



The SCS Newsletter

South Coast Shores HOA: May 2026



See page 3 for info on our annual HOA
4th of July BBQ...it will be a fun one
for this special year!

President's Message

The Board has approved the budget for the upcoming fiscal year. The budget includes a \$30 increase to the monthly assessment, bringing the total monthly assessment to \$430 beginning in July. This increase is necessary to offset rising operating expenses and to contribute additional funds to our reserve accounts. Approximately two-thirds of the increase will be allocated to reserves.

As our infrastructure continues to age, reserve funds will be used more frequently. A recent example is the repaving project, where projected costs have nearly doubled due to an unexpected problem with the subbase. In addition to this project, both the pool and the spa will need to be replastered later this year.

We will be celebrating Memorial Day on May 25, the unofficial start of summer. Let us take this time to remember and honor all those who have served—and those who continue to serve—to protect our freedoms and liberties.

Thank you for your service!

Vince Salvati, President SCSHOA
at Southcoast2003@gmail.com



At the Last Board Meeting

On April 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 homeowners were present with any comments.

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

Proposed Budget, Reserve Study and Reserve Funding Plan Fiscal Year 07/01/26 to 06/30/27 A motion was made, seconded, and unanimously carried by the Board to APPROVE proposed budget #1 as presented for fiscal year 07/01/26 to 06/30/27 with an increase in assessments of \$30.00 (7.5%) from \$400.00 to \$430.00 per unit per month and monthly funding reserves of \$15,000.00. The Board is NOT currently considering a special assessment or obtaining a bank loan for fiscal year 07/01/26 to 06/30/27 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.

Furthermore, the Board ADOPTED a Reserve Funding Plan for fiscal year 07/01/26 to 06/30/26 with reserve funded at 82% in five years based on the approved reserve funding amount of \$15,000 per month. The Board reviewed all items with zero remaining useful life identified in the update reserve study by Foresight Financial Services dated 01/29/26 for fiscal year 07/01/26 to 06/30/27 and determined that funding is available to repair or replace all noted items when repair or replacement is needed.

The Board APPROVED the proposal from Advanced Painting and Wood Repair dated 04/09/26 to repair failing stucco texture coat in patio at 2003 W. Wind for \$825.00 and in patio at 1921 Bay Crest Street for \$660.00 to be paid from Operating G/L #70600 (Common Area Maintenance).

The Board TABLED the proposal from United Storm Water dated 03/19/26 for catch bin cleaning and jetting to May board meeting pending further vendor review.

The Board APPROVED the request of Susan Todd dated 04/07/26 for reimbursement from the Association for purchase of HOA welcome baskets contents bought by the SCS Welcome Committee for new homeowners in the amount of \$114.58 to be paid from Operating G/L #82800 (Miscellaneous Administration).

The Board reviewed a homeowner correspondence from 3713 S Sea Cliff regarding garage court drainage. Board asked Management to seek a proposal for a catch basin or other possible solution from a plumber.

The Board APPROVED a budget of \$750.00 for the annual Fourth of July community gathering for homeowners to be paid from Operating G/L #82800 (Miscellaneous Administration).

The Board TABLED the proposal from Concrete Hazard Solutions dated 04/23/26 for trip hazard grinding and repair or concrete removal and replacement to the May board meeting pending further review and additional issues to be examined and added to project.

The next regular meeting of the Board of Directors will be May 28, 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/

Save the Date: 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 July 4th at 11:30am sharp!

We'll kick things off with our beloved **Children's Bike Parade** around the lake, 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 feasting begins.

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

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.

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 spirit.

Let's make this 250th celebration one for the history books. **See you on the 4th!**

AND...Our neighborhood is about to burst into red-white-and-blue brilliance as we celebrate the 250th anniversary of the United States

As you know, this is no ordinary Fourth of July; it's a once-in-a-lifetime milestone, and we want every porch, patio, balcony, and front yard to shine. Whether you're a "simple bunting and a flag" decorator or the proud owner of a giant inflatable eagle that absolutely demands attention, your creativity will help transform our community into a star-spangled celebration zone. All homes must be decorated by July 1st — but the earlier you decorate, the sooner SCS will sparkle for us all.

And this year, it's officially a contest! We'll be awarding special recognition honors for standout homes — from "Most Patriotic Porch" to "Best Use of Sparkle," plus a few surprise categories guaranteed to bring smiles. Big or small, elegant or delightfully over-the-top, every bit of festive flair adds to the magic. So dust off those decorations, unleash your patriotic spirit, and help us make SCS glow with pride as we celebrate 250 years of independence, community, and good old-fashioned American fun.

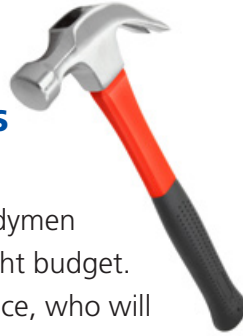
10 Award Suggestions we are considering for the SCS 250th Celebration Decorating Contest:

1. Most Patriotic Porch
2. Best Use of Red, White & Blue
3. Founding Fathers' Favorite (the home they might have chosen to visit!!!)
4. Best All-American Front Yard
5. Spirit of America Award
6. Star-Spangled Showstopper
7. Best Use of Lights & Sparkle
8. Most Festive Front Door
9. The "WOW!" Award (for the home that stops people in their tracks)
10. Early Bird Spirit Award (for decorating well before July 1st!)



Architectural News

By Maurizio Bertoldi, Architectural Committee Chair
Contact: 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 home buyers if you decide to sell in the future.

Posting a gate code on a kiosk is a pretty giant no-no, right?

Yipes! If you see a gate code posted on a gate Kiosk, whether a taped-on note or like what a homeowner reported a few weeks ago (in pic below)—directly written on with a Sharpie!—please let a board member know ASAP so it can be cleaned off! Contact info is on last page of this newsletter.



We already have people coming in behind entering cars and boys fishing at night, let's not make it any easier for those who should not be coming into the property. And, if a vendor is doing this for other workers or for some other reason, please advise them this will not ever be acceptable in any case whatsoever.

Remember to Vote by June 2



CALIFORNIA REPUBLIC

Primary Election
Tuesday, June 2, 2026

Don't Drink, Vote Today!

For more information, visit www.elections.ca.gov

California Statewide Voter Registration

California Statewide Voter Registration

CALIFORNIA TRUSTED INFO

California Statewide Voter Registration

None of us are getting any younger, and we are a little early for National Falls Prevention Awareness Week coming in September, but let's all try to...

Stay healthy and independent by checking your risk for a fall

There are many steps you can take to prevent a fall. Answer the 12 simple 'yes' or 'no' questions to get your falls risk score, so you can discuss with your doctor. Or go to <https://www.ncoa.org/tools/falls-free-checkup/> for the online test and you can also find great info for you or your older relatives to help live a safer, and hopefully, healthier life.

1. Yes or No: I have fallen in the past year. (*Why it matters:* Research shows that people who have fallen once are more likely to fall again.)

2. Yes or No: I use or have been advised to use a cane or walker to get around safely. (*Why it matters:* People who have been advised to use a cane or walker may already be more likely to fall.)

3. Yes or No: Sometimes I feel unsteady when I am walking. (*Why it matters:* Unsteadiness or needing support while walking are signs of poor balance.)

4. Yes or No: I steady myself by holding onto furniture when walking at home. (*Why it matters:* The need to steady yourself is a sign of poor balance.)

5. Yes or No: I am worried about falling. (*Why it matters:* People who are worried about falling are more likely to fall.)

6. Yes or No: I need to push with my hands to stand up from a chair. (*Why it matters:* Using your arms to help stand is a sign of weaker leg muscles, which can be a major reason for falling.)

7. Yes or No: I have some trouble stepping up onto a curb. (*Why it matters:* Trouble stepping onto a curb is a sign of weaker leg muscles.)

8. Yes or No: I often have to rush to the toilet. (*Why it matters:* Rushing to the bathroom, especially at night, increases your chance of falling.)

9. Yes or No: I have lost some feeling in my feet. (*Why it matters:* Numbness in your feet can cause stumbles and lead to falls.)

10. Yes or No: I take medicine that sometimes makes me feel light-headed or more tired than usual. (*Why it matters:* Side effects from medicines can sometimes increase your chance of falling.)

11. Yes or No: I take medicine to help me sleep or improve my mood. (*Why it matters:* Side effects from mood or sleep medicines can sometimes increase your chance of falling.)

12. Yes or No: I often feel sad or depressed. (*Why it matters:* Symptoms of depression, such as not feeling well or feeling slowed down, are linked to falls.)

This Centers for Disease Control's (CDC) Stay Independent Screening Tool considers patients with scores of 4 'yes' answers or more to be at risk of falling in the next year. Research has shown that you can dramatically lower your risk of falling and serious injury. The first step in protecting yourself is learning if you're at risk and sharing this information with your health care provider. While many falls do not result in injury, a potential injury from a fall can be serious. Fractures are the most common injury related to falls. More than 95% of hip fractures are caused by falling.

Thanks to SCS Neighbor Barbara Moore for sharing the idea for this with all of us!



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 '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

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