're not in use whenever possible. Lastly, keep in mind that items like televisions and computers need space from anything flammable because they can overheat!

**6. Practice Your Escape Plan** Despite your best efforts, something may go unexpectedly wrong, so you and your family should have a plan for what to do in case of emergency. Create an escape route that provides two possible exits from each room, such as a window and a door. Keep escape routes as clutter-free as possible so no one trips and falls on the way out during an emergency. Practice your plan at least twice a year and make sure everyone can safely escape in less than 2 minutes. Keep in mind that members of your household may need extra assistance—have a plan for who will help them and practice! —From the American Red Cross...More info, plus how to develop your own home escape plan at:

<https://www.redcross.org>



# You know the new thin 'compostable' bags that all CA grocery stores are mandated to use as of January 1st 2025...?

**they are NOT allowed to go into our Food/Yard Waste 'organic' Bins. Confusing, but true!**

Several homeowners have asked if their food scraps can now go inside these new 'green' bags that the stores have to provide to bag veggies, and then be put into the Food/Yard Waste—and, that would be convenient—but the answer from Waste Management, our waste vendor, is a definite 'NO'.

The reason is the same as it has always been: compostable bags decompose at a much slower rate than food/yard waste and also because they are considered a major contaminant in recycling streams, easily getting tangled in sorting machinery at recycling facilities, a safety risk to workers and cause disruptions and damage to equipment due to their lightweight and flexible nature.

**So paper bags remain the only kind of bags we can use to hold our food waste when we put this waste into the bins that are on the perimeter streets of Ocean Crest and Sea Breeze.**

As a reminder, this is all that go into that paper bag for the six 'Organic' bins: Meat, fish, poultry, dairy products, fruits, vegetables, bread, pasta, rice, grains, plate scrapings, food soiled paper (minimal amounts acceptable), grass, leaves, small branches, shrubbery, plants, weeds, and garden trimmings. Of course you don't need a paper bag for your food/yard waste, it is fine to use a kitchen bin and just dump it in loose, as many of our residents do.

**I want to recycle my plastic bags...where should I take them???** All the national grocery retailers (such as Kroger, Safeway, Target and Walmart) and many smaller retailers offer bag recycling collections in their stores. The bins are usually located near the front entrance. Use **earth911.com** to find a location near you—just enter your ZIP code.



**The history of the plastic bag 'ban':** Ten years after California approved a plastic bag ban that's been blamed for making its plastic bag problem worse, the state is banning single-use plastic grocery bags entirely. (For 'Carryout Bags': Beginning January 1, 2026, stores will only be allowed to distribute recycled PAPER bags to customers at the point of sale: checkout.)

In 2014, California became the first state to pass a plastic bag ban. It's one of at least 12 states that now have some form of ban on single-use plastic bags. But because of a loophole in its initial ban that allowed grocers to charge for thicker plastic bags, California still dumped 231,072 tons of plastic grocery and merchandise bags in

landfills in 2021, according to the state's recycling agency, CalRecycle. That was a sharp increase from the year the ban took effect—and nearly 100,000 more tons than in 2018.

California officials are saying that there's a perception that plastics—especially plastic bags—can be easily recycled. But they say that this is not the reality and that consumers have been deceived for decades.

The state filed a suit on Sunday alleging that ExxonMobil promoted recycling while knowing that it was technically and economically challenging and wouldn't make much of a dent in the plastic waste problem.

# 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 adequate emergency operations from proceeding—a delay could cost a life if access to our homes is blocked by illegally parked cars.)



**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 'Instant Towing Zone' and no 'warning' citations will be issued before a tow will happen from Patrol Masters.**

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 petrolling. 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.** 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.

Questions to Freddie Troy, Parking Committee Chair at 949-533-9951 (cell) or [freddiemillert@aol.com](mailto:freddiemillert@aol.com)

## If the LA fires are bringing up questions in your mind about your homeowner insurance coverage...

and you have questions about what the HOA insurance policy covers and what it doesn't, and what each homeowner should have covered in their own insurance policy to protect their property/possessions and any home upgrades inside your home—give our insurance broker a call. His name is Brian Linehan (direct line: 949-215-9806 or at [Brian@hoa-insurance.com](mailto:Brian@hoa-insurance.com)) thru the LaBarre/Oksnee Agency Inc: 800-698-0711, Fax: 949-588-1275. You can also ask him about the earthquake insurance options that are available thru our policy

**Please break down all boxes to 'flat' so all residents have room to recycle, and putting boxes inside other unbroken down boxes wastes space in the bins, creating 'gaps' where more recycle items could fit.**



A pair of Snow Geese brightens these rainy days we've had. The swan girls seem friendly with them.



## 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

### 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 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)