



# The SCS Newsletter

South Coast Shores HOA: June 2025



*"A life without love is like a year  
without summer." —A Swedish Proverb*

## 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 birth is almost here! We need to thank Susan Todd and John Donahoe for stepping up to lead the event this year as we will be away. Sign up sheets for side dishes and desserts that you will bring to our big potluck party are posted at the clubhouse now. Hope you make it!

This month marks the end of our fiscal year and I am pleased to report that our financial position remains strong. Prudent management has allowed us to hold the

monthly assessment at the current level, but as mentioned in previous messages, this may be the last year that we can hold the assessment at the \$400 level.

We have changed our lake management vendor and hopefully they will be able to control the algae overgrowth that has plagued us in recent summers. And more good news, goose noise and droppings are way down for June, we think, due to the high-edge grass mowing strategy we are using (see page 5 for more info).



Happy 249th USA!

**Vince Salvati, President SCSHOA @ [Southcoast2003@gmail.com](mailto:Southcoast2003@gmail.com)**

# At the Last Board Meeting

**On May 22, 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 by a homeowner were about a concrete pole in front of a gas meter needing replacement.

A motion was made, seconded, and unanimously carried to TABLE the discussions of the Wakeham wall crack repair proposals pending discussing any repairs or possible compensation available from the City considering financial responsibilities involving city tree damage to the wall.

A motion was made, seconded, and unanimously carried to TABLE the discussion of the proposed pool maintenance bids until the June meeting or perhaps at a special meeting to be scheduled, pending additional interviews with the two new recommended vendors, in person by board members.

The Board reviewed the new revised proposed contract from Relentless Land Care for landscape maintenance. A motion was made, seconded, and unanimously carried to TABLE the proposal to the June meeting in order to make slight revisions to the new Relentless contract suggested by the Landscape committee having to do with monthly irrigation inspections and to obtain comparable bids from different landscape companies to consider current costs.

A motion was made, seconded, and unanimously carried to TABLE the proposal to slurry seal the new asphalt pending additional bids that have not been received yet.

A motion was made, seconded, and carried to APPROVE the proposal from Tri-Star dated 05/01/25 to repair and strengthen the detached gate at the trash enclosure near 3702 Sea Breeze for \$1,752.50 to be paid from Operating G/L #70600 (Common Area Repairs).

Meetings of the Board of Directors are held monthly on the fourth Thursday of the month. The Annual Membership Meeting and Election will be held in September.

**The next meeting of the Board of Directors will be June 26th, 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](#) to link directly to full board minutes and all financial reports and HOA forms, now at [www.southcoastshores.info/](http://www.southcoastshores.info/)**



*Gotta love a Summer porch, right?*





## The 249th Birthday Party for the USA at SCS is on!

The planning is almost complete for our biggest SCS get-together of the year on July 4th!

Join your neighbors for grilled hamburgers and hot dogs to enjoy along with the side dish or dessert that you bring to share with your neighbors.

The sign-up sheet for the 'fix'ins—if you can help in that way, instead of a side dish, is at the clubhouse entrance for lettuce, tomatoes, mustard, onions, etc. Also, it would help us to know what side dish or dessert you are planning to bring so we can have a good variety.

Also, we need a few more helpers for set-up and clean up, so volunteers are needed. Sign ups are at the clubhouse.

Call

Susan Todd at 714-957-6833 or email to [suztodd@me.com](mailto:suztodd@me.com) or more info or with questions.

The Kids' Rolling Wheels Patriotic Parade is on hold this year, sorry! We are trying to make space for the chow lineup and seating!

Hope we see all wearing your best and brightest Patriotic Red, White & Blue attire!

**For extra seating:** As you know, we always have a lot of people at our July 4th event and seating can get kinda scarce fast, especially if you come later in the day—so this year we are suggesting that you might want to bring a 'sports chair' or two for a shady spot outside on the grass and a little more space to spread out, to enjoy the day and your meal. Or, maybe bring a picnic blanket for a spot by the clubhouse on the grassy 'circle' under the pine trees.

**We look forward to a great day of celebration and neighborhood fellowship for all!**







### Don't make your plumber rich:

*The California State Water Resources Control Board has warned that "Even wipes labeled 'flushable' will clog pipes and interfere with sewage collection and treatment throughout the state."*

*That goes for paper towels and disinfecting wipes, too! And, please remember those things (and Kleenex tissues) are NOT recyclable at SCS and belong in your garage court trash bin.*



Need to ask a SCS question? Contact the Optimum Property Management team? Rent the Clubhouse? Buy a new gate key? All your contact info is on last page of this newsletter! Go for it!



# Landscape News

**By Maurizio Bertoldi, Landscape Co-Committee Chair**  
**info@southcoastshores.info or 714-206-2109**

This is just a quick reminder! Some of the responsibilities assigned to our Board of Director Landscape Committee include:

- Creating recommendations for the Board on landscaping improvements within the community.
- Communicating with representatives from the community's landscape maintenance providers and helping schedule seasonal jobs.
- Inspecting the work performed by the community's landscape maintenance provider.
- Suggesting additions and amendments to the community's landscape maintenance program.
- Evaluating RFP responses, checking references, and conducting contractor interviews when selecting a new commercial landscape maintenance provider for the community.
- Providing monthly summary updates to the Board on landscaping and grounds maintenance issues and expenses.

While a landscape committee doesn't remove the ultimate responsibility for the appearance of the community's landscape from the Board, an effective landscape committee can certainly take the Board's job much easier. Therefore I would like to remind you that we are always hoping for any input that can improve the beauty of our neighborhood. Also, homeowner input can now be given to Susan Todd who is now the Co-Chairperson of our Landscape Committee at [sutztodd@me.com](mailto:sutztodd@me.com).

*One last reminder about plant removal:* a homeowner may not remove established plant material and replace it with new material unless a *Landscape Improvement Form* has been submitted to the management company and has been approved by the Landscape Committee.

This includes the planting of trees, which must be of approved types and planted in approved areas only.

Trees planted without prior authorization and which result in property damage shall be the responsibility of the homeowner and any repairs and removal must be paid for by the homeowner. Fruit trees are no longer allowed to be planted in the common areas. *Let us know if you have any questions, contact info at top of article.*



*The most beautiful homeowner-planted roses within a garagecourt noticed this month!*



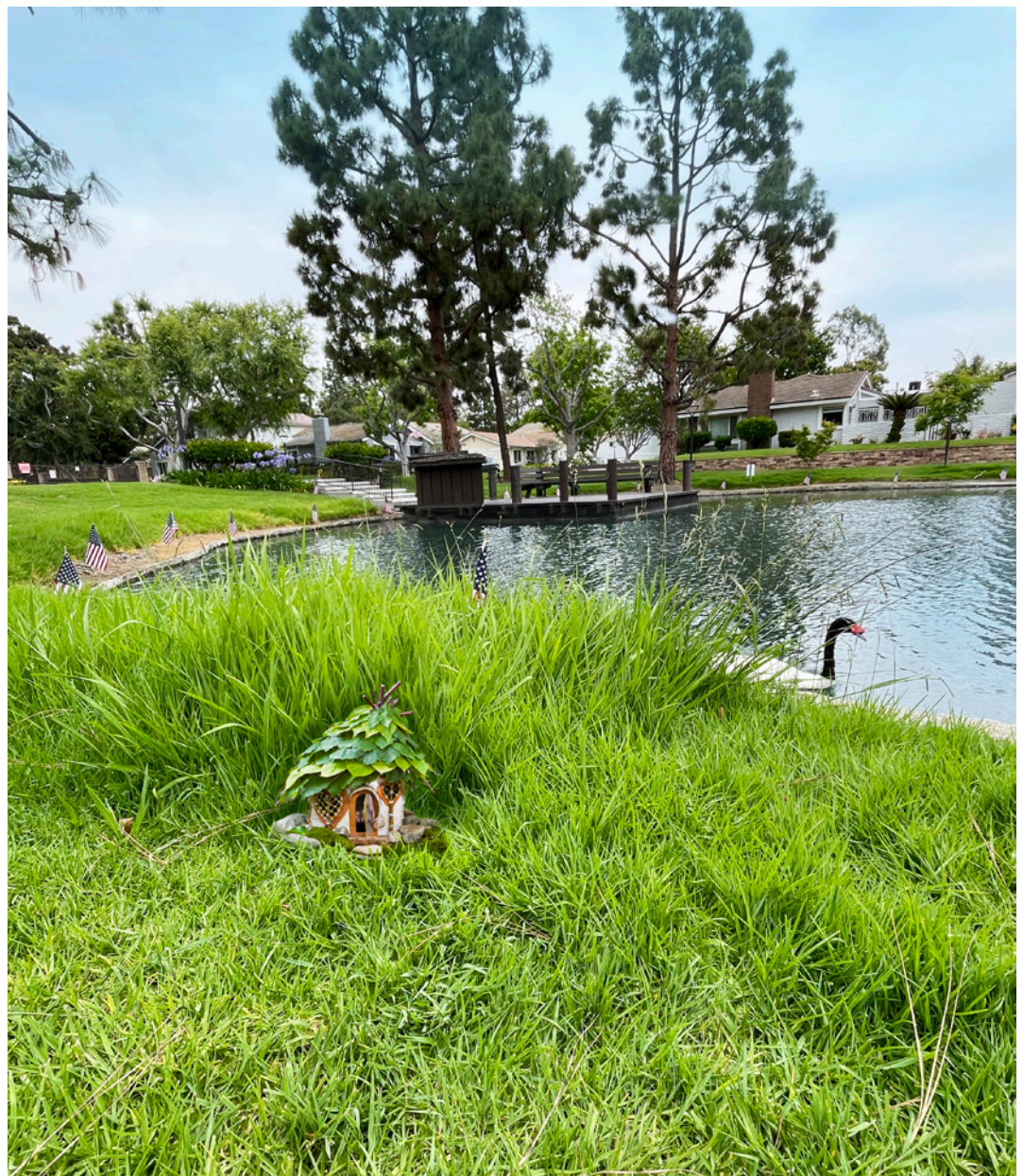
## What is going on with the Faerie forest around the lake?

Some residents think the mowing guys are getting a bit lazy on our weekly scheduled grass-cut Thursdays, but there really is a good reason for the high grass left growing at the edge of our lake.

SCS was required by the U.S. Fish and Wildlife Service to show efforts that discouraged Canada geese coming on the property to get a permit to remove a few birds. One of the ways they suggested to us was growing grass or shrubs higher around the lake as Canada geese don't like a lake without a clear view of the shore, as it could conceal potential predators.

The good news, it worked!... The geese didn't stick around, as the grass got higher, to muck up our sidewalks, as they usually do (normally until late July/August), and we didn't need to remove any of these birds at all. This is something we are so happy to avoid, along with the crazy expense of doing that! And, the sweet Faeries that moved in are a nice side benefit...Do they ride the swans late at night? Maybe. :) )

The edge grass grows in patches unevenly tho because we have various different kinds of grass around the lake and certain areas get more irrigation and sunshine, and so grow more quickly. We know the 'look' is very polarizing and some residents really hate it and some love the more organic, natural edge. But, FYI, we will restore the original lake edge cut style after we are sure the Canada goose season is fully over. But... interesting experiment, right?



## How about the Ducks? Where are they?

Actually we have had quite a lot of duck chicks born this spring, but the crow population appears to be very large and aggressive this year, and have really decimated the newborn population. And, the ducks that have not left looking for a safer home have been driven away by the big new Egyptian male goose. He is a major, scary dive-bomber on any duck he sees, as many residents have seen. And, he has good eyesight. He was very methodically clearing the lake for his kid that was just born (just one, tho, good luck micro dude, we are pulling for you!). —Susan Todd





# Five reasons you don't want squirrels in or around your home!



Many people don't think squirrels are a problem when they are hanging around outside. Aside from squirrels swinging from your bird-feeders and swiping from your garden, are they a bigger threat than they may appear? Yes, squirrels

can cause quite a bit of damage inside and outside your home. Here are five reasons why you don't want squirrels in your home.

**They are a safety concern:** When squirrels are in your attic, they gnaw on everything from boards and papers to live wires. A gnawing squirrel is building a nest to welcome a new brood of babies into your home, but they are also a fire hazard. The gnawing leaves wires exposed, which can put your home at risk for fire. The worst part about that is that squirrels like to nest where they are unseen and undisturbed. That means a fire that starts in your attic and walls will spread quickly before you ever notice it.

**Squirrel waste makes you sick, too:** A squirrel's feces is a source of disease. The most common diseases found in squirrel droppings are salmonella and leptospirosis. Salmonella can cause food poisoning, gastroenteritis, enteric fever, and more; and leptospirosis is a bacterial infection that can cause vomiting, fever, aches, headaches, and stomach pains.

**Dead squirrel is a tough smell to get rid of:** Squirrels like to hide, so if one dies, good luck finding it. Squirrels have been known to die in walls, under floors, in vents, and in crawl spaces. Once you start smelling the dead squirrel, the damage is done. It will continue to emit an inescapable odor that often requires professional cleaning even after the body has been removed.

**They can mess up your car, too:** If a squirrel can get into your house, sneaking into your garage is even easier! Squirrels will gnaw on wires and may enter the engine compartment of your vehicle to hide and to stay warm. If your car is parked for a while unused, a squirrel can turn it into their personal refuge and cause hundreds or thousands of dollars in damages in the meantime. You will find out quickly that your car insurance isn't happy about paying for damage done by rodents.

**Squirrels can cost you a lot in repair bucks:** Squirrels can chew holes in the fascia and wood facing of your home. They can cause damage to the HVAC system, claw their way into vents and gutters, and chew on your wood trim, eaves and door frames. The damage can cost you thousands.

So watch out for a squirrel intruder! Once they are in, the risks start piling up, and so do the costs associated with professional trapping, releasing, cleaning, and fixing you might need after a squirrel sneaks in and begins to gnaw up your home. **So please, please don't feed the squirrels at SCS and help increase their numbers!** The damage they can cause is NOT cute, at all.



**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 Friday, July 4, 2025 from 5 to 9 pm. This free community event will include live music, food vendors, inflatables, and an amazing firework show finale at 8:45 pm. *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.



# Let's be smart! Online shopping safety tips

*Here are some tips to remember for safer and more secure online shopping:*

**Type the URL directly into the address bar.** Scammers who send phishing emails rely on you to click the link in the email to be taken to a retailer's 'website' – and the same with links on poisoned search results. Those links then lead you to cleverly designed copycat websites. So when you think you are putting your username and details into Amazon's website, you are actually giving it to a cybercriminal. To make sure you are visiting the actual, authentic retailer's website, it's much safer to type the retailer's URL into the address bar on your web browser. It may take a little more effort, but this simple action can help to prevent you from visiting a fake or malicious website.



**Dedicate a computer to online banking and shopping.** If you have more than one computer, it may be a good idea to dedicate one for online banking and shopping only. By avoiding using the computer for any other internet browsing, downloading, checking email, social networking, and other online activities, you effectively create a 'clean' computer free from computer viruses and other infections.

**Use a dedicated email address.** Similar to creating a 'clean' computer, you can do the same with an email address. Create an email address that you will use only for online shopping. This will limit the number of spam messages you receive and reduce the risk of opening potentially malicious emails disguised as sales promotions or other notifications.

For example, if you use your dedicated online shopping email for Amazon but receive a message from Amazon in your primary email account notifying you of an issue with an order or your Amazon account, then you know it is probably a fake or malicious message sent by cybercriminals.

**Manage and protect your online passwords.** Using strong passwords and using a different password for each online account is one of the most important things you can do for safe online shopping. It can be challenging to remember many different passwords, especially when they comprise numerous letters, numbers, and special characters. But you can use a password manager to help. A good password manager will also encrypt passwords that would otherwise be in plain text. Some antivirus and internet security software products include password management and password security features.

**Avoid using public Wi-Fi to log in to online accounts.** Coffee shops, hotels, restaurants, and other public areas often provide free Wi-Fi. This can be useful for checking email, browsing the internet, and other online activities. But using public Wi-Fi to sign into a private account is a security risk. Savvy hackers could be hijacking the Wi-Fi signal or even setting up their own to trick you into using it. And they can see everything you do on your mobile device or laptop. That means if you sign in to an online banking account or retailer website, the hacker will acquire your username and password.

It's also important to be careful when using public Wi-Fi in retail brick and mortar stores. For example, when you are in a shopping mall — about to make a purchase — understandably, you might want to check online e-tailer websites to see if they are offering better deals. But cybercriminals count on this and can intercept your data and capture your passwords, login details, and financial information. If you need to access the internet when shopping, it's safer to do so via your mobile phone network.

**Stick to familiar brands you know or have heard of.** Where possible, try to buy from retailers you have heard of, especially those with a good reputation. But even then, it's essential to take care – criminals often deliberately misspell the name of their fake websites to sound like a familiar brand company. If you are looking for a specialist item that is only available on an independent website, do your research before disclosing any financial information.

**Use extra caution when using your mobile device for online purchases.** Shortened URLs, often used because they are phone-friendly, can also trick you into visiting risky sites.

# Have a Safe Summer!

*Check out a few simple steps like the ones below before you travel OR on your 'stay-cation' this summer. These steps can go a long way in keeping theft and crime out of our community.*

**Know your neighbors.** You'll get a better idea of who lives in your community and if they've noticed anything suspicious. Ask someone to stop by your home and check on things while you're away. You may want a neighbor to have a key to your house in case of an emergency.

**Leave the light on.** Not only does a front porch light signal that someone's home, it also makes it harder for intruders to hide among the shadows. If you see any street lights that are burnt out, let Optimum know as soon as possible so they can replace them. Timers to put your home lights on at night, are also a great idea when you are away.

**Lock up.** If you want to keep unwanted guests out, don't make your home inviting. Even when you're around, it's best to keep all gates, doors, windows, and garages closed and locked.



**Don't let anyone in who is saying 'I just forgot my key'!** There was an incident at our pool where a man got someone to let him into the Pool area because he 'forgot his key'. Turns out the man did NOT live here, and made strange remarks to the girls about using drugs! They ran out and called their Dad, so they were OK, but PLEASE make anyone that you don't know—for sure—is a resident at SCS, go back and get his own key! I know it might feel uncomfortable doing that—but it is the SAFER thing to do. Please call Santa Ana Police Non-Emergency number at 714-834-4211 to report incidents like this. Or the Emergency Police number, or 911, if you feel threatened or in danger.

## Stuff to keep out of the recycle bins

Just a reminder—Many homeowners were asking for a list of items that should NOT go in the recycle bins, so here you go. If this unacceptable stuff gets in the recycle bin, it can cause the whole bin to be dumped in the landfill, instead of being recycled, so please follow the posted sign on the bins.



**NO Recyclables  
INSIDE Plastic Bags**



**NO Foods & Liquids**



**NO Electronics &  
Small Appliances**



**NO Textiles,  
Bedding & Carpet**



**NO Hoses, Holiday  
Lights, Hangers &  
Extension Cords**



**NO Plastic Bags, Film/  
Sheeting & Flexible  
Film Packaging**



**NO Paper Napkins,  
Plates, Cups &  
Tissues**



**NO Polystyrene  
Foam**



**NO Tires, Auto Parts  
& Scrap Metal**



**NO Concrete, Wood  
& Construction Debris**



**NO Yard Waste**



**NO Non-Recyclable  
Plastic**



Please join our community  
Facebook page

A 'neighbor' page has been setup for SCS residents (only!) and you are invited to join! Anyone in our group is able to post announcements, news and other subjects of interest to our residents joined on this FB page.

Search 'South Coast Shores' in your Facebook search bar and request to join or click the link below.

<https://www.facebook.com/groups/408111792989992>

Jowanna Cannon is administrator of the FB page (jbashout@yahoo.com)

The SCS Website is [www.southcoastshores.info](http://www.southcoastshores.info)

Just click on MEMBER in the upper right corner and you can read minutes of past meetings, see agendas of upcoming Board of Directors Meetings, review the monthly financial report, and get SCS application forms for architectural and landscape improvements, a map, Rules & Regs, and much more.

Have a Homeowner Issue or Question?  
Here is your SCS Contact List:

Optimum Professional Property Management:

230 Commerce #250, Irvine, CA 92602 Website: [www.optimumpm.com](http://www.optimumpm.com)  
Office: 714-508-9070 / Fax: 714-665-3000  
Office Hours: 8:00am. to 5:00pm. Monday-Friday  
Optimum's After-Hour On Call Service: 714-741-2685

Our Certified Community Association Manager:

Christian Long, CMCA, Ext. 305, E-mail: [clong@optimumpm.com](mailto:clong@optimumpm.com)

Assessment Billing/Collections: (Billing/Account Payments, Delinquency Matters) Ext. 1, E-mail: [billing@optimumpm.com](mailto:billing@optimumpm.com)

Escrow Department: (Escrow Demands, Requests for Documents) Ext. 2, E-mail: [escrow@optimumpm.com](mailto:escrow@optimumpm.com)

Maintenance Department: (Common Area Maintenance/Pool-Spa/Keys, etc.) 714-508-9070, Option 3 For E-mail: [Maintenance@optimumpm.com](mailto:Maintenance@optimumpm.com)

Administrative Assistant: (ARCHITECTURAL APPLICATIONS/Forms/etc.) go to Owner Portal at <https://portal.optimumpm.com>, or E-mail: [communication@optimumpm.com](mailto:communication@optimumpm.com) or call: 714-508-9070 and select option 5 for Member Services

Emergencies: things must be handled immediately such as gates non-working, or broken water lines, etc, can be sent by email to [Maintenance@Optimumpm.com](mailto:Maintenance@Optimumpm.com) or you can call 714-508-9070 and press Option 3

Santa Ana Police Department: 714-834-4211 (non-emergency)

HOA Liability/Fire Insurance: As of July 1st 2024:

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

Do you have a specific question about:

Parking Issues & Clubhouse Rental:

Call Freddie Troy at 949-533-9951 (cell now) or [freddiemillert@aol.com](mailto:freddiemillert@aol.com).  
*Don't ignore a citation on your car!*

Trash/Recycle/Food & Yard Waste Bins or Pickup for Bulky Items:

Email questions to Susan Todd at [sutztodd@me.com](mailto:sutztodd@me.com) —Republic Services  
Bulky Pickup number: 657-467-6220

Landscape and Architectural/Roof Changes: Contact Maurizio Bertoldi for questions, 714-206-2109 or email any ? to [info@southcoastshores.info](mailto:info@southcoastshores.info)

Patrol Masters: 877-648-0602 or [www.patrolmasters.com](http://www.patrolmasters.com)

(To safe-list cars for visitors and other parking issues) Note: All parking variance requests must go to Freddie Troy at [freddiemillert@aol.com](mailto:freddiemillert@aol.com), the BOD parking committee head, not directly to Patrol Masters. Please email Freddie with any questions.

Your SCS Board of Directors:

President: Vincent Salvati, 718-974-2305, [southcoast2003@gmail.com](mailto:southcoast2003@gmail.com)

Vice President: Susan Todd, 714-957-6833 (landline, no text), [sutztodd@me.com](mailto:sutztodd@me.com)

Secretary: Freddie Troy, 949-533-9951 (cell now), [freddiemillert@aol.com](mailto:freddiemillert@aol.com)

Treasurer: Jowanna Cannon, 310-266-9984, [jbashout@yahoo.com](mailto:jbashout@yahoo.com)

At Large: Maurizio Bertoldi, 714-206-2109, [info@southcoastshores.info](mailto:info@southcoastshores.info)

At Large: Tony Lonia, [tjlonia@yahoo.com](mailto:tjlonia@yahoo.com)

At Large: Manny Monreal, [mmonreal55@yahoo.com](mailto:mmonreal55@yahoo.com)