



# The SCS Newsletter

South Coast Shores HOA: April 2024



## President's Message

I am pleased to report that U.S. Fish & Wildlife has renewed our Canadian Geese removal permit. Note that the big birds are lazy and love to nest in the troughs of roofs where leaves or other debris is present. Residents should keep these areas clean to reduce the nesting areas for the geese. (Note: It is also good to keep it



### **Come on in...**

*the pool is heated  
and ready for you!  
Review our pool  
rules on page 4.*

clean to extend the life of your roof—wet debris left can cause mold and rot on that expensive structure). If you should see a goose nest please report it to one of the board members right away.

Residents have reported a limping, mangy looking coyote roaming around SCS during

daylight hours which is an indicator that it may be sick or diseased, so stay well away. Animal control has been notified. Care should be taken especially when walking pets. I would advise that an umbrella or waking stick be carried to shoo away the coyote or any aggressive geese.

Lastly, we have completed our annual budgeting process and the monthly HOA assessment will remain at the current level. Thanks goes to our Treasurer for a masterful job in managing our finances.

**Vince Salvati, President SCSHOA @ Southcoast2003@gmail.com**

# At the Last Board Meeting

**On March 26th, 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: Tree placement in common areas.

The Board acknowledged the passing of Director Jack Casey in March 2024. And, the Board reviewed and acknowledged the resignation letter from Board Member At Large, Shawn Van Enoo, effective 03/13/24.

The Board APPROVED the proposals: 5538E from Relentless Landscape dated 01/18/24 to crown the Chinese Elm trees throughout the community for a cost of \$11,400.00—furthermore, the Board requested that payments for this work be billed in two parts, June 2024 and August 2024, and the proposal 5651E to install plants at 1901 West Wind for a cost of \$460.00, and the proposal 5655E to install plants near 1905 Bay Crest for a cost of \$174.00, and the proposal 5654E for grub control for a cost of \$350.00, and for the proposal 5656E to remove a dying Alder Tree at 1909 Bay Crest for a cost of \$2,155.00, all to be paid from Operating G/L #60200 (Landscape Extras).

The Board TABLED the proposal the proposal 5657E from Relentless Landscape dated 03/21/2024 for trenching the required area for the ER Spa Switch for a total cost of \$5,000.00 pending the April meeting. Furthermore, a motion was APPROVED for a cost not to exceed \$2,500 for trenching of a vendor hired or retained by Director Maurizio Bertoldi. Also TABLED was the proposal 5664E from Relentless Landscape dated 03/22/2024 to relocate a tree at 1921 West Wind for a total cost of \$300.00 pending the April meeting (This will void the trees warranty).

The Board APPROVED the proposed budget #1a prepared 03/15/2024 as presented for fiscal year 07/01/24 to 06/30/25 with assessments remaining at \$400.00 per lot per month and monthly funding to reserves in the amount of \$11,250.00, which is less than the amount recommended of \$16,990.00 in the update reserve study by Foresight Financial Services dated 01/03/24 with reserves funded at 65%. Furthermore, a motion was made, seconded, and unanimously carried to APPROVE a one-time transfer from Operating to Reserves of \$45,300 as of 7/1/23 (Fiscal New Year) as a one lump transfer to add to the overall Reserve funding. The Board of Directors is NOT currently considering a special assessment and/or obtaining a bank loan for fiscal year 07/01/24 to 06/30/25 to repair any major common area components or to fund the reserves. Furthermore, the Board ADOPTED the Reserve Funding Plan presented by Foresight Financial Services that shows reserves funded at 65% in 2024 and 76% in five (5) years based on the approved reserve funding amount of \$11,250.00 per month for fiscal year 07/01/24 to 06/30/25. 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

The Board TABLED the proposal from Tri-County dated 01/21/24 to install a ER Spa Switch as required by the Health Department for a cost of \$4,383.56 until the April Meeting. Management is seeking additional bids.

The Board APPROVED the proposal from Tri-County dated 03/19/24 to repair the old wiring under the clubhouse bridge for a cost of \$1,555.85 to be paid from Reserve G/L# 33000 (General Reserves).

**The next meeting of the Board of Directors will be April 25th, 2024.**

**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/](http://www.southcoastshores.info/)**





# Free Spring compost giveaway and paper shredding event for Santa Ana residents

**Saturday, April 27, 2023 , 7 am to Noon  
at Centennial Regional Park, 3000 W. Edinger Avenue  
in the City of Santa Ana**

**For free compost giveaway:** Bring your bag/containers to collect up to 80 gallons of garden compost. Compost will be distributed on a first-come, first-served basis, while the supply lasts.

Republic Services staff will be there to answer questions about the Santa Ana Organic Recycling Services.

Kitchen pails (two-gallon size) to hold your food waste will be available for purchase from Republic Services for \$12.00.

**For free on-site paper shredding:** Bring paper for safe and secure on-site shredding. Maximum of five boxes (10" x 12" x 15") of paper. Residents will be able to observe the materials being shredded.

For more information, call Republic Services at (657) 467-6220.

*Proof of Santa Ana residency required (California driver's license, water or utility bill). This program is not for commercial use.*

# The NEXT HOA SCS OPEN Clubhouse will be Wednesday, April 24th, 11am–2pm

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

All residents are welcome to bring a lunch to eat or an food item to share with others, but just your company is what our monthly Open Clubhouse Event is all about.

Catchup with old friends and meet new ones! Coffee and drinks are provided.

We will put out our 6 new signs to remind you of this every 4th week of the clubhouse event.

Any questions, contact Helen at 714.556.1513.

Cheese & crackers, or a dip & veggies are a good 'share' thing to bring. Any snack kind of thing is always welcome.

**Hope to see you there on the fourth Wednesday of the month!**



# Gotta love Spring!

*Especially the 'Before' & 'After' outside my front door with our 'Pink Lady' bushes in full bloom. This is a great tough, disease-resistant shrub planted at SCS. —S. Todd*



# SCS Pool & Spa Rules Summary

• **WARNING: Lifeguards are not provided by the Association.** All persons (i.e., children, teenagers, adults) using the pool or spa does so at his or her own risk. Owners and tenants shall supervise any family member, occupant, or guest the Owner or tenant knows, or reasonably should know, needs supervision for their safety while using the pool area; or such Owner(s)/tenant(s) otherwise assume(s) the risk of all liability for injury or damage for failing to do so and shall hold the Association harmless for any injury.

• **Hours of operation are 6:00 a.m. to 10:00 p.m.**

• The use of the Pool/Spa area is limited to South Coast Shores residents and guests. The guest limit, per property address, per visit to Pool/Spa area at one time, is six. Children under the age of 14 shall not use the pool without a parent or adult guardian in attendance, and unsupervised use by children under the age of 14 is prohibited.

• No food is allowed in the Pool/Spa area at any time. Consumption or possession of alcohol is absolutely prohibited at all times in Pool/Spa area.

• No glass containers of any type are allowed in Pool/Spa area at any time.

• **Radios, TVs and any other devices with speakers that broadcast music are NOT allowed at any time. Personal (ear-bud or headset) listening devices are allowed.**

• **NO SMOKING OF ANY TYPE IS PERMITTED IN THE POOL/SPA AREA AT ANY TIME. For purposes of this rule, "smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or use of any other electronic smoking device.**

• No pets in the Pool/Spa area, except as provided in Civil Code sections 54, 54.1, and 54.2.

• All discarded items must be put in the waste containers.

• Swim suits or appropriate attire must be worn at all times.

• Any person who is incontinent (i.e., unable to control bowel movements) or are experiencing active diarrhea or who have had active diarrhea within the previous 14 days may not use the pool or spa.

• Flotation devices must not exceed three (3) feet in length.

• Soap and detergents and other water contaminants are not allowed at any time.

• Pool safety equipment is for emergency use only and must not be used for any other purpose.

• Private pool or spa parties are not allowed at any time.

• No running or pushing or rough play is allowed at any time.

• Electrical equipment is not allowed at any time.

• Furniture must not be removed from the Pool/Spa area by anyone for any purpose, except as authorized by the Board.

• The Pool/Spa area key must not be given to non-residents at any time and duplication of the gate key is not allowed.

• The entrance gate must be fully closed and latched at all times after entering, or leaving the Pool/Spa area.

(For complete text of rules see SCS HOA Rules & Regulations, Section 11.)

• Our Pool/Spa facility rules are established to ensure a positive experience for all residents and guests of South Coast Shores. They are not meant as being restrictive but are to be used as a guideline for a respectful and safe Pool/Spa experience for all.



# Landscape News

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

## Colorful succulents can offer WOW In your landscaping



Many people still think succulents come in limited colors, but if you are considering some landscape changes for your home you should know they do come in a wide range of color including bright yellow, orange, red, crimson, purple, and varying shades of gray. The more sun some of these plants get the more the color

comes out. Succulents are now a popular choice for many because they are relatively low maintenance and easy to grow. And, provide color all year long!

### Below are some tips on growing beautiful succulents.

**How to Water Succulent Plants:** Though succulents can store water and can go for long periods without water, they do need watering throughout the year. Be sure to deep water to keep the soil moist, but not soggy. Succulents hate to have wet feet. In fact, too much water can kill them.

**What Kind of Soil:** It is essential that succulents be planted in good drainage soil. As stated earlier, they do not like wet feet! Adding compost, sharp sand or pumice is an excellent way to improve the soil. If you plan to keep them in a container, be sure there is a drainage hole.

**How Much Light:** Succulents are sun worshippers. Of course, too much sun and heat is not recommended for some varieties, so do your homework before selecting succulents.

*Please be aware that you can not modify, replace or remove any part of your landscape without a written plan approval from the HOA Board.*



Eight readers met for Book

Club and were happy to sit outside by the pool. Many books were discussed as well as local restaurants and current TV shows, especially ones based on books.

For next month we are reading, Geraldine Brook's *Year of Wonders* or other books of hers for those who aren't up for reading about the Bubonic Plague. We have previously read *Horse*, her book about slavery and horse racing.

Some have already read *The Women* by Kristen Hannah about a nurse serving in Vietnam, but those who haven't will be enjoying that one.

We will meet next May 9th at 1:15 at the Clubhouse. Please join us if you like.

—Freddie Troy, 657-232-1811,  
freddiemillert@aol.com



## Have you joined our SCS Facebook Page?

A 'neighbor' page is setup for SCS residents (Only SCS! Not like the 'NextDoor' site) and you are invited to join! Anyone in our group is able to post announcements, VERY LOCAL news and other subjects of interest to SCS residents joined together on this FB page. It can really come in handy to belong if you have lost something or a pet, or for recommendations for local vendors that your neighbors have used, and lots of other things. Search 'South Coast Shores' in your Facebook search bar and request to join or go to the link here:



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

Jowanna Cannon, our BOD treasurer is administrator of the FB page ( at jbashout@yahoo.com ) if you have any questions.



## If you see trespassers on our property: What should you do?

On April 9th a few SCS residents saw a guy on a bike enter the MacArthur gate in the morning (they reported it on the SCS Facebook page! See above.). He seemed quite incoherent, and definitely was trespassing in our private property. Luckily our city council member, Phil Bacerra was out walking and was able to shoo him out the main gate.

As Phil advised on our SCS Facebook page at the time: "If you see trespassers

in our neighborhood, please contact the Santa Ana Police immediately at 714-834-4211. If you do not take immediate action, we will end up encountering more trespassers like this guy in our community."

But the Board warns, please always be safe and do not ever confront any hostile individual, and leave the area ASAP, if you feel in danger in any way—let the police handle issues like this.



The HOA Swan Committee is looking for some NEW swan feeders! We have had a few people need to drop out of the rotation—which is about once every 9 weeks. Contact Larry Marshburn at 916-712-5182 or at [larrymarshburn@gmail.com](mailto:larrymarshburn@gmail.com) if you would like to become part of SCS Team Swan and feed the girls!

HAPPY  
Passover



# Please keep all 'Styrofoam' out of SCS recycling bins

If you get take out, pick up certain eggs from the grocery store or receive packages in the mail, you most likely end up with a LOT of "Styrofoam" (also called polystyrene).

So, now that you have so much of this white stuff hanging around, what do you do with it? You have possibly heard it is *not recyclable*, but you have also heard it lasts forever in a landfill. You flip it over and there it is, the glorious chas-



ing arrow recycling symbol with a number 6 inside. Boom—it must be 'recyclable' and in the recycle bin it goes! (The recycle committee screaming, Nooooooooooo!)

The truth is, those foam egg cartons, meat trays,

peanuts, or any other type of packaging 'foam', are definitely *not* recyclable in our recycling program bins on the perimeter streets—triangle symbol present or not!

In most recycling programs, like ours at SCS, "Styrofoam" is part of a longer list of recycling 'contaminates' (*items that cannot be recycled in bins, that sadly ARE placed in the recycling bin causing fines to the HOA*).

These unaccepted materials do more harm than good when placed in our SCS recycle bins by causing entire loads of recycling to be rejected and making it harder to recover accepted recycling material.



## FYI: Not only are those geese noisy now, they can also cause real bad roof tile damage

When the Canada geese are getting ready for mating season there is a lot of territorial fighting and a lot of that has been observed happening on our roof tops. Especially on one-story houses that are located by the lake—but even on some one-story roofs as far away as on West Wind, in the past. If you hear bird noises or thumps on your roof please investigate to avoid damages like shown above.

Homeowner installed plastic spikes can deter nesting behind chimneys, which is another favorite spot for the birds to build nests, also. This is not, however, something the HOA can do for you.

Please let the board know if you see a nest anywhere on the property, as removing nest/eggs at an early stage is one legal, humane deterrent that our U.S. Fish and Wildlife Service permit allows the HOA to do now to reduce the goose population over time.

**If a goose threatens.** You can stop a goose's aggression by respectfully leaving its territory. Back away slowly, while remaining calm. Do not do anything that may escalate the situation, like yelling. *Also, please don't feed the birds* as they may also become aggressive over food, going after people for not handing over food, sometimes.



## 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

### 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 Edward Thompson, Ext. 375, E-mail: [ethompson@optimumpm.com](mailto: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](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 Insurance: NEW as of July 1st 2022:

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, (landline) 657-232-1811 or [freddiemillert@aol.com](mailto:freddiemillert@aol.com). *Don't put off registering a car!*

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

Email questions to Susan Todd at [sutztodd@me.com](mailto:sutztodd@me.com)

**Landscape and Architectural/Roof Improvements:** Contact Maurizio Bertoldi for questions, 714-206-2109 or email 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 or [southcoast2003@gmail.com](mailto:southcoast2003@gmail.com)

**Secretary:** Freddie Troy, 657-232-1811 (landline, no text), [freddiemillert@aol.com](mailto:freddiemillert@aol.com)

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

**At Large:** Maurizio Bertoldi, (Call direct for landscape problems) 714-206-2109 or [info@southcoastshores.info](mailto:info@southcoastshores.info)

**At Large:** Susan Todd, 714-957-6833 (landline, no text) or [sutztodd@me.com](mailto:sutztodd@me.com) (email is best)