



# The SCS Newsletter

South Coast Shores HOA: November 2024



Holiday decorating? See page 3  
for annual contest details...

## President's Message

November is here and the holiday season is upon us, and I am looking forward to seeing the festive decorations throughout our community. We returned to standard time so darkness comes a bit earlier. Please be careful in walking about after dusk.

Our annual SCS trick or treat continues to grow as this year we had 35 creatures of all kinds knocking at our door.

The garage court repaving has been postponed until spring as there were delays in receiving updated bids from our selected vendors. Final approval and discussion will take place at our next Board meeting.

Our updated rules and regulations were sent to all owners on November 8th for the required 28 day review and comment period. See page 5 for more info on this.

Please review and feel free to send any comments to me at [southcoast2003@gmail.com](mailto:southcoast2003@gmail.com) or any other Board member. I will call your attention to the tenant registration form on page 62. It imperative that HOA have an accurate list of all residents for emergency contact purposes. For those owners who have tenants, please send your completed form to Optimum Property Management ([Clong@optimumpm.com](mailto:Clong@optimumpm.com)).

Happy Thanksgiving to all!

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



# At the Last Board Meeting

**On October 24th, 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: Architectural appeal process.

The Board APPROVED the proposals from Relentless Land Care estimate #5961E to remove and flush cut one Alder Tree near 1910 Bay Crest, for \$2,100, to be paid from Reserves G/L #33600 (General Reserves). Homeowner agreed to pay the HOA \$700.00 to expedite removal for future planned patio improvements. Also approved was estimate #5962E to remove grass at the side of Pedestrian Gate #1 to prevent gate being wedged open and allowing non-residents to enter for \$375.00, to be paid from Operating G/L #60300 (Landscape: Replacement). Also approved were plant replacements for declining or dead landscape elements at 3722 Sea Cliff for \$364.00; at 1905 W West Wind for \$96.00; at 1915 Wakeham for \$46.00; at 1912 Bay Crest for \$54.00; at 3610 Sea Breeze for \$318.00; at 1912 West Wind for \$208.00; and to replace overgrown plants blocking sidewalk at 2028 Summer Wind for \$135.00, all to be paid from Operating G/L #60300 (Landscape: Replacement). The board also approved the proposal to apply grub control to whole property dying grass areas, for \$525.00 to be paid from Operating G/L #60300 (Landscape: Replacement).

The Board DENIED the proposal from Relentless Land Care, dated 09/24/24, estimate #5867E for irrigation conversion to 6" from 4" pop up sprinklers as the Landscape Committee is investigating other more financially conservative options to solve turf height issues for the future. Also TABLED were estimates from Relentless #6078E and #6076E until the December meeting pending further review and possible revises.

The committee heads for Landscape, Architectural, Clubhouse, Trash/Recycling, Parking, Pool, Lighting and Well & Equipment Maintenance gave verbal reports to the board. The board also APPROVED holding one meeting on December 12, 2024 in lieu of one meeting in November and December because of the Holidays.

The Board ACCEPTED the draft audit and tax returns as presented for fiscal year-ended 06/30/24 prepared by Inouye, Shivley, Klatt, & McCorvey CPA.

The Board asked Management to look into the previous vendor used to clean the light fixtures throughout the Community.

The Board TABLED the discussion concerning Asphalt garage court improvements until both revised bids are completed and received. Work is now being planned for the Spring of next year instead of as originally planned for this November, because of scheduling problems and Holiday considerations for affected homeowners.

The Board reviewed the draft revised Rules and Regulations drafted by Cane & Harkins, LLP. The Board then APPROVED the proposed Rules and Regulations prepared by the Association's legal counsel, James Harkins, with Cane & Harkins, LLP to be posted to the Membership for the twenty-eight (28) day homeowner review and comment period prior to adoption scheduled for 12/12/24 at the next board meeting.

**The next meeting of the Board of Directors will be December 12th, 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/)**

## Expecting holiday friends and family? Keep them safe(listed)!

If you are planning on having over-night guests for the Holidays coming up, it's time to arrange for safe parking at SCS for your friends and

family now. Be sure you are up-to-date with resident 'registering' of your cars and 'safe-

listing' guest parking rules.

Patrol Masters at 877-648-0602 (or at [www.patrolmasters.com](http://www.patrolmasters.com)) administers our SCS parking/enforcement program and are the ones to contact with any questions about resident and guest parking.

**'Safe-listing' for guests.** Any guest/visitor that will be parking on SCS streets between the hours of 1am and 6am MUST be 'safe-listed' to prevent citation or towing. Call or contact Patrol Masters online, and they will take the guest car's license/make and issue an individual confirmation number for each car that applies for a safe-listing period, per address request.

**But safe-listing doesn't mean your guest can park on ALL SCS streets.** Safe-listed vehicles may NOT be parked over-night on Bay Crest, Summer Wind or Sea Cliff and will be subject to towing/citation if so parked. The limited parking spaces in these shorter cul-de-sacs streets are reserved for residents ONLY. *Safe-listed vehicles may ONLY be parked on Ocean Crest, West Wind or Sea Breeze streets (the longer SCS outside edge 'perimeter' streets, not 'circle' streets).*



Sebastian's house: 2023...the brightest of all!

## AND, soon it's time to BRIGHTEN UP.. The SCS Holiday Lighting Contest is on!

No need to 'enter' into the contest or signup at all—if you are decorating—we are judging (and not in that bad way, we love ALL Holiday decorations!) and will pick the 'stand-out' decorators, among our homes around December 20th and post the 10 winning signs soon after, at the homes, for those coveted bragging rights.

—SCSHOA Holiday Committee



## Please don't bag those recyclables

Our recycle vendor does not accept ANY plastic bags, of any kind, in our recycle bins, so bagging your cans and glass/plastic bottles just gets your recycle efforts 'trashed' unfortunately, as those bags are removed and put in the regular trash bins.

Please keep all these PLASTICS out of the recycle bins, too: plastic packing/shipping materials (bubble wrap and 'air cells'), plastic food wrappers, bread bags, sandwich storage bags, water/juice bottle plastic wraps, sandwich bags, plastic shopping and produce bags: these are trash.





# Landscape News

By Maurizio Bertoldi, Landscape Committee CoChair

Questions? contact: [info@southcoastshores.info](mailto:info@southcoastshores.info) or 714-206-2109

**Winter updates** The end of the year brings us wonderful Holidays but also a few less fun landscape issues that you may have noticed on the property.

**Lawn Grubs!** If you are noticing dead patches on our turf ('A'), that is the result of a fairly significant 'grub' attack at SCS, that we are aggressively treating right now. Treatment usually keeps the grubs out of that area for good.

Grubs (phyllophaga) are the larval or immature form of certain beetle species. These C-shaped critters are white and wrinkly. Measuring from ¼ to more than one inch in length, they have soft, bodies with legs near their heads. Grubs are often considered the most reviled lawn pests because their presence can go undetected until significant damage is already done. They live in soil and feed on the tender roots of our grass, killing sections as they feed.



**Crows are eating well, but leaving a mess!** It isn't that our

landscape guys are not cleaning the sidewalks after a edging or lawn mow, it's that the crows are coming to SCS in flocks and having a picnic. Yes, they go after the grubs, but also slugs, worms and other bugs they can find, now that it is getting cooler. See 'B' for what we are calling a 'crow hole'. And, it is possible, in this season, that we have a couple of raccoons that are hungry for bugs, too.

**The grass is greener...when it gets warmer** Just as a reminder, our lawns are mainly Kikuyu grass, and that grass is renowned for its rapid lush green growth, drought hardiness, resistance to wear, and ability to survive gardener

neglect. That said, as warm-season lawns, Kikuyu go into dormancy during the cooler months and they can suffer from what is commonly known as winter dieback or winter stress. This can result in thin, bare patches or a drier, straw-like appearance and losing its green color during the colder months.

**Please remember, it is illegal to feed squirrels in California...in any season** We have seen the squirrel population grow wildly at SCS from a few years ago because of homeowner feeding. And, it has cost SCS thousands of dollars over these last few years as these squirrels constantly bite holes in the drip irrigation (to find water) that causes expensive, ongoing repairs. The damaged drip lines spray water on our houses, and if not caught in time, can cause serious damage. They also can be a nuisance around structures by gnawing on wiring, chewing their way into our houses, or invading attics. Tree squirrels also can carry certain diseases that are transmissible to people, and they are frequently infested with fleas, mites, and other ectoparasites. Please be aware that feeding these animals is a violation of R&Rs, illegal in CA, and is fineable to residents who do this feeding on the property.

**Good News: Is now a good time to plant around your house? Yes!** Many people are surprised to learn that autumn/winter in California runs a close second to spring as an ideal planting time, but it's true: cool temperatures, reliable rainfall, and short, bright days help plants make a quick and easy transition to your landscape. Despite the colder weather lurking around the corner, the entire first half of autumn (and then some) provides ample opportunity for plants to grow roots and get off to a good start in their new home.





**Please Note:**  
**Huntington Beach Household Hazardous Waste Collection Center is NOW OPEN**

This location is not far from SCS! Left-over 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. **No hazardous waste can go into SCS trash bins!** E-waste such as televisions, tablets, cell phones 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 Household Hazardous Waste Collection Centers, Hours of Operation: 9 a.m. - 3 p.m., Tuesday through Saturday (closed on major holidays and during rainy weather):

**Huntington Beach Collection Center:**  
**17121 Nichols Lane, 92647, Gate 6**

If you need special assistance with household hazardous waste collection and are unable to bring it to one of our centers, please call 714-834-4000 for more information about our Door-to-Door service.

**If you have comments about the proposed SCS R&Rs revises, now is the time to comment...**

The Board of Directors intends to consider adopting rule changes to the Association's rules and regulations. The Board intends to decide on whether to adopt the proposed rule changes at an open meeting of the Board that will be held not less than twenty-eight (28) days from the date of posting of Notice at the December 12th Board Meeting.

If you wish the Board to consider any comments you may have concerning the proposed rule changes, please submit them in writing prior to the meeting to the Association's management company. Any member who wishes to submit comments for the Board's consideration concerning the proposed rule changes should either submit such comments in writing via mail or e-mail to the Association's management company (info on last page of this newsletter) before the next board meeting, or you may attend the Board meeting where the matter will be considered and share your comments during the homeowner forum portion of the meeting.

**Purpose and Effect of Rule Changes.** The purpose and effect of the proposed rule changes are generally described as concerning the following subjects: (i) rewriting of the trash/recycle bins rules and procedures to match current vendor rules; (ii) general architectural rule updates, including fences, walls, front patios and gates, materials and rebate fee for slumpstone wall installation, (iii) design of replacement garage door, (iv) permissible roofing materials, (v) clubhouse permissible uses, hours of use, reservation procedures, fees, deposit, and violation consequences, (vi) legally required qualifications to serve on the board or as a nominee to serve on the board, (vii) reduced quorum requirements, (viii) landscaping waste from pruning, (ix) pool rule regarding incontinence, (x) towing of vehicle upon 4th citation in a 6 month period, and (xi) increase amounts in the fine schedule for violation. The Association sent a copy of the Rules and Regulations with the changes marked as described above via e-mail to all owners who have provided their e-mail address to the HOA. And, there is a copy posted at the clubhouse for those with no access to email.

—Board of Directors, South Coast Shores Homeowners Association

*Clubhouse Fee Increase Note: As you have seen in the R&R update that was emailed to all homeowners, the clubhouse rental fee has increased to \$150. This is needed as the cost of upkeep and wear and tear on the facilities has increased, as have all our HOA costs, from 2020 when the board raised the fees last time. The board kept the fee as low as possible for as long as possible, and made no 'cost of living' increase for almost 5 years. And, the new higher deposit of \$500, is fully returned to the clubhouse renter (as has always been the case) when the facility is determined to be in good order after an event. This deposit was raised to cover any possible damages—which we have sadly experienced recently—and are also more expensive to remedy in this economy. Please note: Changes to the R&Rs are an expensive legal process that the board does infrequently as possible to save costs.*



# A pet safe holiday menu for dogs

**Table scraps and holiday foods for people are not good for pets. Avoid these risky foods for dogs.**

The turkey is stuffed and chances are you will be too. So what will you do with all those delicious holiday meal leftovers? Although it's tempting, don't give in to the urge to share with Fido.



Food drippings, gravies, sauces and marinades can make seemingly healthy food, like turkey, dangerous for your dog. It's best to give them healthy food made especially for pets. However, if you do share your holiday spread, make sure to steer clear of the items below.

**Cooked bones** Why they're bad: Cooked bones can splinter and become lodged in your pet's gums,

throat or intestinal tract. Avoid choking hazards and dangerous perforations by offering your dog a safer option like dog bones and rawhide.

**Onions, garlic, scallions and chives** Why they're bad: both raw and uncooked, these foods contain thiosulphate, a substance that can damage the red blood cells in your pet's body; they can also cause gastrointestinal upset, breathlessness, diarrhea and vomiting.

**Chocolate** Why it's bad: Chocolate contains theobromine, which causes overstimulation of the heart in pets, among other issues. Baker's chocolate, popular during the holidays, is particularly toxic. Be sure to keep all types of chocolate out of reach of dogs.

**Uncooked yeast dough** Why it's bad: it's toxic and can cause abdominal pain, bloating, vomiting, disorientation and even depression in pets. A dog's digestive system causes further fermentation of the alcohol found in uncooked dough, which can trigger ethanol poisoning.

**Caffeine** Why it's bad: Depending on your pet's size and how much caffeine is ingested, substances like coffee, soda, caffeine pills or energy drinks can cause hyperactivity, restlessness, vomiting, elevated blood pressure, elevated heart rate, seizures and other dangerous symptoms.

**Macadamia nuts** Why they're bad: they can cause severe reactions including muscular weakness, disorientation, depression, tremors and abdominal pain. For a great substitute, check out peanut butter treats!

**Grapes and raisins** Why they're bad: although the exact substance hasn't been determined, they cause toxicity in dogs and even small amounts can cause major health concerns. Complications range from vomiting, diarrhea, and severe gastrointestinal upset to kidney failure.



## The SCS Book Club

November book club met at Susan Salvati's house as she is currently in a wheelchair due to a broken ankle. It was nice to meet in someone's house, and there was some discussion of going back to that at least occasionally. The plan for next month is to meet at Ilona's house on December 18th.

We discussed many books and had a lot of suggestions for next month.

We boiled it down to one of the

three books of

'*The Housemaid*'

by Freida

McFadden for

an exciting

who's crazy

ride and '*Red*

*Queen*', a

frenetic page

turner about

a woman in

Spain who has a brilliant forensic mind for solving crime. Red Queen is a streaming series on Prime Video.

Please let me know if you would like me to add your name to the email list. We'd love to see new readers join us! Contact Freddie Troy, at 949.533.9951 (cell), or at [freddiemillert@aol.com](mailto:freddiemillert@aol.com) for any questions you may have.





## Protecting your SCS Home: Do you suffer from high water pressure?

Like high blood pressure, high water pressure affects everything it is connected to. Unlike high blood pressure, high water pressure is fairly easy to correct. Local plumbing codes mandate that the water lines entering a structure be 80 psi or lower. A large percentage of the homes in Orange County are in high pressure areas, and that includes Santa Ana! If your home tests 'high', your water system should be equipped with a PRV (Pressure Reducing Valve).

**This is important because excessive pressure leads to leaks and premature wear of the water system and the appliances connected to it. Appliances with electronically controlled valves (ice makers, dishwashers, washing machines, water softeners) are particularly susceptible to faster wear by high pressure.**

Noise caused by water hammer is another side effect of high pressure. Additionally, water traveling through pipes at an excessive pressure increases the normal friction loss that occurs in all piping. Your fixtures (faucets, toilets, valves, etc) are designed to



operate at a maximum of 80 psi. Therefore, pressures higher than that will have a detrimental effect on them as well.

And, if you DO have a PRV, please note, like any mechanical device, PRV's don't last forever. Often when they fail, it will be gradual so you may not notice it. The average life of an installed PRV is about 10 years.

*The PRV usually looks kind of like a 'bell' and connects to your city water intake pipe before it enters your home.*



## How to Rent our Clubhouse

Check with Freddie by email or text for availability of the date you wish

Request the date by emailing to fred-diemiillert@aol.com. You will receive the rental agreement by return email

Print, fill out and sign the reservation form. Place it in an envelope with your two checks and put it in Freddie's mailbox at 2003 West Wind. This should be done at least two weeks prior to your event.

Contact for Freddie is always in this newsletter on the last page, as is all your needed contact info. for SCS.



*Our 'Open Clubhouse' event is planned to resume in January 2025... hope to see you in the New Year!*



**Holiday Reminder! What is ACCEPTABLE** for our 6 existing Recycle Bins in ENCLOSURES on our perimeter streets, Sea Breeze & Ocean Crest: (NOT the 'Food & Yard' waste Bins on the streets) And, this is ALL that is allowed.

# RECYCLABLE Waste Materials

Acceptable items (empty, clean and dry)

Paper & Cardboard



Metal Cans



Plastic & Glass



**No Plastic BAGS or Styrofoam & Breakdown ALL Cardboard Boxes to Flat for Recycle Bins**

Not acceptable items

No paper towels or dryer lint!



Dishes & Mirrors



Garden Hoses



Toys



Carpet & Rugs



Tires & Auto Parts



Hazardous Waste



Yard & Food Waste



Furniture & Appliances



Diapers & Pet Waste



Construction Waste



Clothing & Bedding



Plastic Bags & Styrofoam®



## 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: 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 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)