



The SCS Newsletter

South Coast Shores HOA: August 2024



Have Household Hazardous Waste
or E-waste to get rid of?
See page 7 inside for where to go
for drop off!

President's Message

School bells are ringing, Labor Day is just around the corner, and that means get ready for OKTOBERFEST our annual celebration of German foods and, of course beer. Mark the date Oktober 5th! More to follow, see page 4 inside.

Our fiscal year ended on June 30th and I am pleased to report that SCS remains in excellent financial health allowing us to rebuild our reserves while maintaining our current monthly assessment which is one of the lowest for a community of our size in the area.

We will hold our Annual General Election Meeting on September 26th beginning at 6:30pm in the Clubhouse. Ballots will be mailed to all homeowners at the end of August. We have five board positions in this election cycle with three incumbents running and two positions that are open so we will have at least two new Board members this cycle.

For a meeting to be official we need to receive a majority of the 182 ballots for a quorum. If we do not do so the meeting will have to be rescheduled which would result in an unnecessary cost to SCS.

Please return your ballot promptly by mail or see where you can drop off your ballot on site, see info on page 3 inside.

Vince Salvati, President SCSHOA
@ Southcoast2003@gmail.com



At the Last Board Meeting

On July 25th, 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: Wedding at the Clubhouse and rental specifically allowed activities/equipment and lake issues involving possible dredging opportunities and clam growth in filters.

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

The Board DENIED the proposal from Relentless Landcare dated 06/26/24 estimate #5822E for 4 tree removals at 3608 S. Sea Breeze as the trees have been professionally determined to not be a risk.

The Board TABLED the proposal from Relentless Landcare dated 07/11/24 estimate #5867E for irrigation head conversion for \$2,475.00 pending further review.

The Board TABLED the appointment of one Director to fill the one vacant seat created by the resignation of Shawn Van Enoo on 03/13/24, and the appointment of one Director to fill the one vacant seat created by the death of Jack Casey in March 2024, since there are no candidates at this time.

The Board reviewed three proposals for an audit and tax preparation at fiscal year-end. The Board APPROVED the proposal from Inouye, Shively, Klatt, & McCorvey, CPA dated 04/02/24 to conduct an audit of the Association's financial records and prepare tax returns for fiscal year-ending 06/30/24 for \$1,325.00.

Management advised we are still waiting for CHS full community survey for trip hazard repairs and also final bids for the mandated Spa ER switch install will be in next month's Director Report for approval and scheduling.



The next meeting of the Board of Directors will be August 22nd, 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/

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 reached at dandbmoore@me.com

Time and place are negotiable depending on interest shown.

—David Moore



August book club met in the Clubhouse as we were beaten out for the shade tables at the pool by lots of kids. Soon they will be back in school. It was lovely in the air conditioning of the Clubhouse. Just one of the units cools it down beautifully.

We had quite a few good suggestions including *The Red Queen* by Juan Gomez-Jurado and *Sipsworth* by Simon Van Booy. The latter is a short book with a light and happy story. We don't get many of those. Also, *We Are All the Same in the Dark*, about a cold case that has been previously made into a documentary. Takes place in a small town in Texas....

Join us next month if you can and call to get on my email list.

—Freddie Troy, 657-232-1811,

It's almost that time of the year again...

It will be coming in the mail soon... so when you do get your **SCS-HOA ANNUAL ELECTION BALLOT** 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.**

You will get your ballot in the mail by the end of August—so please keep an eye out for that mailed election packet from Optimum Property Management, and vote, or just sign off on it for quorum purposes, and mail

back to Optimum in the provided envelope. **OR, drop the ballot off at 1921 West Wind by gate one at MacArthur (there will be a sign on mail slot) like we did last year with one of the Inspector of Elections: Julian Olson (Thanks for saving us a stamp, sir!)**



Every homeowner 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 everyday!

Thanks in advance for your help and participation with your HOA.

—Your SCS HOA Board of Directors



A blooming Crepe Myrtle, so pretty now!

SCS Oktoberfest

Saturday
October 5th

It is time again to pull on your lederhosen for good times and good cheer at the SCS Clubhaus!

SAVE THE DATE! Saturday, October 5th from 12pm to 3pm for the annual SCS Oktoberfest celebration!

Come and join your neighbors to share in an everything German potluck dinner. Don't come empty handed; we need everyone to participate to make this event a fun and successful party. As usual a sign-up sheet will be posted on the Clubhouse bulletin board for you to post your food contribution.

Bring your enthusiasm and your German spirit (everyone is German at The Oktoberfest). Come for the fun, come for the food, come for the root beer floats and come hungry!

For food ideas, questions or general information call or Susan Salvati 718-974-2308

Some German Food Suggestions:

German Red Cabbage
German Potato Salad
Bavarian Pretzels • Beer Cheese
Potato Pancakes • Spaetzle
Bratwurst or Sausage
Sauerbraten • Kielbasa
German Casseroles
Greens with Hot Bacon Dressing
Cocktail Meatballs
Apple Sausage Hash • Goulash
Cabbage & String Beans
Apple Strudel or Cake
German Cookies • Coffee Cake
Black Forest Cake



Ways to handle Bulky Trash items

PLEASE do not leave your larger trash items where the painter's container used to be, as that is no longer our collection area. A new area for bulky item on-site collection is on hold for now...

So at this time, your options:

1. If item is smaller, break up the thing into smaller pieces and put in your garage court trash bin for our regular Thursday trash pickup. And if it is too much to fit in one week, that is, it takes up too much space, please spread it around to other trash bins in the other garage courts. And please remember: the bin top can't be held open because of your stuff in there or we are fined! This is best for a basket, small plastic set of drawers, bench, single broken chair or other small furniture item, OR

2. For really big stuff that is heavy: 'Junkluggers' (844-782-0255 or junkluggers.com) is a good, 'green' service to hire for haulaway items, but at your expense. This is great because they will come inside your house and take the really large stuff, like couches, down the stairs for you as part of the service! OR,

3. Although we don't have a designated 'bulky' collection area onsite here at SCS **Republic Waste will come to your address** when you call it in to 657.467.6220, as they have done with other residents lately. Don't stress that this is a HOA, just give good directions to your house. It may take several calls to get this done, as I have heard, as our address numbering is funky, and their guys aren't the best at finding us. Follow their direction/dates as to when to put out your items by the trash bin.

Donation Over Disposal?

By donating unneeded or unwanted items, we practice reuse while we support our community. Fortunately, there are easy ways to get started.

Donations to Local Charities:

Many local charities and nonprofits welcome gently used items. Contact them to see whether they will accept the items you have available. Some Goodwills have a drive-thru drop off station.

Giveaways to Neighbors: Consider offering your items to neighbors or friends who might find them useful. It's a great way to build a stronger sense of community.

Online Platforms: Explore local online platforms, such as OfferUp, Nextdoor and Facebook Marketplace, where you can give away items for free. Someone in our neighborhood may be looking for exactly what you no longer need.

Community Bulletin Board: Check community bulletin boards or local social media groups. You can post about your items for free. Someone might be thrilled to pick them up.

Rethink, Reuse, Reduce, Recycle!



The 4th week SCS HOA OPEN Clubhouse will be held on August 28th, 11am–2pm

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!

'Wrong' Recycling items...

are sometimes put to the side of the bin by recycle committee members for educational purposes. FYI: Anything there should be put in the trash! *Please note:* uncleaned paint buckets are never recyclable nor is any remodeling debris.

Overall: NO WOOD is recyclable in our SCS bins, along with ANY plastic wrap or plastic bags. Please make sure your vendors and cleaning people understand what goes where.

Architectural News

By Maurizio Bertoldi, SCS Architectural Committee Chair

info@southcoastshores.info or 714-206-2109

Need a map of SCS?
See page 8 for one to use

Here are a couple of pointers to use when it is time to fill out a SCS HOA Architectural or Roof Application that will help you get your approval more quickly, so you can get going with that project! Per our R&Rs you need to fill out this App form (below) for ANY exterior changes you wish to make on your house—for a new garage/ front door, roof, patio slab or structure, balcony, planter, fences/gate, rain gutter, windows or solar panels. No work can be started until approval is given by Optimum Property Management (OPM) that handles this process for the HOA.

SOUTH COAST SHORES HOMEOWNERS ASSOCIATION ARCHITECTURAL IMPROVEMENT APPLICATION

SECTION 1: HOMEOWNER INFORMATION: (Please Print Clearly)

A

Name: _____ Date: _____

SCS Address: _____

Home Phone: _____ Work Phone: _____

Name of Contractor: _____ Phone: _____

Address of Contractor: _____

Start Date: _____ Completion Date: _____

Nature of Improvement: _____

B

(Attach All Necessary Plans)

SECTION 2: CONTRACTOR INFORMATION: The following documents are required with the application.

- 1) Copy of California State Contractor License or Termite Repair Licensing
- 2) ACORD Certificate of Liability Insurance (\$1 million minimum)
- 3) Certificate of Worker's Compensation Insurance

C

SUBMISSION: Attach the necessary plans and contractor information to this form and deliver to the SCS Architectural Committee thru Optimum. Ensure that the legal owner of the property signs below.

APPROVAL PROCESS: The Committee will review the request and, if approved, the form will be returned to the homeowner. **WORK MAY NOT COMMENCE UNTIL THIS OCCURS.** If the request is denied, a letter will be forwarded to the homeowner stating the objections to the request.

NOTE: It is the responsibility of the homeowner to determine if a City permit is required for this project and to obtain same. If City permit is required, Association final approval is dependent on submitting a copy of the permit to the Association.

The information given above, including attachments, is complete and accurate to the best of my knowledge.

Signature of Legal Owner _____ Date: _____

A

SCS APPROVAL SECTION: _____ PLEASE DO NOT WRITE IN THIS AREA
Special Approval Conditions: _____

It may seem complicated at first, but taken step-by-step the App is pretty easy to complete. Here is what is needed **A** thru **C**, and what can cause problems or slow downs for approvals when your App is sent to the SCS HOA Board Committee for approval thru OPM.

A. This App is for the legal homeowner to fill out and send in, NOT your vendor, and be sure to sign & date the App at the bottom before you send in to OPM. If you are going to email it in, please scan or take a clear photo of the App and make sure it can be read easily, or you may be asked to resend it—causing a slow down for your approval.

B. If your improvement can't be described in a very few words like 'new door, see attached photo, color: match trim: white' then please use an additional sheet to describe the project giving ALL the details of your plan with photos, or plans. Or, if you have a detailed estimate with specs from the vendor, send that in with App so the committee can fully understand what your project entails. Not being able to read small, cramped handwriting on 'Nature of Improvement' section will slow approval because questions may be asked.

C. Providing your Contractor's Licensing and Insurance

information is a very important requirement for getting approval for your project and an area where a lot of homeowners can get confused and miss including a document that is needed. The 'license' can be the card the contractor carries in his wallet or a screen grab from CA Contractors State Licence Board web site at <https://www.cslb.ca.gov/onlineservices/checklicense/checklicense.aspx> (if you have vendor's license number). The vendor's 'ACORD Certificate of Liability Insurance (\$1 million minimum)' and 'Certificate of Worker's Compensation Insurance' should be provided to homeowner to send in with App. Sometimes both of these insurances required are on the same ACORD document and sometimes they can be on 2 different docs. Please check to make sure both insurances are included with your App before sending in. This should not be a problem for the vendor to provide. The vendors must be insured to protect you and the HOA.

Processing for HOA Committee approval may take up to 30 days. Modifications made without prior written approval are subject to removal at the Owner's expense. It is the responsibility of the homeowner to determine if a City permit is required for this project and to obtain same and submit a copy of the permit to OPM. Send or email in all docs and information to Optimum Property Management at 230 Commerce #250, Irvine, CA 92602 or email to OPM Administrative Assistant: Edward Thompson, Ext. 375, E-mail: ethompson@optimumpm.com. Architectural or Roof Application forms are available thru OPM's portal. Maurizio Bertoldi or Susan Todd (suztodd@me.com) can answer App questions for you.

Where to go for Free Household Hazardous Waste and E-waste Disposal for OC Residents

Leftover household products that contain corrosive, toxic, ignitable or reactive ingredients are considered Household Hazardous Waste (HHW). Products such as paints, cleaners, oils, batteries, smoke detectors, and pesticides that contain potentially hazardous ingredients require special handling when you dispose of them. E-waste such as televisions, tablets, cell phones, printers and computers can also be taken to a HHW.

Orange County residents can dispose of their Household Hazardous Waste items for FREE at any of the County's four Household Hazardous Waste Collection Centers. And the Huntington Beach site is not far away and easy to find for us!

Huntington Beach Collection Center is at 17121 Nichols Lane, 92647, Gate 6, Hours of Operation: 9 am - 3 pm, Tuesday through Saturday (closed on major holidays and during rainy weather). Just go west on Slater, (Dyer/Segerstrom) all the way to Nichols, turn right and turn left in at gate 6. The guys on duty there take all the stuff out of your car for you, and you stay in your car for safety. A maximum of 15 gallons or 125 pounds may be transported per vehicle, per trip. Containers larger than five gallons will not be accepted. Materials must be in original containers (except motor oil, fuels and antifreeze). For more detailed info click on link or go to: <https://oclandfills.com/hazardous-waste>

A partial list of things accepted:

Workshop/Painting Supplies:

Adhesives and glues
Aerosol cans
Fixatives and other solvents
Furniture strippers
Oil or enamel-based paint
Paint strippers and remover
Paint thinners and turpentine
Photographic chemicals
Stains and finishes

Miscellaneous:

Batteries*

Compact fluorescent tubes
Driveway sealer
Fluorescent light bulbs
Mercury thermometers
Smoke detectors

Cleaning Products:

Bleach (laundry)
Drain cleaners
Oven cleaners
Pool chemicals
Toilet cleaners
Tub, tile, shower cleaners
Wood and metal cleaner / polishes

Automotive Products

Air conditioning refrigerants
Antifreeze
Automotive batteries
Carburetor & fuel injection cleaners
Fuel additives & Motor oil
Starter fluids
Transmission and brake fluid

E-Waste

CD, DVD and VCR players
Cell phones
Computer monitors Computers
CPUs/laptops
Digital cameras and thermometers
Hand-held electronic devices
Home-use medical monitors
Tablets and MP3 players
Microwave ovens (home use)
Programmable kitchen appliances
Printer/scanner/fax/copiers (desktop)
Radios of all types (car & home)
Stereos (no speakers)
Televisions (CRTs & flat screens)
Video game consoles

Flammable Products

Fire Extinguishers under 40 lbs.
Gas / oil mix
Helium tanks
Kerosene / Lighter fluid
Propane tanks (5-gallon max)

Lawn and Garden Products

Fungicides / wood preservatives
Herbicides / Insecticides

Sharps: Needles in puncture-proof containers (hypodermic needles, pen needles, lancets)

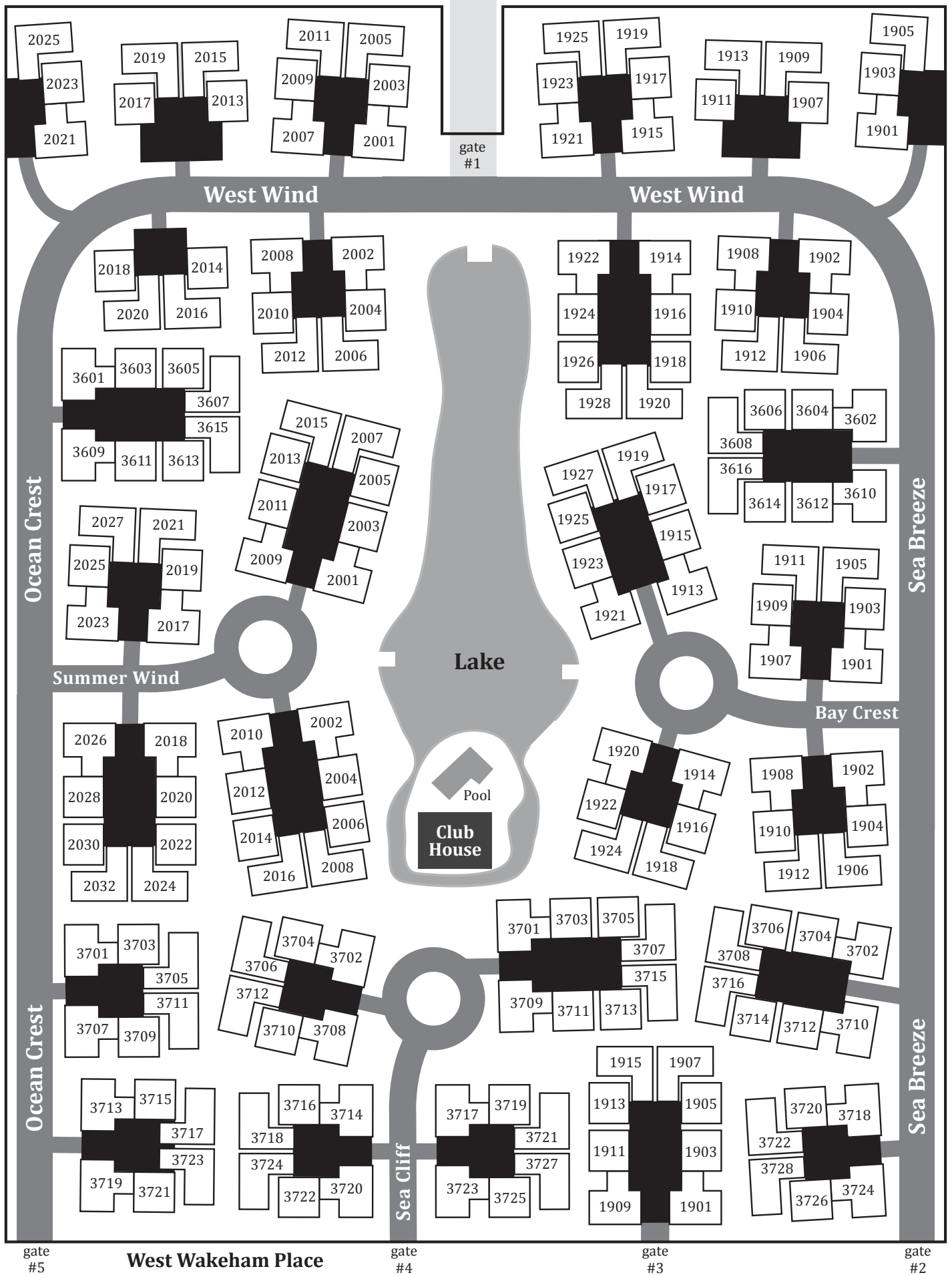
Important Special Note About Lithium Batteries:

These batteries and devices containing them should NEVER go in household trash or recycling bins. They can pose a significant fire hazard if disposed of in this way!

*These batteries are located in most all cell phones, computers/tablets vaping devices, power tools, electric toothbrushes, ebikes, drones, phone chargers, and basically anything that needs to be recharged.

SOUTH COAST SHORES

MacArthur Blvd.



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, (landline) 657-232-1811 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

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, 657-232-1811 (landline, no text), freddiemillert@aol.com

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

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