



The SCS Newsletter

South Coast Shores HOA: September 2024



Post a NOTE on the clubhouse bulletin board if you lost something OR found something with contact info. It will be much appreciated!

President's Message



It's mid-September and we are in the countdown to Oktoberfest! The HOA will supply the Clubhouse, but it is up to each attendee to bring their donated dish and beverage of choice (if you want

something other than HOA root beet floats, coffee or tea). I hope to see you there—see inside on page 4 for more details and food ideas if you need them.

Our annual election meeting will be held on September 26th starting at 6:30pm. There are 5 seats up for election so each owner address can cast 5 votes for the candidate or candidates of their choice. And, since there are only 4 listed on the ballot, write-ins are welcome as we would like to have a full Board. Please take the time to return your ballot because unless we get enough ballots returned to make quorum we will need to incur the expense of doing the election mailing again.



Also, soon each owner will soon receive a copy of the revised HOA Rules and Regulations for their review and comment. It had been over 4 years since our last revision and many things have changed over that time, so I ask you to review. Feel free to send your comments to me at my email listed below.

Vince Salvati, President SCSHOA
Southcoast2003@gmail.com

At the Last Board Meeting

On August 22nd, 2024: 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. The following items were brought up: None.

The HOA BOD committee heads for Architectural, Landscape, Clubhouse, Trash/Recycling, Parking, Lighting, Well & Equipment gave verbal reports to the board.

The Board APPROVED the proposal from Relentless Land Care, estimate #5653E to remove one extra-large unsafely leaning Aleppo Pine Tree near 1905 West Wind (also in preparation for garage court pavement remediation), for \$6,380.00, and also estimate #5937E to remove and flush cut one dying Alder Tree near 1919 West Wind, for \$1,850.00, and also estimate #5910E to remove one dying Liquidambar Tree near 2003 Summer Wind, for \$870.00, to be paid from Reserves G/L #33600 (General Reserves).

The Board APPROVED the proposal from Relentless Land Care, dated 08/16/24, estimate #5938E to perform the 2024 Summer and Fall tree maintenance and trimming throughout the community for 220 trees in October, for \$33,939.00, to be paid from Operating G/L #61100 (Tree Trimming).

The Board APPROVED the proposal from Relentless Land Care, estimate #5884E to demo deteriorating plant material and install two 5-gallon Nandina Domestica and eight 5-gallon Pink Lady Raphiolepus near 3711 Ocean Crest, for \$945.00, to be paid from Operating G/L #60300 (Landscape: Replacement).

The Board APPROVED the proposal from Orange County Pump Corporation, dated 08/20/24, to perform bi-annual preventative pump system maintenance for \$1,620.00 per year, to be paid from Operating G/L #74915.

The Board APPROVED the proposal from Concrete Hazard Solutions, dated 08/06/24, to grind 255 trip hazard locations on pathways, fill fifteen lineal feet of gaps, perform one patch repair, and remove/replace one 140-square foot area of damaged concrete, for \$18,020.00, to be paid from Reserves G/L #33600.

The Board APPROVED the proposal from Tri-County Lighting, to provide and install required electrical components for an emergency shut off switch at the spa, for \$4,383.56, and the trenching needed for wiring for job from Serrano's Landscape for \$1200.00 to be paid from Reserves G/L #33600.

The Board APPROVED the proposal from Foresight Financial Services, dated 08/02/24, for an onsite reserve study for fiscal year 07/01/25 to 06/31/26 for \$1,915.00.

The Board APPROVED the proposal from California Gate & Entry Systems, to perform quarterly preventative gate system maintenance for \$262.50 per service, to be paid from Operating G/L #70100 (Access Gate Repairs).

The HOA Annual Membership Meeting and Election of Board Members will be held on September 26th, 2024, starting at 6:30
More info about election voting on page 3

**Thanks for
VOTING!**

The next business meeting of the Board of Directors will be October 24th, 2024.
General Session at 7:00, at the SCS Clubhouse, Open for resident attendance.

Please send that Election Ballot in ASAP...

It should have come to you by now, so let suztodd@me.com know if you didn't get your SCS HOA ANNUAL ELECTION BALLOT and we can get one to you right away. Your board of directors asks you to please return it as soon as you can, so we can get a 'quorum' for our Board

of Directors 2023 Election
that takes place on:
September 26th.

Mail it back in to Optimum
Property Management, or for
a faster, more convenient way
to vote, drop the ballot off at
1921 West Wind by gate one
at MacArthur Blvd. (there will



be a sign on mail slot in the garage court that is directly east of gate one) like we did last year with one of the Inspector of Elections: Julian Olson (Thanks for saving us a stamp, sir!)

Every owner property address has 5 votes PER BALLOT this year because there are 5 seats to be filled on this board in this cycle (This is an unusual number, as we normally only have 4 or 3 seats on the board to be filled.)

Please remember to **sign your name** on the #2 envelope, under your filled out return address, or it can't be counted towards our quorum total.

If we can't get enough ballots returned (51%) to validate this election the HOA will be obligated to repeat the balloting until we reach this legal number required by state law. This will cause the HOA to incur additional expenses, something we would *always* like to avoid with expenses increasing as fast as they are in this economy!

Any questions about the ballot procedures or if you need an additional ballot call Susan Todd at 714-862-9572 or email to suztodd@me.com.

Thanks in advance for your help and participation with your HOA.
—Your SCS HOA Board of Directors

Our HOA insurance agent will be at the HOA Election Meeting to answer any questions you may have...

...about the HOA insurance and what each homeowner should have themselves to protect their property/home improvements inside your home—what the HOA doesn't cover.

You can also ask him about earthquake insurance options. Our insurance is thru the LaBarre/Oksnee Agency Inc: 800-698-0711, Fax: 949-588-1275.

Property-wide concrete pathway trip hazard remediation starts soon

Our vendor, Concrete Hazard Solutions will start the approved grinding of lifted pathway sections on Monday, September 30th through Friday October 4th. The replacement of several sections of concrete is set for Friday, October 4th.

This company's grinding methods are considered dust-free and leave a smooth non-slip surface. For areas that are too high to repair by grinding or that have been been ground down too much previously, they have planned replacement for us.



Landscape News

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

Fall Tree Trimming is coming soon! The plan is to start as soon as possible in mid to late October for the larger scheduled trimming cycle of about 220 trees. This will include Sycamores, Ash, Liquidambar, Ficus Benjamina, Carrotwood, Pear, Orchid, and Jacaranda trees.

During this time, we ask you to display the maximum patience, collaborative attitude and understanding with the workers. Please do not interfere with their activity and most importantly do not approach them directly to give them directions. They are instructed to get indications only from the foreman and therefore will not listen to any other person (as it should be). If you have concerns of any nature pertaining to their performance or if you have any special request please contact me directly and I will get in touch with the foreman right away.

Also, I would like to take this opportunity to remind you of a few things concerning the tree trimming that should not be overlooked.

To start, it is critical to understand that the primary reason for trimming is to promote health, eliminate dead portions, improve the tree's structure, and direct new, healthy growth while eradicating certain forms of disease. Another aspect that should also always be kept into account when trimming (and that is often forgotten) is safety. When a tree is too dense and too many branches rub together, the weight on the branches can represent a hazard when heavy winds or rains hit the tree. So, besides crown reduction efforts to control the size of the tree, a thinning process is also performed to ensure safety as well as to expose the others branches to more sunlight and air circulation, which also helps to reduce the incidence of disease.

There may be a short time where the tree might perhaps look unevenly cut or shaped because of the diseased or dead branch removals, but what will happen not too long after is that the latent buds present on the tree near the cut site will grow instead. That means the cut branch won't come back, but a new branch may take its place.

One thing we will never do in SCS is 'topping' the tree since it promotes only vertical growth thus making the tree top heavy and therefore less safe. In addition, it also contributes to destroying the plant's natural shape, to promoting suckering and to the development of weak branch structures. Topping is only performed if the tree is a threat to safety for having grown out of control or if dead portions of the tree are required to be removed.

**Tree Trimming
along this Side
of Street
8am to 4pm
No Parking**

*Please watch for posted
signs onsite and move
your cars out of the way
as instructed during this
working period.
Thanks!*

The next round of garagecourt pavement rehab is planned for this November

We will be restarting the planned rehabilitation of the garage courts which we had suspended for the painting project. The board toured with an asphalt contractor to assess conditions and determined that the garage courts have continued to deteriorate—no doubt due to the last two heavy rain winters. This is a multi-year project due to the cost so we will try to do several a year as long as our HOA financial position allows us to do so.

The board is getting estimates now for the garage courts that are in the worst shape in a plan to have the work start in November, if at all possible.

It has been determined that most of the garage courts on Sea Cliff and one in the northeast corner of the property will be in this phase. See addresses listed below. Notifications/details for these residents/owners will go out as soon as date arrangements can be finalized, so you can be prepared.

This work will prevent garage usage for a period of time as pavement is removed and reinstalled and be fairly noisy, involving a lot of large trucks in the streets but this rehab is very necessary.

Addresses affected in these four garage courts: 3714, 3716, 3718, 3720, 3722 & 3724 Sea Cliff, 3702, 3704, 3706, 3708, 3710 & 3712 Sea Cliff, 3701, 3703, 3705, 3707, 3709, 3711, 3713 & 3715 Sea Cliff, and 1901, 1903 & 1905 West Wind.

Some of the DMV nightmares: fixed!

If your driver's license renewal letter says you must take a knowledge exam, here is some good news for you.

California drivers of all ages can take the online eLearning course instead of a test at the DMV office. Just start your renewal online and choose the **no-fail online eLearning course**.

Then, you will still need to visit the DMV to take your vision test and a picture and verify any documents the DMV may ask you to bring.

What if... Your renewal notice says you have to visit a DMV office? If you are 70 or older, you can take the no-fail eLearning course online before you go to the office to finish your renewal. A how-to video explores how to start your renewal online and take the eLearning course.

You dislike taking tests? The no-fail eLearning course is exactly what it sounds like—a course that you cannot fail. You can take this online course on your phone, tablet, laptop or computer. It has seven modules with interactive quizzes. All you have to do is complete it at your own pace.

You want to get a jump on the renewal process? They suggest renewing as soon as you get your renewal letter. Learn about the process at the DMV's info page for drivers 70 and older at: <https://www.dmv.ca.gov/portal/senior-drivers/>



Would you like to play Chess with us?



Your move! Jeff Bickel and I are interested in starting a chess club at here at South Coast Shores. If you have an interest in the game, please contact Jeff or Dave.

Jeff's email is jeffb715@gmail.com

Dave can be recached at dandbmoore@me.com

Time and place are negotiable depending on interest shown.

—David Moore



Is a crane on your roof a good omen? Some say it represents good fortune and longevity. It also symbolizes grace and wisdom in Chinese literature. Native Americans also see cranes as symbols of longevity and good fortune. In Greek mythology, cranes are considered messengers of the gods, especially Apollo, the sun god (did he bring that HOT weather?). (Photo by

Is the MacArthur gate not opening for you?

If your gate opener is working fine on ALL the other gates at SCS, but not on gate one at MacArthur Blvd., you may be one of the rare residents that has an opener with an issue with our gate system. Most people are having no problems at all with their gate 'clickers', no matter the age.

Email to suztodd@me.com and let us know what you are experiencing. Note, that our hand held openers don't last forever, and if you are having issues with other gates try changing the battery, but be careful you don't accidentally change a code rocker switch—we have seen that be a problem, too.

The 4th week SCS HOA OPEN Clubhouse will be held on September 25th, 11am–2:30pm



Please join us...This is a great way to meet new friends!

Look for our signs to remind you of this every 4th week of the clubhouse event. Any questions, contact Helen at 714.556.1513. Bring your lunch and maybe something to share with your neighbors. See you soon!

Note: Our small SCS library is open during this time, if you are needing some free summer reading material!

Parking rules are important for our safety

Certain areas of South Coast Shores are designated as **NO PARKING** areas at **all times** to ensure free access for any emergency vehicles. These are curbs painted red, areas posted 'No Parking' and **inside ALL Garage Courts** (Any obstructions can delay or even prevent adequate emergency operations from proceeding—a delay could cost a life if access to our homes is blocked by illegally parked cars.)

So please remember: Any vehicle parked in a designated 'No Parking Zone' is subject to immediate towing at the owners expense. Our garage courts are a 'Instant Towing Zone' and no 'warning' citations are issued before a tow will happen from Patrol Masters.

Lately, we have noticed many cars parked in garage courts for extended periods of time. This has been during the day, when Patrol Masters is not normally petrolling. That does not mean it's OK. **Any resident can call Patrol Masters to request a tow at any time if there is illegal parking observed in any garage court.** Call: 877-648-0602.

Of course, it is understandable that vendors who are working on our houses need to enter the garage courts to unload tools and supplies, but for the most part, after that is done, vendors are required by our R&Rs to move their vehicles to the streets to park, ASAP.

Questions to Freddie Troy, Parking Committee Chair at 949-533-9951 (cell) or freddiemillert@aol.com



Welcome new pups!

We welcome you, new neighbors, along with your new dogs to SCS and hope you love living here as much as us 'long-timers' do, but please observe our pet rules on your travels around the grounds.

- Please keep your dog on leash at all times, when on our common grounds. This is for the protection of your dog and all other SCS dogs, too. It's hard to predict how, even



the most friendliest of pups, will react to other dogs when off leash, and it is advisable not to take any chances. Plus, it is the law in Santa Ana, and in our R&Rs. Also, please note: a unleashed dog running up to an older person or a person who doesn't really like dogs can cause falling accidents, and has done so in the past, so please, use that leash, and we can all stay on excellent terms with all our neighbors.

- Anyone walking an dog must pick up the droppings in a bag, tie it up, and place the bag inside the nearest garage court trash bin. (this is NOT recyclable!) Thanks for keeping SCS looking and (smelling!) good.

Please pick up after your doggie



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

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 Edward Thompson, Ext. 375, E-mail: ethompson@optimumpm.com

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 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, 949-533-9951 or freddiemillert@aol.com. *Don't put off registering a car!*

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

Email questions to Susan Todd at sutztodd@me.com

Landscape and Architectural/Roof Changes:

Contact Maurizio Bertoldi for questions, 714-206-2109 or email to info@southcoastshores.info. Architectural Applications go to Optimum Property Management

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 or southcoast2003@gmail.com

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

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

Treasurer: Jowanna Cannon, 310-266-9984 or jbashout@yahoo.com

At Large: Maurizio Bertoldi, 714-206-2109 or info@southcoastshores.info