



The SCS Newsletter

South Coast Shores HOA: June 2026



See page 3 for full info on our annual HOA
4th of July BBQ...it will be a good one!

President's Message

The flags around the lake are in position which means that our annual 4th of July BBQ and celebration of our nation's 250th is almost here. There are a few



surprises for this year's event so be sure to come and enjoy. We will begin at 11:30am with the bike parade and lunch will be served starting at 12pm.

This month marks the end of our fiscal year and I am pleased to report that our financial condition remains strong although we saw the need to increase our monthly assessment by \$30 to \$430 beginning in July. This was deemed

necessary to offset increases in our operating expenses and to add additional funds to our reserve account. Don't forget to update any automatic payments you have established for this increase.

Looking forward to see all of you on the 4th.

Vince Salvati, President SCSHOA at Southcoast2003@gmail.com

At the Last Board Meeting

On May 28, 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. One homeowner was present at the meeting with questions about a dead tree removal.

The HOA BOD committee heads for Architectural, Landscape, Clubhouse, Well/Mechanical, Trash/Recycling, Parking, and Pool/Spa gave verbal reports to the board. The Lighting committee was not present for a report.

The Board APPROVED the proposal #1325970 from Tree Pros dated 05/27/26 for select area tree trimming and removals for \$11,895.00 to be paid from Operating G/L #61100 (Tree Trimming).

The Board APPROVED the proposal #7032E from Relentless Land Care dated 05/20/26 to install agapanthus at side of 3720 Sea Breeze to fill an area of plumbing repair work for \$448.00, and the proposal #7035E dated 05/20/26 to install yellow lantana and flats of red ivy geranium for \$1,520.00 at front MacArthur Blvd. gate area, both be paid from Operating G/L #60200 (Landscape Extras).

The Board reviewed a proposal to make repairs and seal work for the Association's asphalt and APPROVED the proposal from JB Bostick dated 05/18/26 to remove and replace damaged asphalt for 2 garage courts for \$40,550.00 to be paid from Reserves G/L #33600 (General Reserves).

The Board reviewed 3 proposals to replaster the pool/spa which is now due to be done. The Board TABLED the proposals to replaster to the June meeting pending further board member review of cost and vendors.

The Board reviewed a proposal to build new concrete trash pads in order to move the Food & Yard waste bins off the streets and more out of view of homes. After discussion, the Board DENIED the proposal from City Service Paving dated 02/24/26 to build these. Other bids will be sought for the concrete work.

The Board reviewed a proposal from Concrete Hazard Solutions dated 04/23/26 for concrete grinding and joint repair only. The Board APPROVED the proposal from Concrete Hazard Solutions for trip hazard grinding and joint repair only for \$3,495.00 (without the concrete replacement portion of the estimate, pending tree removal considerations) to be paid from Reserves G/L #33600 (General Reserves).

The next regular meeting of the Board of Directors will be June 18, 2026 (Note: this June meeting is in the 3rd week of the month instead of the normal 4th week)

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

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



Thanks go again to John Donahoe, his intrepid crew, and Vince's trusty drill for placing the Memorial Day/July 4th flags around our lake! I know a lot of us really appreciate this lovely reminder to take the time to remember and honor all those who have served—and those who continue to serve—to protect our freedoms and liberties.

Also, thanks to the homeowners who made this flag display possible thru their generous contributions.



It is almost here: Our Annual SCS July 4th BBQ... Celebrating 250 Years of America

Fire up the grills and shine those patriotic sunglasses — our Annual SCS July 4th BBQ is back, and this year we're celebrating a big one: the 250th anniversary of the United States. That's right... America is turning 250, and we're throwing a birthday party worthy of the milestone.

Mark your calendars for Saturday, July 4th at 11:30am!

We'll kick things off with our beloved **Children's Bike Parade** around the lake first, where creativity, streamers, and training wheels all shine equally. Whether your little rider rolls in stars, stripes, or full-on bald-eagle glam, we can't wait to cheer them on. And after the parade, the real American feasting begins.

The HOA will be serving hot dogs and hamburgers, grilled to perfection and ready for your favorite toppings!

Food starts serving at 12pm.

We ask each household to bring a covered dish—appetizer, side dish, or dessert—so we can build the most glorious potluck buffet this side of 1776.

The signup sheets are up now at the clubhouse on the bulletin board, so let us know what you are bringing so we won't have way too many Coleslaws at the big buffet!

And because no SCS celebration is complete without a little friendly chaos, we'll have **family games, activities, and a few surprises** tucked up our patriotic sleeves. Expect laughter. Expect competition. Expect at least one neighbor to take the water-balloon toss way too seriously.

This event is **open to all SCS residents**, so bring your family, your appetite, and your best red-white-and-blue look and spirit.

AND...Our neighborhood is starting to look great! Very Nice! Very Patriotic!

Love the porches, patios, balconies, and front yards that are shining bright now, and hope to see more soon! We'll be awarding special recognition honors for standout homes—from "Most Patriotic Porch" to "Best Use of Red, White & Blue," plus a few surprise categories guaranteed to bring smiles in the next newsletter.

Please note: To accommodate safe fun for the kids at our BBQ there will be no parking allowed in front of the clubhouse—Saturday July 4th from 10am to 4pm. Thanks for your consideration!



A Big Bulky Trash Bin comes HERE in July

Got larger trash you have been meaning to call in to Republic Waste Services for a pickup? Well, the HOA has them coming HERE to us to make it easier to get rid of some of your bulky stuff that has been looking to get 'trashed'. ONE large 40 yard bin will be coming onsite on **Saturday, July 25th parked on the north part of Ocean Crest from 9am to 12pm (off of Wakeham Place, into SCS at gate 5)**. First come, first served, as there is not unlimited space in this bin—so don't be late! **This is for 3 hours ONLY!** We can have another event like this again if we want, in the future. **Also note: we have no help to lift stuff up into the bin, there is no ramp—so please bring help if your trash item is heavy and hard to lift!**

Questions to Susan Todd at sutztodd@me.com. Off site homeowners: If you have tenants that don't get our newsletter, please forward this info to them.

Not all the 'big' trash can be taken at this event, here is what the bin is allowed to ACCEPT on this day:

- BBQ's, Bicycles, or Exercise equipment
- Mattresses and Box Springs
- Carpet Rolls or Padding
- Clothes, Bedding, Books, Shoes or Toys
- Furniture (chairs, couches, desks, tables, etc.)
- Toilets or Counter Tops
- Hardware, Ladders
- Unwanted Household Items
- Random pieces of lumber and pipe



Come early we only have one bin this time!

NOT ACCEPTED:

- **Appliances (Refrigerators, Microwaves, etc.)**
- **A/C Units or furnaces**
- **Hazardous Waste (Oil, Cleaning Products, Batteries, Light Tubes)**
- **Machinery (Copy machines, Computers, Power Tools)**
- **Auto parts or Tires**
- **Construction and Demolition Debris (Dirt, Drywall, Concrete, etc.)**
- **Oil, Paint or Chemicals of any kind**
- **Very Oversized items (Swing sets, Pianos, Sheds)**
- **Electronic Waste (Computers, televisions, printers, phones, etc.)**
- **Tree Trunks**



Is it Party Time?

Any big family birthdays coming up? A family reunion sound like fun? How about a lovely celebration for that baby on the way? Well, maybe grab some balloons because our clubhouse is ready and waiting with its stock of 6' and 8' tables and comfy folding chairs, big fridge, welcoming bar section ready to set up any way you want, and mellow earthtone vibes.

Text Freddie Troy at 949-533-9951 to get your plans started and she can set you up with any info you might need, dates available and the forms you need to reserve our pretty room.

If it is a party that requires extensive setup Freddie has a discounted rental fee for 2 days, if needed. And handy hooks placed around the room make decorating for any party easy. Also, on the theme recycled wood wall, cubbies can be filled with fun decor to dress up the room for any theme.



Landscape News

By Maurizio Bertoldi, Architectural Committee Chair

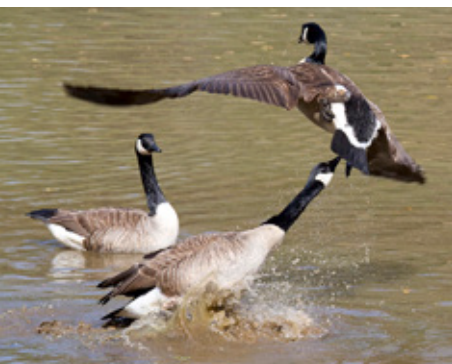
Contact: info@southcoastshores.info

or 714-206-2109

The higher grass around the lake pops up again... and the Canada geese leave early again with a little help from our homeowners

The Canada geese appear to be gone for the year, so say hello to clean grass areas, a less smelly lake and healthier walkways for homeowners and our kids!

You may not know it but the HOA is required by the U.S. Fish and Wildlife Service (USF&WS) to show significant efforts that discourage Canada geese coming on the property to be able to get a permit to legally remove a few birds—like we have done a few times in past years. One of the ways they suggested to us was growing higher grass around the lake as Canada geese



don't like a lake without a totally clear view of the shore, as it could conceal potential predators. We tried the grass plan again, (with less success than last year, not sure why), along with some legal harassment techniques including water spraying and homeowners running their buzzy, water spraying RC hobby boats on the lake. The legal harassing seem to work and we didn't need to remove ANY

of these birds with vendors at all this year! This is something we are so happy to avoid, of course, along with the crazy high expense of removing these geese when they fight in the lake, break roof tiles and harass homeowners and kids (one vendor wanted \$650 per bird to catch and remove these birds!).

Some homeowners were asking: *What can SCS do with the 'depredation permit' we get from the U.S. Fish and Wildlife Service—the same as the HOA has gotten for the last few years—to deal with the health and other hazards of having Canada geese on our property?* From USF&WS: "A depredation permit is intended to provide short-term relief for bird damage to property until long-term nonlethal measures can be implemented to eliminate or significantly reduce the problem. A depredation permit authorizes "take" of geese. Take includes killing birds, trapping birds, egg addling (oiling), and destruction of active nests. Capture or killing of birds cannot be the primary methods used to address depredation and can ONLY be authorized in conjunction with ongoing nonlethal harassment measures."

What are nonlethal measures to rid SCS of these geese and to discourage their yearly return? From USF&WS: "Nonlethal measures are methods that prevent or minimize bird damage without "take". Allowed methods by permit include harassment (e.g., loud noises, pyrotechnics, propane cannons, scare-crows, dogs, trained raptors), habitat management (e.g., grass management, vegetative barriers, fencing and netting), and no feeding policies."

SCS Maintenance scheduled in June:

Tree maintenance starts on June 18th

This scheduled tree work and cleanup is just a partial section of our regular schedule and could last June 18th to 23rd. We will leave pylons/cones and car 'notes' on the windshields for different area day notifications.

Could be rather noisy, tho, be warned especially around 1913 Bay Crest, 1908 West Wind and 3711 Ocean Crest. Thanks for your patience as we maintain our property!

Walkway trip hazards

The HOA is starting early this year to address some new trip hazards on our walkways. The vendor is scheduled for June 25 & 26 to address these issues before July starts.

Asphalt garage court remediations

Because of high petroleum prices affecting price of asphalt replacement the HOA was only able to work 2 garage courts into our budget this year instead of the 6 that were planned initially.

The courts being worked on now also ran into some issues with subgrade and water lines under the old asphalt and required extra time and a 2-layer process that will be finished up soon. Thanks to all for all the car considerations that this kind of work requires—and to neighbors even outside of these garage courts that had to find new parking spots during the work with the giant trucks, also!

After all these projects, a little summer break is called for, right? :)

**Could be a long hot summer...
it is always good to be prepared in advance:**

Beyond being annoying, mosquitoes can spread diseases such as West Nile Virus, Dengue, Malaria, Chikungunya, St. Louis Encephalitis and Zika!

Mosquitoes can easily fly over fences and across patios from one house to another throughout SCS and Orange County to spread sickness and disease. So taking care of standing water on your own property just isn't enough. Please help spread the word to your friends, neighbors and coworkers to dump and drain standing water wherever they might find it because it takes all of us—united—to defeat the mosquito scourge. *Together we fight!*



Here are the most successful, tried and true ways to eliminate mosquito breeding sources by your home:

- Dump and drain any containers filled with water at least once a week.
- Clean and scrub bird baths and pet water bowls weekly.
- Dump water from potted plant saucers.
- Don't transport or share plant stems rooted in water.
- Drill a hole or puncture containers to eliminate standing water.
- Use the oc vector mosquito source checklist.

Go to <https://www.ocvector.org/the-ultimate-mosquito-source-checklist>

Get serious about preventing mosquito bites:

- Apply mosquito repellent containing DEET, Picaridin, IR3535, or oil of lemon eucalyptus to exposed skin before going outdoors.
- Close all unscreened doors and windows to prevent mosquitoes from entering your home or space; repair broken or damaged screens.
- Wear long-sleeved shirts and long pants, and opt for lighter colored clothing.
- See more at <https://www.ocvector.org> if you are having issues



Remember, there are NO Fireworks at all allowed within the SCS property!

But to enjoy fireworks locally the annual July 4th celebration returns this year at Centennial Park!

The City of Santa Ana's annual Fourth of July celebration will once again be taking place this year at Centennial Park, on Saturday, July 4, 2026, from 6 to 9 p.m. This free community event will include live music, food vendors, inflatables, and an amazing firework show finale at 8:45 p.m. **Personal fireworks are strictly prohibited.**

Guests are encouraged to arrive early and bring a lawn chair, blanket, and picnics. Dogs may attend but must remain on leashes. Centennial Park is located at 3000 W. Edinger Ave., Santa Ana, CA 92704. On-site event parking is free, but limited.



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

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 2025:

LaBarre/Oksnee Agency Inc: 800-698-0711, Fax: 949-588-1275

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 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