



The SCS Newsletter

South Coast Shores HOA: May 2025



"Spring: A lovely reminder of how beautiful change can truly be" —Susan J. Bissonette

President's Message

Hello to May, and I have some good news and bad news. First the good. The Board approved the budget for our next fiscal year and the monthly assessment will remain unchanged. Now the bad news. We have been able to hold the assessment at the current level for the last few years as we had a surplus in our operating accounts, part of which was moved into our reserves. This most probably is the last time we could do this, so be prepared to see an increase for the fiscal year beginning July 1, 2026 as we will need to increase our reserve funding.



We are still in need for an overall coordinator for our July 4th celebration. Please contact me if you can help us out.

Our flag has been permanently mounted to the north dock along with some dock netting in an attempt to keep the area bird poo free.

We will be celebrating Memorial Day on May 26th, the unofficial start of summer. Let us remember all of those who have served and who are serving to protect our freedom and liberties. Thank you for your service!



Vince Salvati, President SCSHOA @ Southcoast2003@gmail.com

At the Last Board Meeting

On April 24, 2025: 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. Subjects brought up at this meeting were about clubhouse rental rules.

The Board reviewed proposed budget #1 prepared 03/12/25 for fiscal year 07/01/25 to 06/30/26 with an increase in assessments of \$59.00 (14.75%) from \$400.00 to \$459.00 per unit/home per month. A motion was made, seconded, and unanimously carried to APPROVE proposed budget #2 revised per the Board of Directors for fiscal year 07/01/25 to 06/30/26 with assessments remaining at \$400.00 per unit/home per month and monthly funding to reserves of \$11,250.00 which is less than the amount recommended of \$18,366.14 in the update reserve study by Foresight Financial Services dated 02/13/25 with reserves funded at 60%.

The Board of Directors is NOT currently considering a special assessment and/or obtaining a bank loan for fiscal year 07/01/25 to 06/30/26 to repair any major common area components or to fund the reserves.

Components with a remaining useful life of 30 years or less listed on the Executive Summary will continue to be funded per the approved budget and repairs or replacement of these items is not currently being deferred

A motion was made, seconded, and unanimously carried to APPROVE a new 'Welcome Committee' to be formed with board members and some homeowner volunteers with a cost not to exceed \$25 per new resident to help integrate new residents into our community with an information presentation.

A motion was made, seconded, and unanimously carried to APPROVE the payment of Cal Sparkle invoice for Pool and Spa Heater preventive maintenance dated 03/14/25 for \$2,585.91 Furthermore, the board wants to ensure the heaters are up and running prior to payment.

A motion was made, seconded, and unanimously carried to TABLE the proposal from Empire Pipe Cleaning pending additional bids to inspect sewer lines for possible blockages.

A motion was made, seconded, and carried to APPROVE the proposal from Tri-Star dated 04/04/25 to repair the trash enclosure gate and wall structure at 1920 Bay Crest for \$2865.

Board would like clarification from the City on the Wakeham Place perimeter exterior block wall crack repair responsibility that is pending. Our photographic evidence, provided by the landscape committee, shows that damage was caused by city trees and will be submitted to the City. Three bids for the repair were received and are being considered.

The next meeting of the Board of Directors will be May 22, 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/





The 4th week of the month SCS HOA OPEN Clubhouse Event will be making some changes...

In April we held an Open Clubhouse which was rather poorly attended. We have decided that we will not have an Open Clubhouse for May, June, July and August. Then, at that point, we will consider whether to continue with this monthly event.

Perhaps an earlier "coffee group" in the morning could work better for our residents or a meetup later in the afternoon for the Open Clubhouse?

We would love to hear from our residents about what might be a more popular event for us to have monthly. We welcome any input, so please contact Helen at mystrycats@aol.com with ideas or preferences.

And, if you are not already aware, at SCS we also have our **Lunch Bunch** group and this is another great way to connect with your neighbors. This is a group that meets up at a local restaurant once a month for a fun lunch. Contact Freddie at freddiemillert@aol.com to add your name to her contact list to get notifications sent to your email or to learn more about it.



Help!...Still looking for that 4th of July Lead Organizer! We still need an organizer for the 4th Event since our usual organizer, will not be available this year. *This is a one-time only job and you will have plenty of help and established 'to-do' lists to work from.* Basically, the organizer will need to shop for the BBQ food items a week before the event (All paid for by the HOA), check over the food list posted on the bulletin board to insure we have enough food donations, and supervise the event which will be maintained by our established regular volunteers. Susan Salvati will insure we have the necessary supplies for the party and will organize the helpers we need. She will also meet with you before she leaves to guide you through what you need to do. Can you help? If so, please call Susan Salvati at 718.974.2308.

OC Events on Memorial Day Weekend



71st ANNUAL MEMORIAL DAY CEREMONY

presented by The Freedom Committee of Orange County

Monday, May 26th at 11am, Harbor Lawn - Mt. Olive Memorial Park 1625 Gisler Ave, Costa Mesa (714) 540-5554

Free Admission featuring Missing Man and WWII Transport Flyovers, Lunch provided by In and Out Burger, Noble Cause Foundation Military Vehicles, Local Reenactors, Golden West Pops Concert Band, Dove Release and more.

More Ceremonies happening all over OC are listed at

<https://www.mylocaloc.com/blog/orange-county-memorial-day-events/>

65TH ANNUAL GARDEN GROVE STRAWBERRY FESTIVAL: May 23–26

The beloved Garden Grove Strawberry Festival returns for its 65th year this Memorial Day Weekend, drawing over 300,000 visitors to downtown Garden Grove for FREE admission and four days of fun, food, and entertainment.

FESTIVAL HIGHLIGHTS • Opening Ceremony with FREE strawberry cake (May 23)

- Saturday Parade featuring Grand Marshals & celebrities (May 24)
- Live music on two stages • Carnival rides & games • Food, crafts, and local vendors
- Celebrity meet-and-greets • Family-friendly contests and more.

More info at <https://strawberryfestival.org/>



SCOTTISH FEST: May 24-25

9am - 6pm Saturday, 9am - 5:30pm Sunday.

Get ready for an unforgettable weekend of family fun at Scottish Fest! Dive into two action-packed days filled with world-class music, the stirring sounds of bagpipes and drums, breathtaking Highland dancing, thrilling Scottish athletics, and rich clan heritage. Bring the whole family to enjoy kids' activities, indulge in mouthwatering food, shop for unique treasures, and experience the vibrant culture of the Scots and Celts. Scottish Fest is the perfect way to celebrate, explore, and make lasting memories!

More info and tickets at <https://scottishfest.ticketspice.com/scottish-fest-2025>

LAGUNA HILLS MEMORIAL DAY HALF MARATHON, 5K & 10K

Monday, May 26 ALL RACES START AT 7am

Join in on Memorial Day to celebrate all of the great Americans and their families and supporters who have earned the right to be honored and cherished on Memorial Day each year. The event will have three timed-races on May 26, 2025. The Half Marathon is on a picturesque and challenging course that showcases the beauty of Laguna Hills and the surrounding cities. The 5k and 10k runs will tour the streets of Laguna Hills, and offers a distance and challenge for runners of all ages and abilities. Children can be a part of the event by registering for the Kids Run.

Sign up info at <https://runsignup.com/Race/CA/LagunaHills/LagunaHillsMemorialDayHalfMarathon>





Don't forget this special guy on his special day coming up on June 15th!



May 14th was a beautiful day for book club by the pool. We discussed what we had read and considered again 'Libby', the free app that allows you to borrow ebooks from libraries. Our recommendation for next month is *The Friend* by Sigrid Nunez.

Hope you can make it next month. Contact Freddie Troy at freddiemillert@aol.com for more information.

Architectural News

By Maurizio Bertoldi, Architectural Committee Chair
@ info@southcoastshores.info

A new roof is an expensive proposition—about \$30,000 and up, on average, currently for SCS's kind of required concrete roof shingles. Once you've made that kind of investment, you'll want to protect it.

And even if your roof is older, maintaining it in good shape will prolong its life and keep you from having to replace it prematurely.

Here's what you need to do to get the most from your roof.

Clean the gutters. Ruined paint and damaged wood on siding is a typical problem caused by clogged gutters, but it might surprise you to learn that the overflow can also go upward. When leaves pile too deeply in gutters, water can wick into roof sheathing/underlay and rot it, or even rot roof rafters.

Remove leaves and twig debris. If you have tall trees nearby, piles of leaves will probably collect in roof valleys or near chimneys. If you don't remove them, they will trap moisture and gradually decompose, allowing moisture to accumulate on your roof—and maybe even create fertile ground for weeds to grow! (FYI: HOA gardeners are not allowed to go on your roof to do any of this kind of cleaning, sorry.)

Also, as you know the geese like nesting on our roofs in the spring and look for areas that have leaves/twigs already in place, to start nests. A bird on the roof is sure to leave droppings everywhere—and these acidic droppings may stimulate the growth of algae or moss on your roof by providing nutrients—shortening life span as it is exposed to bird droppings/nests, and the moisture they hold.



There are many ways to make your roof uncomfortable for birds; but one of the most popular and effective is to install roof bird spikes, also called anti-roosting strips/heel blocks. These are essentially metal strips with small spikes that you can install on ledges, beams or anywhere the birds like to sit. These roof bird spikes don't hurt the birds, but make it uncomfortable or impossible for them to sit; so they simply have to fly elsewhere.

Besides keeping roof clean, also keep your eye on needed repairs on:

- Curling, loose, or broken/missing shingles—a yearly inspection is a good idea.
- Damaged flashing around vents, chimneys, skylights, and other openings that let moisture in that cause wood rot under roof tiles.

If anything seems amiss, ask a roofer to inspect ASAP. Most problems are fairly easy to fix or clean for professionals, but if you put repairs/cleaning off and water gets in and persists, the damage and costs can escalate.

Recycling...not always intuitive!

Paper and cans go into the recycling bin,
but wood and scrap metal don't belong in our bins

Q: *I have a pile of old wood from a construction project last summer. Can this go in our recycle bin? Also, can I put leftover flanges, braces and other miscellaneous metal items in the bin?*

A: This is one of those instances when a “leap” of understanding has been made, and unfortunately not for the better.

The leap is logical, but in this case, incorrect. Not everything can go in our bin or cart, and it's important to know WHY. Let's follow the first leap backwards: construction project wood is generally made from trees. Cardboard and paper are made from fibers that also originated, again in general, from trees. Therefore, the leap here is that if paper and cardboard are made from trees and are recyclable in perimeter street recycle bins (true), then all products made from trees must also be recyclable in bins and carts (false).

The reason this logic is false is because it misses several steps in deducing. Can construction project wood be recycled? Yes. In our bins at SCS? No, not when combined with household packaging products destined for the Republic's Recycling Facility — which is where ALL our SCS recycle bins' contents end up.

The Recycling Facility (RF) is primarily a container sorting facility. It also accepts paper products, cardboard, and box board — all products manufactured from wood and paper pulp. Leftover pieces of scrap wood from a construction project have not yet been chipped down into wood pulp and made into paper. It can't be sorted as a paper product because it isn't yet paper. The second leap is similar to the first: flanges, braces, and other metal parts are made from steel or possibly aluminum. Tinned steel cans and aluminum cans are recyclable in our bins. Scrap metal pieces are not. Why? They are not household product containers, and again, the RF is a container *sorting* facility only.

Scrap metal is highly recyclable, just not in our bins. Many cities and towns have a scrap metal drop-off box at the public works yard or public recycle station. But placing metal non-containers and other metal scrap in your bins can lead to RF worker injuries and equipment failures at the RF.

To watch a video of the sorting process at a RF that is helpful to understanding how the process works, go to: https://www.youtube.com/watch?v=Jda_9_30-WU (CA has the same kind of RF plants as that featured in this Rhode Island plant video)

ONLY this stuff can go into the 6 RECYCLE bins located on the perimeter streets: Sea Breeze & Ocean Crest, inside the gated enclosures:

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

**As per above article: Don't get 'creative', our recycling is mostly for 'containers' you buy food in from the Grocery Store!*



So please, no mufflers in the recycle bin like we found last week! See next page for more info...

What is ACCEPTABLE for our 6 existing Recycle Bins in ENCLOSURES on our perimeter streets, Sea Breeze & Ocean Crest (NOT the 'Food & Yard' waste Bins ON the streets), Wednesday is Pickup Day And, below is a visual guide to what is allowed in these bins.

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 or fabric softener dryer sheets!



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

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 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 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