



The SCS Newsletter

South Coast Shores HOA: August 2026



Feel like being German for a day?
See page 3 for how...

President's Message

This has been an eventful month for SCS. It began with a major power outage affecting 58 homes on West Wind and Ocean Crest and was due to failures of primary underground cables which took over a week to fix. It was followed with a 6 hour shutdown affecting the rest of SCS as SC Edison performed a needed preventative maintenance by replacing some equipment which probably dates back quite a few years. As I have previously reported, we must be prepared for these type of issues as our infrastructure continues to show its age, but we are glad to have gained SCS's renewed attention to our electrical layout now.



On a lighter note, we will be celebrating Oktoberfest on September 26. All are invited to bring your best German delicacies to share with your neighbors as this is a BYO event. More information for you is on page 3.

Lastly, the increase in the monthly assessment came into effect on July 1 but not all owners have adjusted their payment amount yet. Please make sure that you are now paying the current amount of \$430 per month.

And, right around the corner, Happy Labor Day on September 7th!

Vince Salvati, President SCSHOA at Southcoast2003@gmail.com

At the Last Board Meeting

On July 23, 2026: 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. In accordance with California Civil Code §4925(b), the Board of Directors provided homeowners in attendance the opportunity to address the Board during the open forum portion of the meeting whether or not the item is on the meeting agenda. No new homeowner items were presented.

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

The Board APPROVED proposal #7141E from Relentless Land Care dated 7/14/2026 for tree trimming at 1909 W. Wakeham Pl. for \$950.00 to be paid from Operating G/L #61100 (Tree Trimming). And the Board TABLED proposal #7140E from Relentless Land Care dated 7/14/2026 to remove 2 large Silver Sheen trees with roots at 1901 W. Wakeham Pl. pending further review and price considerations.



The Board APPROVED the Board Resolution confirming compliance with Civil Code Sections 5380(b)(6) and 5502 requiring prior written approval of the Board of Directors before any financial transfers greater than five thousand dollars (\$5,000) if 50 or fewer units and ten thousand dollars (\$10,000) for 51 or more units or five percent (5%) of an association's total combined reserve and operating expenses; and Civil Code Section 5500 requires monthly review by the Board of all of the financial statements specified therein; and Civil Code Section 5501 provides that: The review requirements of Section 5500 may be met when every individual member of the board, or a subcommittee of the board consisting of the treasurer and at least one other board member, reviews the documents

and statements described in Section 5500 independent of a board meeting, so long as the review is ratified at the board meeting subsequent to the review and that ratification is reflected in the minutes of that meeting.

The Board APPROVED the proposal from Pacific Paradise Pools to replaster the pool and spa for a total of \$65,110 and to resurface the deteriorating concrete deck surface for \$32,850 for a total of \$97,960 with extra contingency for possible cost overruns with a total not to exceed \$108,000 to be paid from General Reserves.

The Board discussed hosting the Annual Community Oktoberfest on September 26th, 2026. Furthermore, the Association is ONLY going to provide: cups, plates, utensils, napkins, misc, for this event. Food is to be provided by residents as it is a potluck style event, unlike the 4th of July Party.

The next regular meeting of the Board of Directors will be August 27th, 2026

**General Session at 7:00, at the SCS Clubhouse — Open for resident attendance.
(Closed Board Executive Directors Session starts at 6:30pm)**

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/

It's that voting time of the year again...

The mailing will be coming soon, so when you do get your SCS HOA Annual Election ballot at the end of August we please ask you to return it as soon as you can, so we can get a 'quorum' for our Board of Directors 2026 Election that takes place on September 24th.

We will have a place to return the ballot onsite as we did last year to make it easier.

Thanks in advance for your help!



SCS's 2026 Oktoberfest Celebration!

**Saturday, September 26th,
12pm–3pm**

Potluck Dinner — Your German Inspired Dish Makes It Shine!

Join us for an everything German potluck dinner! Your participation is what makes this event truly special. A sign-up sheet will be posted on the Clubhouse bulletin board for you to list your German-inspired food contribution. Whether it's bratwurst, sauerkraut, pretzels, apple strudel, or your own creative take on German flavors, your dish helps build an unforgettable spread!

See list of possible German food ideas on the right.

What's Coming Your Way:

- ◆ A table overflowing with traditional German dishes
- ◆ Root beer floats and fun beverages to keep the celebration flowing
- ◆ Music, laughter, community, and celebration all afternoon long
- ◆ If you can, come in your fun German attire to add to the spirit

Bring Your Enthusiasm & Your German Spirit!

Come for the fun. Come for the food. Come for the root beer floats and festive drinks. And, come hungry — we don't want to miss you at this can't-miss event!

We can't wait to celebrate with you!



Some German food suggestions:

German Red Cabbage
German Potato Salad
Bavarian Pretzels
Beer Cheese
Potato Pancakes
Spaetzle
Bratwurst or Sausage
Sauerbraten
Kielbasa
German Casseroles
Greens with Hot Bacon Dressing
Cocktail Meatballs
Apple Sausage Hash
Goulash
Cabbage & String Beans
Corn
Apple Strudel or Cake
German Cookies
Coffee Cake
Black Forest Cake
Apple Fritters or Donuts

If you want to have more fun and dive in deep:

German cooking website:
**[https://
www.theomaway.com](https://www.theomaway.com)**

"Basic cooking and baking with these authentic German recipes is easy. Choose from hundreds of authentic German recipes all home cooked by a German grandmother, Oma. Oma's recipes are easy to prepare. First, you find the list of ingredients and hints how and where to find them or what to use as a substitute."

What's the whole story with our recent electrical issues?

Here is the all the 'detail' for those who don't know...and for those who want to stay in the 'know'... a great way to do that is join our SCS 'Residents Only' Facebook page. This was the best way to get the news out *fast* to residents from the HOA and our contact from SCEdison during these electric outages we experienced. And, the news was changing quite quickly in some cases. Info is on last page of this NL about how to join up to our SCS FB page. All residents are welcome!

On July 22 SCS experienced a sudden, complete power outage for 58 homes with a primary power cable spontaneously breaking in the afternoon around 3:30pm. See map below for that northern section of our electrical circuit involved (This circuit is completely unconnected to the rest of SCS and is shown in yellow highlight below on map). Generators were brought in ASAP to help, but there were capacity issues with those generators causing many unhappy, frustrated residents, unfortunately. Apparently hot weather is the 'reason/season' for older electrical underground lines to break and SCEdison was spread pretty thin in this summer repair period based on their response to our issues which took much longer than we hoped. And, the repair did indeed prove more complicated than was first considered, as they attempted a couple of approaches, but normal power was not restored until August 2nd after an all night Sunday work session at 3am. That was about 12 whole days! But on the positive side, during this work period several other elements were upgraded for us along with the line break repair that should last for a long time to come, per our SCEdison contact.

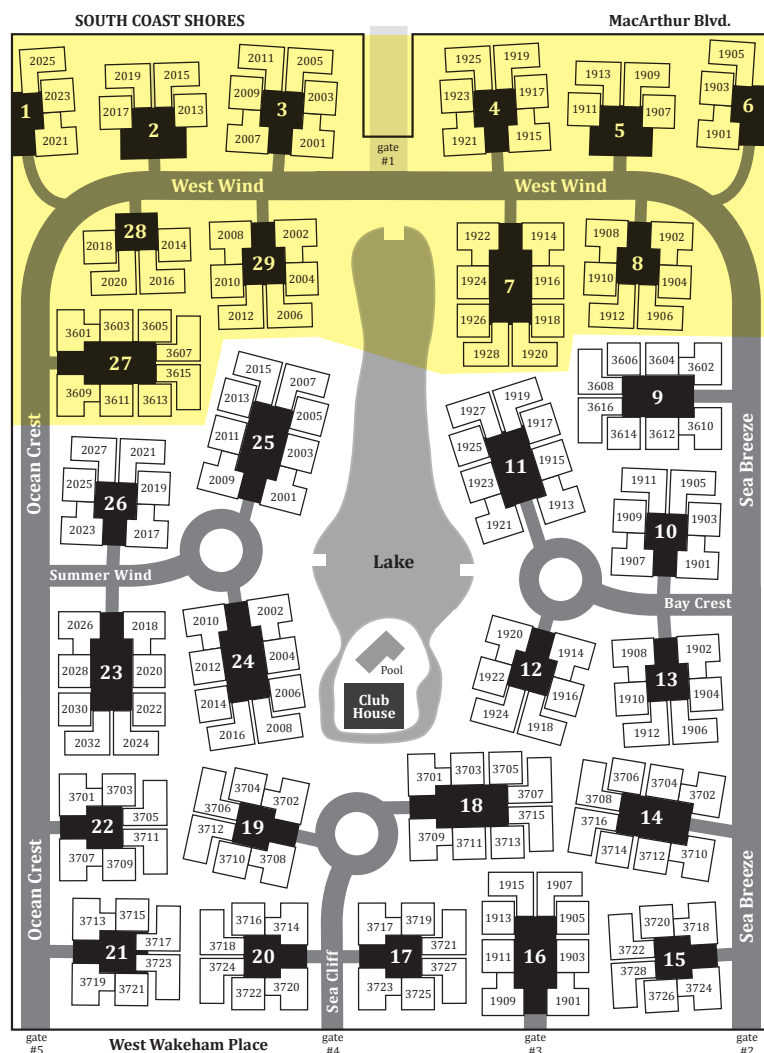
After this northern SCS section outage happened, SCEdison performed a number of tests on other components of our powergrid and problems/upgrades were identified and scheduled to be done before any more sudden failures could happen. The transformer setup that powers our landscape irrigation, fountains, front gates and common area lighting in one quadrant was replaced quickly as it tested close to failure, but because of our older wiring infrastructures, it did not work properly and a generator was brought in to power up these critical functions the next day. A final working transformer installation happened on Thursday, August 13 in that underground vault at the location by the east dock/well structure.

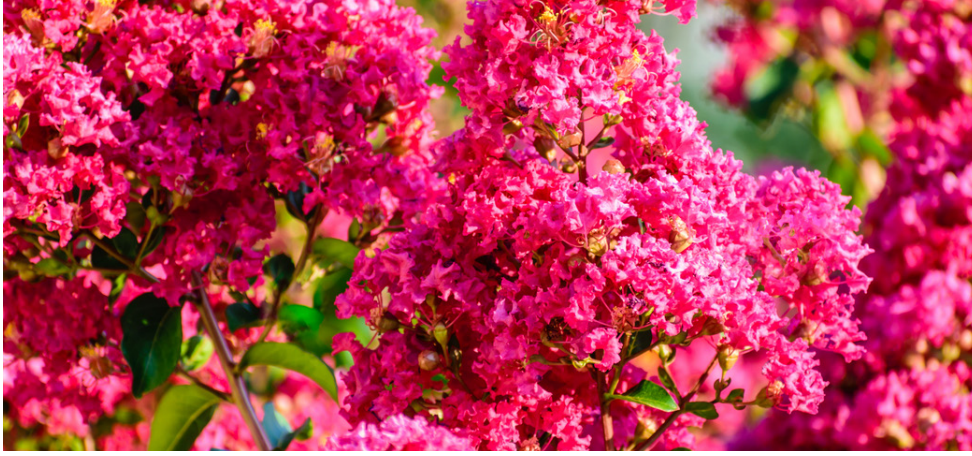
Soon after the north section failure, the rest of SCS (non-yellow section of the map at the right) got notification that a scheduled outage was now planned for August 7th, which called for a 6 hour 'window' for power to be cut off on a (very!) hot day. This was explained by our SCEdison contact to be a very essential repair needed to the main power input infrastructure for the south section of property. It was not anything that could be put off for a cooler weather period at all—if this wasn't done when it was SCS could have experienced a weeks long outage—much longer than our first power outage, SCEdison said! This outage only lasted for a bit less than 5 (sweaty!) hours for residents and worked out without any additional problems developing.

This has been quite an ordeal for our northern circuit SCS neighbors, but the only up side is that we NOW have the attention of SCEdison with a good contact agent and they have mentioned that there are other electrical upgrades that are now planned for us to ensure good long-term power service for our future.

A sweaty yeaaaaaaaaaaaaay, right?

—Susan Todd





Landscape News

By Maurizio Bertoldi, Architectural Committee Chair
 Contact: info@southcoastshores.info or 714-206-2109

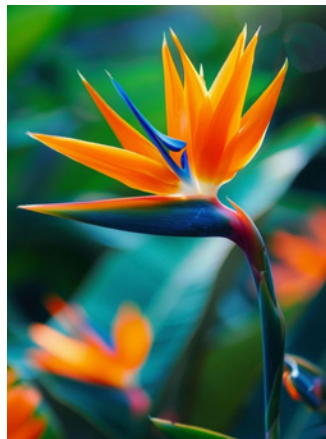
A few quick points during this very hot August:

Grass: Currently we are working on some dry looking spots on our turf areas and treating for possible grub reinfestations. These will be spots where the grass is wet after the watering cycle but turf looks dead in expanding spots. Please note, that we are also engaged in reseeding some grass areas at this time and will be doing extra irrigation in these areas, but this takes time to show progress. If you are noticing growing yellow turf patches by your house, let me know and our landscape guys can check it out for the exact cause.

Watering: During these very dry days, if possible, I suggest that you supplement your landscape irrigation with some additional water in order to avoid possible heat damage to planting material in front of your home.

Drip lines: Most lines in SCS are fine, however, besides breakage, clogging is another issue with drip lines. The very tiny opening in most drip and micro-irrigation emitters can get clogged even with clean water. Minerals in the water or even the chemicals and fertilizers can build up and clog the emitters. In SCS we do periodic maintenance. These lines can at times seem that they are not working but it is sufficient to dig a few inches under the line to find moisture in the soil, indicating that water flow is present when activated by the well during the watering cycle.

Sprinkler heads: Our vendor does try to keep the soil around the sprinkler free of grass that could impede the raiser to pop up for watering. If you see areas of your lawn that have sprinkler heads partially covered by grass, please send me a note and I will have someone come out there to fix that situation. The type of grass we have grows very quickly in the Summer. We are also engaged in readjusting sprinkler sprays, so if you notice any overspray areas on your home please give me a call right away so a readjustment can be scheduled.



Please don't bag your recyclables

Our waste vendor does not accept ANY plastic bags of any kind in our recycle bins, so bagging your cans and glass/plastic bottles just gets your recycle efforts 'trashed' unfortunately, as those bags are removed and put in the regular trash bins. So please just dump the recyclables out of your 'collection' bag and take the bag back home for your next recycle batch.

We have a limited amount of nice large, handled bags to store/transport your recyclables. Email me at suztodd@me.com and I will bring one right to your home and answer any questions.

And, please keep all these OUT of the recycle bins, too: plastic packing/shipping materials (& bubble wrap and sheets of plastic), plastic food wrappers, bread bags, drink bottle plastic wraps, sandwich bags, and veggie produce bags. We are still seeing too much 'illegal plastic' items in our bins.

Parking Rules Update

We have had Patrol Masters issuing limited citations for the past few months because of all the work that was being done on the property, like the tree trimming, asphalt upgrades and electrical infrastructure repairs.

But as of September 1st, we will be going back on full normal parking citation issuance for illegal parking.

Please, if you have put off registering or safe listing a car, know that our parking rules will be in full force starting the 1st of September. It can take a few days to get a registration completed, so please bear that in mind.

Also, the best and easiest way to do a registration is to contact me at freddiemillert@aol.com or text me at 949-533-9951. You can safelist online or by phone directly to Patrol Masters at 877-648-0602 if you have the safelist code for your address to do so. If you are a new resident, I am glad to answer any questions you have or send you a copy of our parking rules if you need that, or the forms for registration.

Just as a reminder, a household can have two registered vehicles allowing them to be parked in any legal space at any time at SCS. Unregistered cars must be garaged or safelisted for overnight parking or they could be subject to citations, and eventually towing, per our R&Rs. And, never ever ignore a citation on your car, if you get one—always check back with Patrol Masters for reason or cause!

—Freddie Troy,
SCS HOA BOD Parking Committee

This scam seems like it is hitting everyone's email! Yipes!!! Asked to enter your email address and password to open a party invite? That's a scam!

It's graduation and summer party season. The FTC is getting reports about unexpected "You're invited" texts and emails that are actually phishing scams. These fake invitations ask for your email login credentials or a special pass code to open them, but don't do it. Learn how these phishing scams work and how to protect yourself if you get one.

Scammers send unexpected messages that look like they're from well-known invitation platforms like Evite or Paperless Post. Some messages list someone you know as the host and make you enter your email username and password to see event details or download a file or program to view the invite. Some messages tell you to enter a phone number and share a special code to RSVP. *That's not how real invitations work.* This is just a scammer trying to steal (or reset) your account information. If they get in, they might take over your email account and send the same scam to all your contacts.

If you get an unexpected invitation like this, resist the urge to click. Instead, check with the host to make sure it's real.

To help protect yourself from phishing texts and emails:

- **Keep security software updated.** Set your computer software to update automatically so it will deal with any new security threats. Update your phone's software regularly, too.
- **Use two-factor authentication.** Taking extra steps to verify who you are makes it harder for scammers to log into your accounts if they get your username and password.
- **Act quickly.** If you think a scammer has your email account information, change your password to create a new, strong passphrase right away. Then, go to [IdentityTheft.gov](https://www.identitytheft.gov) for specific steps to take based on other information you may have lost.

Report the phishing attempt to the FTC at [ReportFraud.ftc.gov](https://www.reportfraud.ftc.gov).

And, that's fresh!

Six brand NEW green-lid Food & Yard waste bins (Organic recycling) are on our streets now. Sooooo clean and non-stinky making food waste recycling a pure joy! New reflective tape is very bright and easy to see at night. The HOA is planning to create concrete pads for these bins to sit on to be more out street sight soon.



A Homeowner Asked: What are the HOA Board of Directors Fiduciary Duties to the Community?

Community association board members fulfill a critical role within their communities. Entrusted with the decision-making and overall governance of the homeowner's association (HOA), these volunteers are expected to act in the best interest of all homeowners, ensuring that the association is well-managed and operates smoothly. A key component of this role involves fulfilling their fiduciary duties—legal and ethical obligations that guide their actions. Understanding these responsibilities is crucial for effective and responsible leadership within any community association.

What is Fiduciary Duty?

Fiduciary duty refers to the legal obligation to act in good faith on behalf of people or a group of people that relies on the board's decision-making. For HOA board members, this means making choices that benefit the community as a whole and setting aside their personal interests. These duties are based on principles like the business judgment rule, which ensures that board members act responsibly, with good intentions, and in accordance with the association's governing documents.

In reality, fiduciary duty goes beyond merely following rules—it involves carefully managing the association's affairs. Board members are expected to be diligent, use sound judgment, and always prioritize the well-being of the community they serve their term of office.

Key Fiduciary Duties for HOA Board Members

For board members, fiduciary duties include several specific actions:

- Making informed and reasonable decisions: Board members should research, gather, and discuss relevant information before making decisions that impact the community.
- Acting ethically and with integrity: Personal biases and hidden agendas have no place in board decisions. Ethical behavior is a cornerstone of fulfilling fiduciary duties.
- Disclosing conflicts of interest: Transparency is essential. If a board member has any personal stake in a decision, they are obligated to disclose it and, in some cases, remove themselves from the decision-making process.

Adhering to these duties ensures that the community is governed fairly, without undue influence or bias.

Fulfilling fiduciary duties requires more than just good intentions. Board members can follow several best practices to ensure they meet their obligations:

- Communicate clearly: Clear and consistent communication with residents and fellow board members fosters trust and ensures transparency in decision-making.
- Plan ahead: Effective governance involves anticipating future needs and challenges. This proactive approach helps the board make better decisions and safeguards the community's interests.
- Consult professionals: Not every issue can be handled internally. When complex legal or financial matters arise, the board should consult with outside professionals, such as attorneys or accountants, to ensure a sound and justifiable basis for decisions.
- Address concerns promptly: Ignoring or delaying responses to homeowner concerns can erode trust. Handling issues promptly and professionally in a consistent manner demonstrates a commitment to the community.
- Use facts, experience, and rational thinking: Decisions should be based on evidence and reasonable judgment, not personal opinions or emotional reactions. This approach helps avoid conflicts and ensures that choices are in the community's best interest.

Adhering to these practices allows board members to confidently fulfill their fiduciary responsibilities and build trust within the community.

It's hard to remember all the details, so... **Let's Break it Down!** **What goes Where for SCS's 3 Kinds of 'Waste':**

TRASH:

These Bins are the ones located **INSIDE** each garage court:

- **ALL STYROFOAM:** Containers, Cups, Blocks, Packing/Mailing Materials, Packing Peanuts (put in plastic bag)
- **ALL PLASTIC Bags and Wraps, Sheets and Drop Cloths, Packing Materials from Shipping, Dry Cleaning, Painting, etc**
- **Household and Clothing:** Bedding, Small Carpets, Pillows, Hats, Suitcases, Curtains, ALL Toys (plastic or metal), Shoes, Hats
- Diapers, **Pet Waste**, Dryer Sheets, **Baby and Bathroom Waste**
- Garden Hoses/Plant Pots, Wire, Small Cable, Rope/String, **Clothes Hangers**, Window Shades, Small broken down Furniture items like Chairs/Drawers, Smaller Wood/Lumber and Metal items that fit fully inside the bin
- **Combination Foil and Plastic-or Metallic Coated BAGS/ Containers** for Chips/Snacks, Dog Food, Boxes of Wine with Plastic pouch inside
- Dishware, Mirrors, Wall Art
- Fats, Oils and Grease from COOKING (enclose in plastic or glass jar, these are NOT recyclable)
- **NO Remodeling Trash from a vendor is allowed in the bins and should be taken away by your vendor per HOA R&Rs**

RECYCLE:

These are 6 bins located on the **perimeter streets: Sea Breeze & Ocean Crest (inside gated enclosures).** RECYCLES MUST BE CLEAN OR THEY ARE 'TRASH':

- Cardboard Boxes: MUST be flattened and must fit totally inside bin. Please cut down large & TV boxes to fit.
- Paper: Clean Only, otherwise it is 'Trash' (like drop cloths) **Paper towels and Bathroom Tissues and Dryer Sheets are NOT Recyclable**
- Empty Metal Cans/Tins: Clean
- Empty Plastic Bottles and Containers: Clean
- Empty Glass Bottles and Wax-Type Containers: Clean

Please don't get creative here! This program is set up by the State for weekly use 'Containers' (Plastic, glass, metal and cardboard) that you buy Food in from the Grocery Store!

NOT ALLOWED: ANY **Plastic bags or sheets/strips**, Metal Scraps/Wires, Organic Material, Light Fixtures, Plastic Furniture/Bins, Electronics, Construction Waste like Lumber/Dry wall, Shoes/Clothes/Clothes Hangers, Plastic Planting Pots, Car Parts, Baskets, Towels or Fabric and **ANY Styrofoam of any kind** **ALL items need to be unbagged** (even paper bags or boxes are not allowed because this wastes SPACE)

FOOD & YARD WASTE:

This waste is also called **'ORGANICS'** and are the 6 Bins **OUT ON the perimeter streets with green lids** (until we build enclosures for them like the Recycle bins have.)

- Meat, Meat Bones, Dairy Products (no Liquids)
- Grains, Bread, Fruit, Vegetables
- Eggshells, Coffee Grounds, Food-soiled paper like Paper Plates/Napkins/Towels, Coffee Filters & Tea Bags, Paper Towels (Keurig coffee pods, etc. are 'Trash' —only the coffee grounds are recyclable)
- Leaves, Small Branches, Plants, Weeds & Garden Trimmings, —NO large branches over 3" thick allowed. Longer lengths must be broken down into smaller pieces to fit fully inside bin. Bin top must always be able to close

Food Waste can be enclosed in Paper Bags ONLY. NO PLASTIC BAGGING OR COMPOSTABLE BAGS ARE ALLOWED per CA State Laws.

NO food or plant material left INSIDE of anything besides a PAPER CONTAINER is allowed because all this goes into a composting plant and plastic/glass/metal containers can't be composted and will cause a FINE TO THE HOA.

And for BIG Trash: **Residents need to call Republic Waste at 657.467.6220** Describe your bulky item to them and give them good directions to your address. It may take several calls to get large items picked up, as their guys are still getting used to our address numbers and they may use subcontractors. Follow their direction/dates as to when to put out your items by YOUR trash bin, in your garage court. Please put a note on the stuff so the HOA will know it has been called in and when to expect the pickup of your item. Thanks! Your SCS HOA BODirectors

All Questions to Susan Todd at sutztodd@me.com

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 OUR 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 (After-Hours 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: Renewed as of July 1st 2026:

LaBarre/Oksnee Agency Inc: 800-698-0711, Fax: 949-382-6032
SCS's Agent: Brian Linehan

Do you have a specific SCS question about:

Parking Permits & 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 a 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 any ? 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 or text Freddie with questions. She is glad to help!**

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