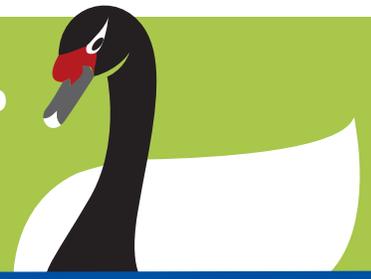




The SCS Newsletter

South Coast Shores HOA: February 2026 



*"February is the border between winter
and spring." — Terri Guillemets*

President's Message

The groundhog may have seen its shadow but in SoCal that means an early summer as we have been enjoying these balmy temperatures.

The damage to the MacArthur perimeter wall has been repaired and the board is pursuing reimbursement from the driver who was responsible.

We are being inundated with hordes of Canadian geese who arrive in the early morning and most leave around dusk. Watch your step, especially around the lake.

Our garage court repaving will continue this spring and an evaluation of which garage courts will be rehabilitated this year will be done. Affected residents will be informed once the decision is made and the work is scheduled.



*"May you have all the happiness
And luck that life can hold—
And at the end of all your rainbows
May you find a pot of gold."
Happy St. Patrick's Day, March 17th!*

Vince Salvati, President SCSHOA at Southcoast2003@gmail.com

At the Last Board Meeting

On January 22, 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. One homeowner inquired about opening the pool sooner his year and HOA fire insurance.

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

The Board APPROVED proposals from Relentless Land Care: proposal #6811E to apply systemic pesticide for White fly control for \$125.00 to be paid from Operating G/L #60200 (Landscape Extras); and the proposal #6812E to replace dead Piracantha at exterior property wall for \$273.00 to be paid from Operating G/L #60200 (Landscape Extras). From Relentless the board TABLED proposal #6781E to crown thin multiple winter scheduled trees for \$20,125.00 (for further bids) and proposal #6814E to prepare ground for six future pads for green refuse containers for \$3,720.00 to next board meeting.

The Board APPROVED the revised reserve study from Foresight Financial Services dated 01/06/26 for FY 07/01/26 to 06/30/27.

The Board APPROVED the proposal from Orange County Block Wall dated 01/07/26 to repair one damaged section of the block wall on Wakeham for \$4,950.00 to be paid from Reserve G/L #33600 (General Reserve).

The Board reviewed two proposals for pool replastering. The Board TABLED two proposals for pool replastering into next year pending the next FYE budget and other bids.

The Board DENIED the request owner of 3718 S Sea Cliff requesting reimbursement for wood damage due to an Association tree. The Association vendor will trim back the tree, as needed, in the future.

The Board APPROVED the proposal from Severson plumbing dated 12/22/25 to resolve and repair the reported and verified root intrusion into the outside common ground HOA (Mainline) sewer line at 3724 S. Sea Breeze for a cost not to exceed \$3,685.00 to be paid from Operating G/L #70600 (Common Area Repairs).

The Board APPROVED the proposal from Enviro-Flow dated 01/08/2026 for the county required annual meter testing of the well for \$2,200 to be paid from Operating G/L #74915 (Waterscapes).

The Board discussed the uptick in Geese activity and needing vendors with the proper permits for removal.

The following information is provided in accordance with California Business and Professions Code §11502: Christian Long has met the requirements and qualifies as a certified common interest development manager. Certification was received from Community Associations Institute, Inc. (CAI) on 06/12/15, his certification is current and in good standing. CAI's telephone number is (714) 479-1022 and is located at 1971 E 4th Street, Suite 250, Irvine, CA 92602. He does not hold an active Real Estate License. The fidelity insurance of the management firm does not cover the operating and reserve funds of this association.

The Board APPROVED the proposal from Tri-Star Construction to repair the damaged brick side of the trash enclosure at 1901 Bay Crest for \$3,950 to be paid from Operating G/L #70600 (Common Area).

The next regular meeting of the Board of Directors will be February 26, 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/

Landscape News

By Maurizio Bertoldi, Landscape Committee Co-Chair

Questions? Contact info@southcoastshores.info or 714-206-2109

Please, neighbors, do not feed the squirrels or birds.

Many people think they're being kind when feeding wildlife. Feeding wildlife can not only cause issues with bringing unwanted wildlife and stray animals into our community, and doing so is illegal in the state of California (California Code of Regulations, Title 14 (CCR) Section 251.1 and Fish and Game Code). Residents have recently been observed feeding the squirrels and crows.

Feeding wildlife, either directly or indirectly, can be a death sentence for wild animals that become reliant on unnatural food sources. Feeding can also cause unnatural, and often massive overpopulation problems. Eventually, unnaturally high populations of wildlife are unable to sustain their numbers, even with someone feeding them, and illnesses (some of which may be transmissible to humans) are nature's answer. Overpopulations also cause animals to find new places in which to live. It may be your attic, crawl space,

or under your home. The property damage caused by an overpopulation of squirrels, rabbits, or other rodents can reach into the many thousands of dollars (Note: The growing population of squirrels and rodents at SCS is causing major damage to our drip irrigation system, costing the HOA quite a bit of money).



Please be aware that a bird feeder can also sadly serve as a rat and squirrel feeder, and attract unwanted pests right to your house, too!

Feeding crows is also a problem because it can increase disease transmission during congregation, create dependency, lead to unnaturally large flocks, attract predators, encourage nest predation (eggs/chicks of other birds), cause conflict, and potentially lead to artificial population booms, disrupting the local ecosystems.

To combat the growing rodent population the HOA does not allow fruit trees to be planted by homeowners anymore in common areas as rats and squirrels have been seen feeding on fallen and still-attached fruit on these trees. The rat population seems to be increasing even tho the HOA's vendor has placed quite a few more bait stations on the property. If you have any kind of fruit bearing tree in your patio, please pick the fruit and don't allow any to fall and stay in your patio for any length of time. Or you are asking for rodent trouble.

Winter tree trimming to start soon. The regularly scheduled seasonal tree schedule for the property is being planned now and includes just the trees that allow winter prunes like pines and eucalyptus. Notification and parking restrictions to follow in group email blast.

SCS Clubhouse Events



The next SCS Open Clubhouse will be Wednesday, February 25th, 11:30am to 2pm

Coffee and drinks will be provided by the HOA. Residents are welcome to bring a lunch to eat or an item to share with neighbors, but just your company is what the Open Clubhouse is all about. This is a great way to meet new people!

Call Helen at 714-556-1513 (this is a landline) if you are interested in coming or maybe helping with this fun meetup.

This year will be the 250th anniversary of the founding of the United States and planning has begun to make our July 4th celebration a memorable event! And, we are welcoming volunteers already! Contact Susan Salvati at 718-974-2308 to join our crew.



Kids' Craft & Play Sundays continue at the SCS Clubhouse!

Next Date:

Sunday, March 8, 2:00–4:00pm

...will be St. Patrick themed, and please bring a toy or game to share with new friends!

Sorry we had to cancel meetup in February... not enough RSVPs to hold the event!

Crafts and snacks will be provided.

All are welcome (activities geared toward ages 3–9). Cost: Free for SCS residents and their relatives. Please note: Relatives must attend the event with their child.

To help us plan for snacks and supplies, please RSVP to host and SCS resident Joella at joegeminilla@gmail.com or call/text 949-244-2146.

Come Be Part of the Fun! These monthly "Craft & Play" gatherings are a wonderful way to help children create, share, and explore—while adults enjoy conversation and connection with neighbors. Think of it as a simple, screen-free Sunday afternoon filled with creativity, laughter, and community spirit.

Donations and volunteers are always welcome—whether you'd like to bring treats, help with setup, or simply join the fun. Together, we can make this be a joyful new SCS tradition all year long, if there is continuing interest!

Get on Joella's email list for notifications!



These cutie-pie fat-heads are back in the lake

These cool looking dudes are Hooded Mergansers—small ducks with a thin bill and a fan-shaped, collapsible crest that makes the head look oversized and oblong. The males have the black & white head color block and stripes.

In flight, the wings are thin and the tail is relatively long and rounded. These cuties fly distinctively, with shallow, very rapid wingbeats. They are much smaller than our mallard ducks and a pair have been spotted on our lake, but they are shy and won't let you get close to them—so bring binoculars to see how cute.

Don't make your plumber rich!



Never flush baby wipes, cleaning wipes, paper towels or "flushable" wipes down the toilet, as they do not break down like toilet paper and cause severe plumbing clogs, sewage backups, and very expensive repairs to your home's pipes. Wipes, even those marketed as flushable, remain solid in the sewer system, and can create massive blockages and environmental damage. Only flush toilet paper, pee, and poo! Wipes easily trap fat and grease in pipes, creating massive blockages ("rag balls") that can damage home plumbing and municipal sewer systems. Instead of flushing, dispose of all wipes in your courtyard trash bin—and of course, they are not recyclable because they are not 'clean', which all recyclables need to be.

Should you consider an automatic water shutoff valve?

If you own a home in Southern California, there's a growing chance your insurance provider may require you to install an automatic water shutoff valve. These devices are no longer considered high-tech luxuries, they're fast becoming a standard line of defense against costly water damage. In fact, many insurers now see them as essential, especially in homes located in high-risk areas or with aging plumbing systems.



What Is an Automatic Water Shutoff Valve? An automatic water shutoff valve is a leak detection system that can turn off your home's water supply the moment it senses abnormal flow or pressure. These devices typically rely on sensors placed on pipes or near appliances (like water heaters or washing machines). When something's off, such as a slow leak under the slab or a burst pipe while you're away, the valve closes to stop the water at the source. Some models offer Wi-Fi connectivity, giving you mobile alerts and remote access through your smartphone.

Real-World Example: The Cost of Delay. Consider a common Southern California scenario: a homeowner leaves for the weekend, unaware that a supply line under their kitchen sink has cracked. Over 48 hours, hundreds of gallons of water flood the cabinets and subflooring. By the time they return, they're facing \$20,000+ in repairs, flooring, drywall, mold remediation, and plumbing reconstruction. An automatic shutoff valve would have caught the pressure change or abnormal flow and shut the water off immediately, preventing most of that damage.

What Can Happen If a Leak Goes Unnoticed. When a leak slips under the radar, it can do more than waste water, it can cause serious damage to your home's structure, safety, and indoor environment. Here's what can happen when small leaks go undetected: It can cause **1.** Mold and indoor air issues (Hidden moisture behind walls or beneath flooring can quickly lead to mold growth. This not only damages building materials but can also trigger respiratory problems and allergy symptoms), **2.** Damage to your home's framework inside walls, **3.** Flooring destruction (Hardwood may expand and warp, carpet can absorb water and develop odors, and tile may crack or lift if the materials underneath are damaged by moisture), **4.** Wall/ceiling stains and surface damage, **5.** Unexplained spikes in water bills and even **6.** Electrical dangers (If water comes into contact with outlets, wires, or electrical panels).

How Do Shutoff Valves Relate to Pressure Regulator Valves?

While the two systems serve different purposes, they work together to protect your plumbing.

- **A Pressure Regulator Valve (PRV)** ensures that the incoming water pressure from your municipal supply is kept within a safe range (typically 55–75 PSI). Without it, your plumbing is more vulnerable to stress, leaks, and damage over time.
- **An Automatic Shutoff Valve** monitors real-time water usage and detects abnormalities in flow or pressure that indicate a leak, then stops the water from flowing further.

Excessively high water pressure, anything above 80 PSI, can silently wear down pipes, fixtures, and appliances. A PRV is the first line of defense for keeping water pressure at a safe and manageable level.

Automatic water shutoff valves do more than satisfy possible insurance requirements, they help safeguard your home, prevent expensive damage, and give you peace of mind every day.

How much does installation cost for the Automatic Water Shutoff Valve? Installation costs for these shutoff valves can vary depending on your home's plumbing layout and the type of system you choose. Most professionally installed systems start around \$1,500, with advanced smart valves ranging upward of \$2,500 for more complex installations. These systems require power, Wi-Fi connectivity, and mobile app setup, all of which are included as part of a full-service installation. Reliable options on the market include Flo by Moen, Phyn Plus, and LeakSmart. Your plumber can advise you of the best option for your situation if you are considering this kind of valve installation at this time.

For Spring cleaning...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. **Please never trash or recycle these items on our property.**

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/Seegerstrom) 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 go to https://oclandfills.com/sites/ocwrr/files/2023-05UPDATEDHouseholdHazardousWasteFactSheet_OCRecycleGuide.pdf

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 removers
- Paint thinners and turpentine
- Photographic chemicals
- Stains and finishes

Miscellaneous:

- Batteries
- Compact fluorescent tubes
- Driveway sealer
- Fluorescent light bulbs
- Mercury thermostats/thermometers
- Smoke detectors

Cleaning Products:

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

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

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

Automotive Products

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

Lawn and Garden Products

- Fungicides/wood preservatives
- Herbicides
- Insecticides

Sharps: Needles in puncture-proof containers

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 primarily set up by the State for 'Containers' (Plastic, glass, metal and cardboard) that you buy Food in from the Grocery Store!

NOT ALLOWED: Amazon Prime **Plastic Bags**, Metal Scraps/Tools/Parts, Light Fixtures, Plastic Furniture and Bins, Electronics (like TVs, computers) or Construction Waste like Lumber/Dry wall, Clothes and any Clothes Hangers, Plastic Planting Pots, Car Parts, Baskets, Towels or **ANY Styrofoam**

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