



The SCS Newsletter

South Coast Shores HOA: April 2025




Our Pool is open, heated
and ready for you to enjoy!

President's Message

I am pleased to report that US Fish & Wildlife has renewed our Canadian Geese removal permit. Note: that these geese are lazy and will take the easy route 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. Please be aware that roofs can be damaged by the large nesting birds allowed on a roof. If you should see a nest please report it to one of the board members ASAP.

We are now less than two months away from our annual July 4th celebration and we are still in need of an overall coordinator for this year's event. Without a volunteer to lead

 the event may be in jeopardy. Please contact me or susansalvati@gmail.com if you can help with our annual summer party (see page 3 for more info).

As our fiscal year is drawing to a close, we are working on the budget for next year. Although we will attempt to hold the line on an assessment increase, we are faced with increasing costs for maintenance, and especially insurance, where we can expect to see an increase around 15% or so.

Vince Salvati, President SCSHOA @ Southcoast2003@gmail.com



**May you find hope
and renewal
in the promise of
this special Holiday.**

***Your SCS Board
of Directors***

At the Last Board Meeting

On March 27, 2025: 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. Subjects brought up at this meeting were hose bibs repair responsibility, policy for forgiving bank fees for returned checks from residents, tree pruning and ramps for disabled.

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 reviewed Optimum's proposed budget prepared 03/12/25 for fiscal year 07/01/25 to 06/30/26 which required an increase per unit/home per month in homeowner assessments to cover growing vendor maintenance costs and monthly funding to reserves of \$18,366.14 per the update by Foresight Financial Services dated 02/13/25. The Board TABLED the budget for fiscal year 07/01/25 to 06/30/26 until the April board meeting pending further review. The Board was advised that the budget must be approved no later than 05/22/25 in order to meet the mailing deadline per California Civil Code or a \$250.00 preparation rush fee will be charged. Note: The Board of Directors is NOT currently considering a special assessment and/or obtaining a bank loan for fiscal year 07/01/25 to 06/30/26 to repair any major common area components or to fund the reserves. Furthermore, the Board APPROVED the reserve study onsite by Foresight Financial Services dated 02/13/25 version 1 for fiscal year 07/01/25 to 06/30/26 recommending funding to reserves of \$18,366.14 per month with reserves funded at 60% in 2025 and projected funding at 79% in five years. 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 reviewed the annual US Fish & Wildlife Bird Permit which now allows for 25 Canada geese to be removed if necessary. Our vendor, Animal Pest Management will be notified of the approval of the permit and also of their removal proposal. The board is only authorizing ten birds, as a maximum count, to be removed from the property, at this date for this vendor's contract.



The Board reviewed correspondence from 3608 S Sea Breeze dated 03/20/25 requesting reimbursement for plumbing issues caused by roots. The Board voted to DENY the owner's request to reimburse as it was recognized as a homeowner's interior responsibility resulting from past interior plumbing repair.

Management advised the Board that 3 vendors have been solicited for bids to repair the reported cracking on our property's perimeter block wall on Wakeham.

The next meeting of the Board of Directors will be April 24, 2025

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/



The 4th week of the month SCS HOA OPEN Clubhouse will be held on April 23rd, 11am–2pm

Please join us...This is a great way to meet new friends and catch up with neighbors!

Look for our signs to remind you of this on the 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 Spring reading material!

Also, we are going to have a "Give & Take" table on this day where we look to share gently used clothing, toys, electronics, home goods, pet supplies, books, etc., with each other. Just bring items you no longer want or need, and others at the open house can take whatever they can use. Free of any charge, of course.

Help!...Still looking for that 4th of July Lead Organizer!

We remain in need of an organizer since our usual organizer, Susan Salvati will not be available this year. *Not to worry, this is a one-time only job and you will have plenty of help and established 'to-do' lists to work from.*

Basically, the organizer will need to shop for the BBQ food items a week before the event (All paid for by the HOA), check over the food list posted on the bulletin board to insure we have enough food donations, and supervise the event which will be maintained by our regular volunteers. Susan Salvati will insure we have the necessary supplies for the party and will organize the helpers we need for the event. She will also meet with you before she leaves to guide you through your responsibilities from her years of experience. **Can you help?** If so, please call Susan Salvati at 718.974.2308, or let Susan Todd know at sutztodd@me.com



Lose something?

If you ever lose anything on the SCS property, be sure to post a message on the clubhouse bulletin board with your name/phone number/what you lost—we have a lot of walkers here and they just might find it for you!

Also—lots of keys, jewelry, etc., have been returned to owners by helpful neighbors that have posted their 'finds' with notes on the bulletin boards, also. So check out the clubhouse bulletin board for all 'Lose News'...especially glasses, as you can see at right!



Please break down all boxes to 'flat' so all residents have room to recycle, and Note: putting boxes inside other boxes wastes space in the bins, creating 'gaps' where more recycle items could fit.



It's getting hot...Need some quick sunscreen recos?

The best sunscreen is the one you'll apply liberally and often, so it should look and feel good on your skin...From product recommendations from The New York Times' Wirecutter

Across 11 years, Wirecutter has evaluated over 100 sunscreens, recruiting panels of people with a variety of skin tones and body-hair textures to apply lotions in brand-concealed comparisons. They've found that the "reef-safe" physical sunscreen *Thrive Bodyshield SPF 50* and the chemical sunscreen *Banana Boat Light As Air SPF 50+* best suit most preferences.



(What does "Reef-safe" or "Reef-friendly" sunscreen mean? Terms like "reef-safe" or "reef-friendly" are typically used to identify sunscreens that do not contain oxybenzone and octinoxate, two common UV-blocking chemicals, that studies have shown can cause coral bleaching. 'Physical' (or mineral) sunscreen uses zinc oxide and titanium dioxide to reflect and scatter UV rays, while 'Chemical' sunscreen absorbs UV rays and converts them into heat.)

For people who use a lot of sunscreen (or who simply prefer to spend less), Wirecutter also recommends a budget option in a big bottle: *Equate Sport Broad Spectrum Sunscreen Value Size SPF 50* is a chemical sunscreen that

rubs in effortlessly but has an added fragrance our testers found divisive. It's about four times less expensive per ounce than *Banana Boat Light As Air*, and over 10 times less so than *Thrive Bodyshield*. If you want a physical sunscreen without added fragrance, the four-ingredient *Badger Adventure Mineral Sunscreen Cream SPF 50* is a great choice.

Thrive Bodyshield SPF 50 A reef-safe physical sunscreen that rubs in easily. This lotion is formulated with non-nano zinc oxide, an active ingredient known to be safer for marine life. It's not just for trips to Hawaii, though: Compared with most physical sunscreens, it's easier to rub in and essentially transparent on skin. *Buying Options:* \$30 from Amazon (5.8 ounces)

Top pick: Banana Boat Light As Air SPF 50+ A superlative chemical sunscreen This easy-to-apply lotion lives up to its name, as it rubs in with a dry, transparent finish and appears nearly colorless on skin. It has added fragrance but not an overpowering, sunscreeny scent. *Buying Options:* \$20 from Amazon (6 ounces, pack of two), \$17 from Walmart (6 ounces, pack of one)

Top pick: Equate Sport Broad Spectrum Sunscreen Value Size SPF 50 An inexpensive chemical sunscreen in a big pump bottle This store-brand chemical sunscreen lotion feels surprisingly good: It rubs in easily and looks nearly invisible on the skin. However, its polarizing medicinal smell may be a dealbreaker. *Buying Options:* \$12 from Walmart (32 ounces)

Top pick: Badger Adventure Mineral Sunscreen Cream SPF 50 A pleasing, fragrance-free physical sunscreen Containing just four ingredients, with no added fragrance, this creamy lotion is especially moisturizing. It usually costs more per ounce than our top-pick reef-safe sunscreen, though. *Buying Options:* \$19 from REI, \$17 from Amazon

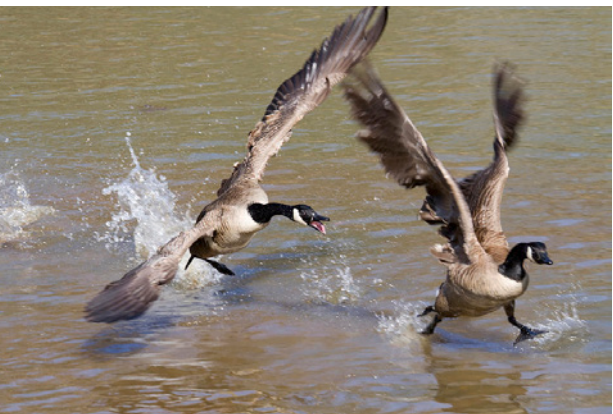
What to look for in any sunscreen and how/when to apply best: SPF 30 or higher: The American Academy of Dermatology suggests wearing sunscreens that advertise a sun protection factor (SPF) of 30 or higher. **Broad spectrum:** Choose a sunscreen that protects against both UVA and UVB radiation. To effectively apply sunscreen, apply it liberally and evenly to all exposed skin 15-20 minutes before sun exposure, and reapply at least every two hours, especially after swimming or sweating



Geese can be aggressive...be aware of possible dangers...

Most birds are harmless creatures that pose no danger to humans. But geese have a notorious reputation for terrorizing unsuspecting people, however, and is something to keep in mind during these mating season months.

But why are geese aggressive? Do they deserve their reputation? Geese can be surprisingly aggressive towards humans, especially when defending their nests and goslings. Humans hunt millions of wild geese in the United



States every year, so you could say their mistrust is justified. Geese have evolved to solve conflicts through physical aggression, and unlike other birds, they can defend their young against predators.

The most notorious goose in the United States is the Canada goose (*Branta canadensis*). These beautiful waterfowl were once brought to the edge of extinction. Today tho, they have recovered dramatically, leading authorities to focus more on their management as a nuisance species. Geese are large, powerful birds, but it is important to be realistic about just

how dangerous they are. Attacks on people have caused serious damage in some cases, but for the most part, the risk is low and conflict can be avoided.

How do geese protect themselves? Geese will bite firmly, although this rarely causes any serious injury. Birds do not have teeth, but geese often have sharp structures known as tomia on their bills and tongues. A bite from a goose can leave scratches and bruises. Geese also have powerful flight muscles which they use to power vicious strikes with their wings. A strike to the face could cause significant damage and perhaps even a broken nose.

It is best to avoid conflict with nesting geese by giving them plenty of space. Look out for warning behaviors like lowering the head, straightening the neck, hissing, and head nodding. These displays are your cue to back away, and this will usually prevent any attack. If you can't avoid an attack, stay calm and confident. The natural human response is to turn and run, but facing the bird and backing away is a much better strategy. Geese do not attack out of spite, so simply getting out of their way is usually enough to stop the attack. The most serious injuries can occur from losing your footing or colliding with something while running away. Seek medical attention if you have sustained any injuries during a scuffle.



If you see a sign like this on our property, please stay away from the area and make sure your kids stay away also, for safety's sake.

And, hands down by far...the cutest bird on the lake: The Ruddy Duck

The Ruddy Duck is a very compact, stiff-tailed, diving, cutie-pie with a very distinctive profile. And, a bright sky-blue bill!



Ruddy Ducks are compact, thick-necked waterfowl with seemingly oversized tails that they habitually hold upright. Breeding males are almost cartoonishly bold, with a surprising blue bill, shining white cheek patch, slightly peaked heads and a gleaming chestnut body. They court females by beating their bill against their neck hard enough to create a swirl of bubbles in the water. They feed most actively at night, on aquatic invertebrates, so you'll often see Ruddy Ducks sleeping during the day, head tucked under a wing and tail cocked up.

On takeoff it must patter across the surface of the water to become airborne, then whirs along on rapidly beating wings. On land it is almost helpless.

Landscape News

By Maurizio Bertoldi, Landscape Committee Chair

Contact: info@southcoastshores.info or 714-206-2109

SUGGESTIONS FOR PERENNIALS: IF YOU HAVE ANY perennials already, now it's the time when they are just beginning to pop up! A good idea is to divide and transplant any perennials that have outgrown their space or grown large enough to split, if desired. In most cases, it's best to divide and move perennials in the opposite season of when they bloom. That means moving summer and fall blooming perennials in spring, and spring blooming perennials in fall. This avoids disrupting their bloom cycle.

PERENNIAL CHOICES: IF YOU WANT TO PURCHASE and install low-maintenance perennials colors in your front yard, I have selected a group of old-fashioned favorites that you may see thriving in yards where no one's cared for them in years. In our community we are committed to continue to pursue drought resistant planting material and these choices are reflective of such commitment:

Lily of the Nile: There's old-world beauty to this well-known and well-loved plant. Its distinctiveness lies in the clumping foliage at the base, topped by spikes of flowers, usually trumpet-shaped, blooming in late summer.

African Iris: These easy-maintenance plants are perfect for stretching down your walkway. In fact, this summer bloomer loves hard-to-grow spots, bearing dozens of white flowers from spring through summer.

Santa Barbara Daisy: Summer brings plenty of show stopping bloomers, including Santa Barbara daisy, a vigorous, no-maintenance garden plant with gray-green leaves and profusions of yellow-center flowers.

Sea Lavender: This favorite sends out foot-long clumps and spraying clusters of purple and white flowers all summer. These easy-maintenance plants are drought-tolerant, and will attract birds to your no-maintenance garden.

Matilija Poppy: not quite a shrub, but not just a flower either! It bears riotous foliage and showy white flowers in summer. Mostly upright with solitary flowers, these low maintenance perennials are vigorous and fast-spreading.

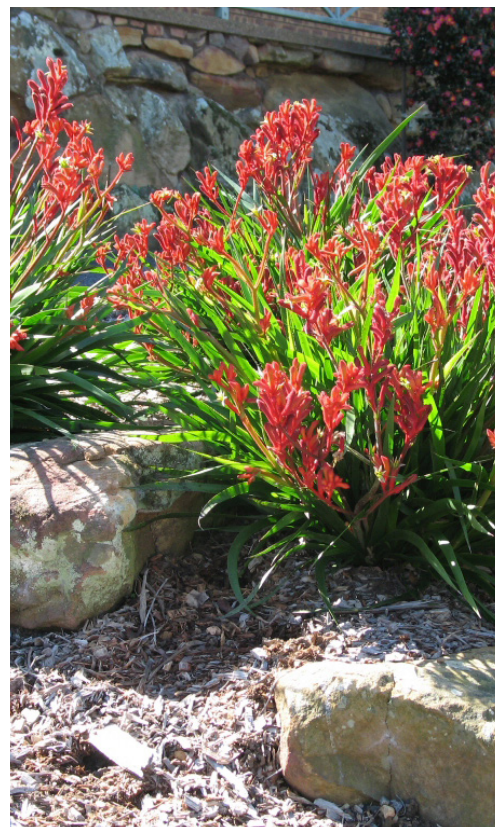
Kangaroo Paw: Distinctive is a word best bestowed on the tropical-inspired form of kangaroo paw. The delicate flowers—tubular and resembling a cute kangaroo's paw—flower from spring to midsummer (see photo top right).

Bear's Breeches: Tall and oh, so beautiful! These easy maintenance plants can shoot up flower spikes in summer up to 4 feet high and is distinctive for its huge, coarse leaves.

California Fuchsia: A long bloomer and heat-resistant grower, it offers intense hot-red or orange flowers all summer long. Its distinctive shape adds a bit of informality to a no-maintenance garden. Please talk to me ahead of time before submitting your application if you like to install these perennials in front or around your home so that we can aim at a more coordinated effort.

REMINDER: To modify your landscape, you must fill out the proper form and submit it to the Board for approval, before you start the work! *(Rules state a homeowner may NOT remove established plant material and replace it with new material unless a Landscape Improvement Form has been submitted to the management company and has been approved by the Landscape Committee. This includes the planting of trees, which must be of approved types (fruit trees are not allowed any longer) and planted in approved areas only. Trees planted without prior authorization and result in property damage shall be the responsibility of the homeowner and any repairs and removal must be paid for by the homeowner).*

Lastly, I would like to remind you to call me or email me if you have specific requests concerning landscape in your area and not to approach the workers directly as they have been instructed not to deal directly with homeowners. This will aid the flow and the speed of response via the foreman, while avoiding misunderstandings of any sort.





Our Book Club for April met by the pool as it was a beautiful day—not too hot, not too cool. For May our selections will be *The Friend* by Sigrid Nunez or *The Life Cycle of the Common Octopus* by Emma Knight.

Feel free to join us, even if you're just walking by and haven't read anything at all. The next meeting will be May 14 at 1pm, probably at the pool. Hope to see you then.

Any questions? contact Freddie Troy, at freddiemillert@aol.com

Contamination Monitoring

As you may have seen in the City's newsletter 'Santa Ana GREEN' that came in the mail, Senate Bill (SB) 1383 requires that ALL residential and commercial waste containers be inspected and monitored for contamination.

'Contamination' occurs when incorrect items are placed into containers, such as recyclables in the Organics bins (Food & Yard waste) or Trash in the Recycling bin. Please follow the directions on the bins for proper sorting. If Republic Waste finds contamination, larger fees may be assessed, from now on, to the HOA. Your Board hopes we don't have to waste money in these times of raising maintenance costs and budget concerns, so please, we need your help with compliance.

If you have questions about what materials are accepted in each container, email to suztodd@me.com and Susan can email charts and info showing what goes where (also available in languages other than English).

Detailed Organic (Food & Yard Waste) Reminder... ONLY these things belong in the bins:

- Greasy pizza boxes and dirty paper bags
- Paper coffee filters, tea bags
- Paper cups and plates
- Paper napkins, tissues, and paper towels
- Paper take-out boxes and containers
- Paper milk and juice cartons (NO foil or plastic liner allowed)
- Food scraps
- All fruits and vegetables (pits and shells too)
- Coffee grounds
- Dairy products (but no liquids)
- Eggshells and eggs
- Leftovers and spoiled food
- Meat (including bones)
- Seafood (including shellfish)
- Plants (with dirt is OK)
- House plants (but NO pots of any kind unless paper, pots are 'trash' NOT recyclable plastic)
- All plant debris from your patio including flowers, leaves, weeds, and branches
- Tree trimmings (less than 6" in diameter and 4' long)
- Cooking grease: Small amounts can be soaked up with a paper towel and composted.
- Corks (no plastic)
- Cotton balls/cotton swabs with paper stems
- Hair, fur, and feathers (non-synthetic/colored) but no pet waste!
- Wooden chopsticks, toothpicks
- Dryer Lint (but NO fabric softener dry sheets!)



Don't forget her day!
May 11th

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), Wednesday is Pickup Day And, below is ALL that is allowed in OUR program. Nothing else!

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 or fabric softener dryer sheets!



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

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 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.
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 Freddie with any questions.**

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