

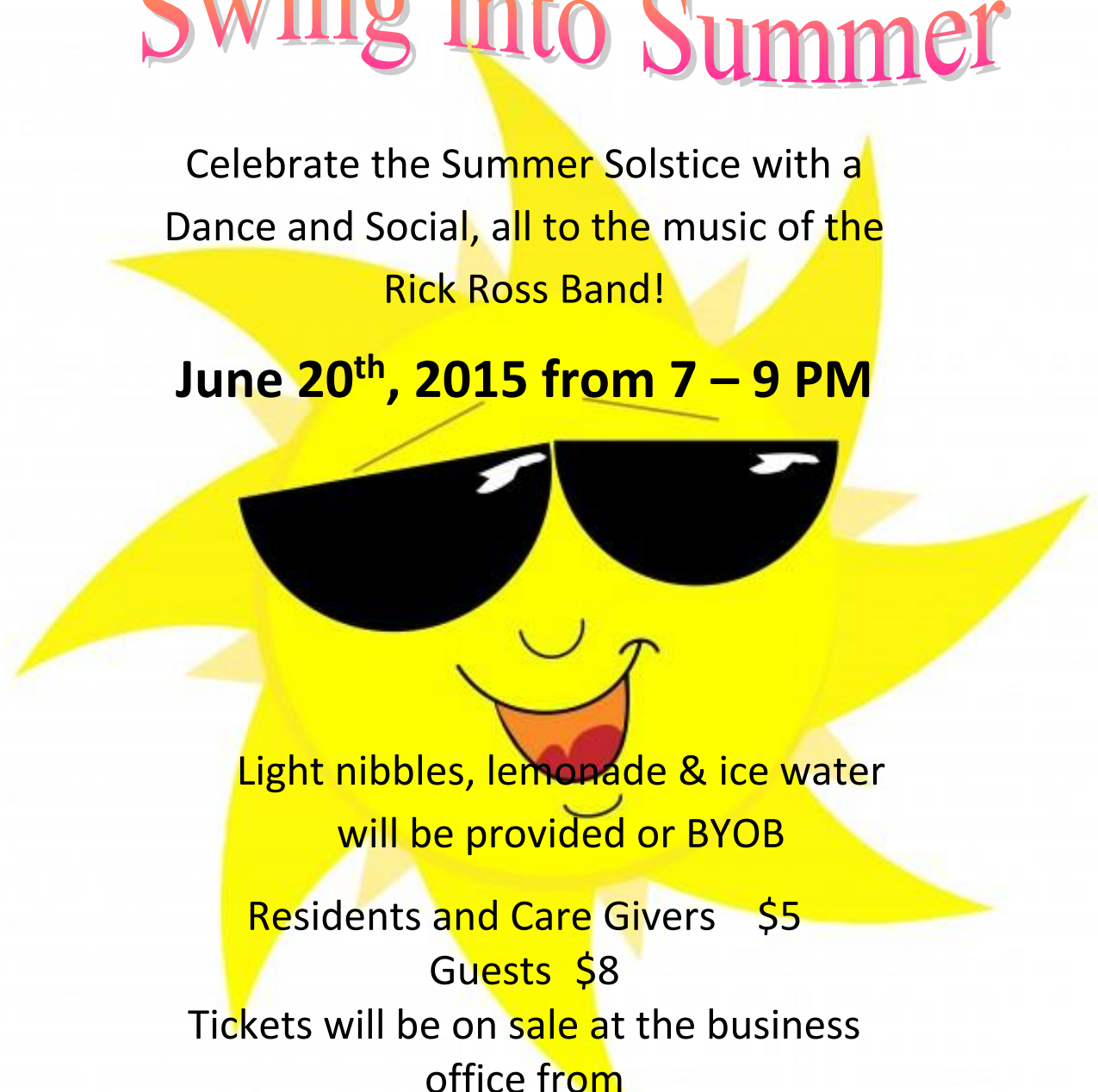
Hilltop Highlights

O C E A N S I D E C O M M U N I T Y A S S O C I A T I O N

Swing into Summer

Celebrate the Summer Solstice with a
Dance and Social, all to the music of the
Rick Ross Band!

June 20th, 2015 from 7 – 9 PM



Light nibbles, lemonade & ice water
will be provided or BYOB

Residents and Care Givers \$5
Guests \$8

Tickets will be on sale at the business
office from

June 1st through June 19th

NO TICKETS WILL BE SOLD AT THE DOOR

OCA BUSINESS OFFICE- STAFF CONTACT INFORMATION



OFFICE STAFF

OFFICE CONTACTS

General Manager, Rob Spencer

(760) 757-3937 (9am to 3pm, Mon-Fri)

Activities Director/Assistant, Nancy McLennan
nmclennan@seabreezemgmt.com

24 Hour Emergency:
(760) 757-3937 or (760) 757-3938

Maintenance Supervisor, Ron Wager
rwager@seabreezemgmt.com

Fax Number:
(760) 757-8177
www.oceanaseniors.org

Front Desk/Office Assistant, Karen Walter
karen.walter@seabreezemgmt.com



The monthly General Session Board of Directors meeting will take place on Wed., June 24, 2015 at 9:30 a.m. in the Clubhouse Auditorium.

2015/2016 BOARD OF DIRECTORS

Mike Faulkner, President

Ray Plum, Vice President

Dan Pursell, Secretary

Robin Varian, Treasurer

Ray Flanders, Director

Phil Lieberman Director

Jim Romans, Director



NEED TO EMAIL THE BOARD?
SEND YOUR EMAIL TO:

OCABOARDOFDIRECTORS@GMAIL.COM

OCA ADMINISTRATIVE OFFICE INFORMATION

The deadline to submit information for The Hilltop Highlights is the 1st Friday of every month. Please email karen.walter@seabreezemgmt.com with the information.

- **Do you have a payment to make or a work order to submit after office hours?** For your convenience, we have a drop box located on the left side of the OCA Business Office that is checked Monday through Friday. Feel free to drop off your payment or information in the drop box so we may process it for you.
- **How do I submit a work order?** Residents must visit the office to complete work orders, as they are not accepted over the phone unless it is an emergency situation. Emergencies are identified as sewer back-ups, exterior water leaks, and exterior lights that are not working.
- **Are you moving? Do you have a neighbor who has moved or passed away?** Please email Karen Walter at the OCA Business Office information.



PRESIDENT'S MESSAGE MAY 27, 2015

1. WATER AD-HOC COMMITTEE HAD ITS FIRST MEETING ON MAY 13. THE COMMITTEE IS EXCITED ABOUT THEIR WORK AHEAD.
2. THE COX CABLE AD-HOC COMMITTEE HAS STARTED TO GATHER INFORMATION ABOUT OUR CONTRACT WITH COX AND OTHER ELECTRONIC MEDIA (AT&T).
3. REGULATIONS: WE ARE LOOKING AT FINISHING THE 3 YEAR PROJECT OF REWORKING THE REGULATIONS AKA RULES AND REGULATIONS IN THE NEXT FEW MONTHS. THEY WILL BE SENT OUT TO THE HOMEOWNERS FOR ANOTHER 30 DAY REVIEW AND THEN GO TO THE BOARD FOR APPROVAL.
4. AUDIT: THE AUDIT HAS BEEN SENT OUT TO ALL MEMBERS AND THEY SHOULD HAVE RECEIVED IT BY NOW.
5. THE TURF REPLACEMENT WAS COMPLETED MAY 11. VALLEYCREST FINISHED AS SCHEDULED AND THE PROJECT LOOKS GREAT!
6. WORK IS CONTINUING ON GARAGES IN UNITS 8 AND 9.
7. THE PAINTING OF THE CLUBHOUSE AND SURROUNDING BUILDINGS IS IN PROGRESS, IT SHOULD BE COMPLETED BY THE BEGINNING OF JUNE.
8. WORK IS CONTINUING ON REPAIRING SEWER LATERALS.
9. NEW LED LIGHT BULBS HAVE BEEN ORDERED AND STAFF IS WORKING ON GETTING A REBATE FOR THEM.
10. THE BOARD IS WORKING ON SPENDING ABOUT \$400K OR LESS THIS YEAR FOR RESERVE ITEMS, THIS IS PART OF LAST YEAR'S BOARD'S 5 YEAR PLAN OF RESERVE EXPENDITURES. I WILL EXPAND ON THAT IN MY NEXT MESSAGE.

MIKE FAULKNER—BOD PRESIDENT

COFFEE HOUR
GET CAFFEINATED. GET ENERGIZED. GET DANCING!
LIVE ENTERTAINMENT EACH WEEK
EVERY THURSDAY IN THE CLUBHOUSE
9:00-10:30AM



June 4—Lisa Campbell—Soloist performing cover tunes

June 11—Fred Benedetti—playing classical music or contemporary music

June 18—Brian Walhstrom—performing music from popular standards of Frank Sinatra and Dean Martin, piano hits from Billy Joel and Elton John

June 25—Video—Barcelona—Gothic Quarter

July 4th, 2015



**An old fashioned Country Chuck Wagon
BBQ**

catered by "The Hunter Steakhouse"

**Your choice of Pulled Pork or Chicken Sandwich
plus sides, non-alcoholic drinks, & dessert will be provided**



July 4th from 2 - 4 pm

Food served from 2:30 – 3:30

Residents and care givers: \$7

Guests: \$10



***Live Entertainment by the
Box Canyon Band***

**TICKETS WILL BE ON SALE AT THE
BUSINESS OFFICE FROM JUNE 8th — JULY 1st**

NO TICKETS WILL BE SOLD AT THE DOOR

HELP FOR ELDERERS:

Eldercare Locator is a free public service of the U.S. Administration on Aging. By calling [1-800-677-1116](tel:1-800-677-1116) or visiting www.eldercare.gov you can connect with a specialist in your area who can explain programs that give financial, employment, legal and caregiving help to seniors.

Share & Wear

Share & Wear has had a very busy first quarter of 2015. Despite the weather, we did well, making approximately \$6,250 for Jan. through March. We were also overwhelmed by donations. If you have dropped by Share & Wear, you have seen the numerous racks of clothes and the countless number of electronics, as well as furniture, linens etc. we have for sale. In fact, whatever we cannot sell after 3 months goes to other charitable organizations like DAV, Women's Resource Center, Animal Shelter to name a few.

Thanks again for your generous donations and thanks to all the volunteers, without whom Share & Wear could not exist. A little bit of your precious time means a lot to us. A special thank you to Tom and Marian, (our snowbirds who were here from Jan. to Mar.) for volunteering during the winter.

We always welcome new volunteers, so do drop by and see me.
Evelyn



Where do my monthly HOA fees go?

Assessments cover the expense of the Association including:

- Common area land lease payment
- Trash collection
- Water
- Sewage fees
- Basic cable TV
- Exterior house painting
- Management fees
- Legal, accounting and other expenses necessary to manage the affairs of the Association
- Landscape maintenance and irrigation
- Common area lighting
- Maintenance of interior sidewalks
- Maintenance and repair of all Association buildings and recreational facilities



MONTH OF JUNE TRIVIA (Answers are located on bottom of page 7)

Questions:

1. Who is the most translated woman writer in the history of literature? V.Woolf/
E. Dickinson/E.G. White/J.K. Rowling
2. How many waterfalls make up Niagara Falls? 2/3/5/13
3. What year did the Vietnam War end? 1955/1969/1975/1983
4. In which state is the geographical center of N. America located? Wyoming/N.Dakota/
Montana/Kansas
5. What is the most common eye color? Brown/grey/blue/green
6. When did Hawaii become a state? 1959/1966/1979/2003
7. Who was the youngest American president? James Polk/Theodore Roosevelt/John Kennedy/Franklin
Pierce
8. What is the basis of most cosmetics? Wood/stone/flower petals/petroleum
9. What year did Abraham Lincoln stop slavery? 1853/1779/1863/1963
10. How many times a day do Muslims pray? 1/3/5/8



OCA SUNDAY CINEMA

COMING

June 14TH

“INVICTUS”



**A STIRRING STORY OF TRIUMPH OVER
DISADVANTAGE AND PREJUDICE**

DOORS OPEN AT 1:30

THE CINEMA STARTS AT 2:00

ONE INTERMISSION WILL BE PROVIDED

THIS IS A FREE EVENT

**Bring your own snacks and beverages of choice.
Ice water and ice provided.**

FROM YOUR LANDSCAPE COMMITTEE



At the last Board of Directors meeting it was announced that some of the plants from the turf conversion/rebate areas were mysteriously disappearing. These plants belong to everyone in the community collectively and are there to be enjoyed by everyone. Along a similar vein, when the areas are inspected at completion and all the plants are not present, it is possible that we would not receive the promised rebate . . . that will cost us all! Please leave the plants in place.

Residents are also asked to keep dogs off the newly planted areas. Not only do plants need to become established, but mulch and gravel are not good places for dogs to roam and ‘investigate.’ Please help us keep our newly planted areas looking good and healthy so they can grow, spread, flourish, and beautify our community.

The drought continues to be a huge concern for the Committee and the BOD. We are, almost certainly, going to lose areas of grass. However, the most significant long-range concern is with the loss of larger shrubs and trees that take much, much longer to replace. We need the help of residents to alert the office (using the yellow work order forms available at the office or www.oceanaseniors.org) to signs of distress in our trees and shrubs.

Drought stress has some of the symptoms of simple wilting but is much more severe since it is caused by a prolonged insufficiency of water. Our plants are particularly vulnerable since the nature of our irrigation does not allow deep watering at intervals. Drought stress symptoms usually show first at the top and move down and from the outer edges to the middle. Sections of the plant may appear yellow, appear dull, twigs die back, and leaves fall. Some leaves will have brown edges and look scored between the leaf veins. If this is not corrected the plant or tree will die.

Please be alert to the landscaping around your home and help us protect our green resources.
 Sharon Hall, Vice-Chair Landscape Committee

LEARN TO EMBRACE “NAVY” SHOWERS

You warm up the shower water, using a bucket of course. Then quickly soak yourself down, shut off the water, soap up, turn on the water and rinse off.

You’d think everybody in southern CA would know what a Navy shower is but surprisingly many folks don’t. In these days of drought the Navy shower should become a San Diego thing, one that people can say they do with pride, not only for saving water but also for highlighting the region’s connection with the Navy.

Somewhere along the line, the utilitarian goal of showering—to get clean—for many gave way to a luxurious, steamy and lengthy psychic cleansing.

Let’s launch a campaign to persuade our citizens to take Navy showers.



- JUNE TRIVIA ANSWERS**
1. E.G. White
 2. 3
 3. 1975
 4. North Dakota
 5. Brown
 6. 1959
 7. Theodore Roosevelt
 8. Petroleum
 9. 1863
 10. 5

Oceana Senior Emergency Response Team (OSERT) "Helping You Prepare for Emergencies"

A sincere thank you to the Activities Committee and Don Betts for facilitating OSERT's Operation and Command Center move to the Computer Room in our Clubhouse. Logistically, this is a much better location, and as a bonus, we will have internet access in the event of an emergency.

OSERT's goal is to include a Communications area with an Amateur Radio Station in our Command Center. We have several licensed HAM radio operators here in Oceana who would facilitate outside communications should telephone and internet services be unavailable in an emergency or catastrophic event.

Everyone is welcome join us on June 17th in our new location.



Be informed...Make a plan...Build a kit...Get involved!

Oceana Senior Emergency Response Team (OSERT) meets the third Wednesday each month in the Computer room at 6 pm.

REBATES FOR RAIN BARRELS

Rebates of \$75/barrel are available from www.socalwatersmart.com. Must be a minimum of a 50 gal. barrel; maximum of four barrels/home. Barrel must be designed for intended purpose of rain capture. Receipt with the words "Rain Barrel" must be submitted to receive rebate. Visit the above website or call 888-376-3314 for more information.



NOTE FROM COMPUTER ROOM

A big shout out to Debbi Betts for the large donation of computer paper. Much thanks, Debbi.

We are looking for a volunteer tech once or twice/month to help maintain the computers. We are still also in need of volunteer monitors 2 hrs/week.

O C A T V CHANNELS 12/867

TV GUIDE



Continuous Slide show of OCA Activities and important messages from the Board and Community Manager, updated daily by OCATV monitors.

For additions or changes email ocatv12@gmail.com

EXERCISE OPPORTUNITIES

- 8:30 am - Stability Ball-Every Thur. and Sat.
 11:00 am - Functional Fitness
 4:30 pm - Line Dancing class Sat. & Sun.

June 2015 - TV Specials

Daily	7 am & 5 pm	Welcome to Oceana
June 1—7	2 pm & 7 pm	May 27th BOD meeting
June 8—14	2 pm & 7 pm	April Choraleers
June 15--21	2 pm & 7 pm	OCA Guitar Grp., April
June 22--28	2 pm & 7 pm	Spitfire
June 29-July 6	2 pm & 7 pm	June 24th BOD meeting

FOR PROGRAMMING CHANGES - WATCH OCA-TV

Unable to receive OCATV – OCA’s Community TV Station Channels 12 or 867?

Be sure your original house COX cable is connected to the “Antenna” input on your TV and a SECOND cable, using a splitter, to your cable box input. Need help? Call COX service. For anything other than COX, contact your service provider.



EMERALD ISLE GOLF COURSE UPDATE

With the current drought situation our State is facing, there has been considerable talk on how this will/is impacting golf courses. An interesting fact: California’s 865 golf courses consume **less than 1% of the potable water consumed in the state**. If the industry were to disappear tomorrow, Californians wouldn’t notice any difference in the water situation; they would, however, notice the loss of a \$13.2 billion industry, and the state’s largest municipalities would notice the loss of revenue streams used to support their park systems.

Like so many other courses, Emerald Isle Golf Course has already made major changes in its irrigation practices. These adjustments have been in the works for some time. Due to a substantial drop in rounds/revenue, prior management was forced to make dramatic cuts in irrigation, equipment and labor going back to the economic downturn. With that said, we are still finding more ways to conserve. For example, we introduced a “dry cleaning method” to wash our golf carts, and have initiated more hand watering (not using the irrigation system) on certain areas of the golf course, even if it involves extra labor. We monitor our water usage very closely and adjust watering patterns based on the evapotranspiration rate. A recent irrigation survey indicated our minimum requirement to maintain quality conditions was roughly 31k units (748 gallons per) annually. The maximum usage was over 50k units. In 2014, our usage was at 19k units, well below expert analysis. We have reduced usage to a point that any further reduction would result in unplayable conditions by most standards. We will continue to investigate alternative solutions - reclaimed, wells, etc. Desalinization is coming to our area but even at a cost of over a billion dollars the water produced is barely 7% of what's needed.

We all need to take responsibility in conserving water, and we assure you we will continue to be stewards in this area.

We look forward to seeing you at the course soon! We have begun offering BBQs on the weekends, are now serving both beer and wine, and have introduced our instruction program!

Don, John, Holly & Nikki



THURSDAYS

*P PARTY
O ON THE
P PLAZA*

Come out every Thursday afternoon,
weather permitting, 3 – 5PM
& enjoy a poolside party with your
neighbors. Bring your snacks and beverages of choice.

CD MUSIC WILL BE PROVIDED

UNIT ADVISORS COMMITTEE

Shari Flanders, Co-Chair
 Donna Wendt, Co-Chair
 Unit 1 – Dee Wylie
 1A – Linda Langworthy
 2 – Joe Egan
 3 – Tom Burke
 4 – Jim & Bonnie Sanderson
 5 – Vacant**
 6 – Tracy Estep
 7 (1-34) Donna Wendt
 7 (35-62) & 7A – Jean Minsky
 8 – Judy Graves
 9 – Joseph Hussey
 10 – Rebecca Hegenwald & Karen Leber
 11 – Shari Flanders & Carole Bell
 12 - Kay & John Long
 14 – Toby Roberts & Anita Romaine
Board Liaison: Jim Romans

ARC F&M COMMITTEE

Pat Vaszorich, Chair
 Leslie Cross
 Steve Graves
 Tony Hoople
 Joe Hussey
 Harold Marsh
Board Liaison: Jim Romans

STRATEGIC LONG RANGE PLANNING COMMITTEE

Steve Graves, Co-chair
 Craig Libby, Co-chair
 Joseph Egan
 Steve Gillis
 Star Judkins
 Tain Soreboe
Board Liaison: Ray Plum

LANDSCAPE COMMITTEE

Tain Soreboe, Co-Chair
 Sharon Hall, Co-Chair/Secretary
 Tain Soreboe—Unit 1 & 1A
 Marilyn Brown— Unit 2
 JoEllyn Edison/Soreboe—Unit 3 & 4
 Soreboe/Hall— Unit 5
 Barbara Allen— Unit 6
 Marcia Plum— Unit 7 & 7A
 Sharon Hall— Unit 8
 Linda Varian— Unit 9
 Carole Ball—Unit 10
 Carole Ball— Unit 11
 Marti Young—Unit 12
 Pat Vaszorich— Unit 14
Board Liaison: Dan Pursell

ACTIVITIES COMMITTEE

Joan Jeffery, Chair
 Joe Hussey, Vice Chair
 Ginny Romans, Secretary
 Jean McMath, Treasurer
 Evelyn Holmes, Share & Wear Mgr
 Maggie Coffin, Member
 Laurie Judge, Member
Board Liaison: Ray Flanders

VOLUNTEERS NEEDED!

Computer Lab volunteers are needed on Wednesday afternoon and Thursday mornings. Volunteers are also needed for **Unit Advisors, Share & Wear** and **Landscape Committee**.



THINGS TO DO AT OCA

Art Studio Time, Mon. & Wed., 1-3pm; Watercolor instruction, Wed. 1-3pm

Bunco is held the first and third Tuesdays of the month at 1:30 pm. In the Large Card room. Call Ginny Romans at 949-742-1692 for more information.

Ceramic Shop is open 1-3:00 pm every Tuesday and Friday.

Chair Volleyball meets every Monday at 1:00 pm in the Clubhouse. Call William Wills at 760-231-8648.

Duplicate Bridge meets Wednesdays and Saturdays in the Large Card Room at 12:30 pm. For the Wednesday games contact George Jewell 760-966-1032; for the Saturday games contact Bill Dobyons 760-637-2558.

French Club meets every Tuesday of the month from 4:00—5:00 pm in the library. For more information you may contact Nicole Chandler at 760-721-4199

Friends of Bill W. meets every Wednesday at 5:00 pm in the card room. Call Lin Riley at 760-730-3371.

Friends of Roseanne meets every Monday at 6:00 pm in the card room. Call Beverly Stiles at 760-453-2379.

Grannies Bridge meets on the 2nd and 4th Tuesdays of the month at 12:30 pm. In For more information you may contact Dee Wylie at 760-231-9577.

Hand & Foot meets every Friday at 12:30 pm. Call Jean Passen at 760-757-2115 for more info.

Knitting: meets every Thurs. at 10:30 am in the Card Room. For more info call Karen Jacobs 760-757-2477 or Dee Wylie 760-231-9577.

Lap Swimming: Resident lap swimming hours are from 2-4:30 & 5:30-7:00 (Winter hours) every day. Other pool users are requested to leave a clear lane for lap swimmers during these hours. Your cooperation is appreciated.

Lapidary: is open Mon.-Fri., 1:00-3:00 pm 760-757-5809

Line Dancing Our fun group meets on Thursdays in the Auditorium. Class starts at 3:00 pm and ends at 4:00. For more information, contact Jeane Minsky at 760-433-5704.

Mah Jong meets on Mondays from 1:00 pm to 4:00 pm in the Library. Mah Jong also meets on Tuesdays from 12:30 pm to 4:00 pm in the Library. Call Ethel Davidson at 760-433-1396 for more information.

OCA Book Club meets at 10:00 am the second Tuesday of each month in the Clubhouse Library. Call Darlene Hague at 760-967-7008 for more information.

OCA Choraleers meet every Friday at 1:30 pm in the Auditorium. Call Betsy Wilson at 760-439-2879

OSERT: meets 3rd Wed. at 6:00 pm in the Computer room; contact Sondra 760-712-2737

Pinochle: Mondays at 12:30 pm in the Large Card Room. Players are requested to arrive no later than 12:30 pm. Anyone interested in joining our group or just attend a few games, please call Joyce Poxon 760-859-6728.

Poker is played on Tuesday nights at 6:30 pm. Contact Inez Ferkel at 760-433-5284 for more information.

Poker is also played on Thursday nights at 6:30 pm. Contact Bob Hartman at 760-724-7604.

Readers Theater meets the 2nd and 4th Wednesday at 1 pm at the Clubhouse Library. Call Connie McMeans at 760-754-2962 for more information.

Scrabble meets the 2nd & 4th Sunday of the month at 2:00 pm. Call Wava Howley for more information at 760-458-2484.

Sequence meets every Thursday from 1-4pm in the Card room. Call Marilyn at 760-435-9600 for more information.

Sew Crazy : Meets the 1st and 3rd Thursdays at 1:00 pm

Social Bridge meets Fridays in the Large Card Room at 9:00 am. For the 9:00 am game, contact Kay Parrott at 760-967-5890.

Water Aerobics: 8:00 am Mon/Wed/Fri. The late afternoon water aerobics class is held from 4:00 to 5:00pm Monday, Wednesday, and Friday. The midday class meets Tuesday and Thursday from 1:00 to 1:45 pm. For more information please contact Betsy at 760-439-2879.

Woodshop: Monday-Friday 1-3pm. Contact Jim Romans with more information at 949-742-2311.

**OCEANSIDE COMMUNITY ASSOCIATION
OPEN BOARD OF DIRECTORS
MEETING MINUTES
March 25, 2015**

Board Members Present: President Mike Faulkner, Vice President Ray Plum, Secretary Dan Pursell, Treasurer Robin Varian, and Directors Jim Romans, Ray Flanders and Phil Lieberman.

Board Members Absent: None.

Others Present: Michelle Howard, General Manager and Recording Secretary; Nancy McLennan, Activities Director; Eron Kaylor and Alexandra Kaplan with Seabreeze Management, Ashley Roenna of Valley Crest Landscape Maintenance, Holly Kennedy with Green Clover Golf, LLC/Emerald Isle Golf Club, and 37 Homeowners/Residents.

1. CALL TO ORDER / AGENDA: President Faulkner called the meeting to order at 9:30am.

A. Pledge of Allegiance

B. Video Disclaimer

C. Roll Call: 7 Board members present, quorum met.

D. Approval of Agenda: M/S, Faulkner/Plum, to approve the agenda. Carried (6-0). President Faulkner did not vote on any motion.

2. GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE by Holly Kennedy

3. VALLEY CREST LANDSCAPE UPDATE by Ashley Roenna

4. PRESIDENT'S REPORT by President Mike Faulkner

5. VALLEY CREST LANDSCAPE: Ashley Roenna with Valley Crest provided an update of the work being performed to date.

6. HOMEOWNER OPEN FORUM

Mary Nickson: Parking in Unit 8

Ruby Tims: Parking in Unit 8

Starline Judkins: Parking in Unit 8

Joanne Carol: Parking in Unit 8

Steven Gillis: Cox Cable contract renewal

Bonnie Bravo: Suggested a town hall meeting regarding Valley Crest Landscape and the red lines for parking

Pat Vaszorich: Read a letter to the Board

7. SECRETARY'S REPORT: Secretary Pursell provided the following report:

Summary of Executive Session meeting held on February 25, 2015:

A hearing was held regarding watering common area

A proposal was reviewed and tabled for additional information.

A Board panel was formed.

A legal matter was discussed, and the matter has been deferred to Farmers Insurance.

One volunteer was appointed to a committee.

A resignation from a committee chair was accepted.

A committee recommendation was approved.

A report was provided by a Board panel.

Staff matters were discussed.

One request for reimbursement was denied.

Two requests to initiate foreclosure on delinquent accounts was approved.

An owner's account was authorized for small claims action.

Summary of Executive Session meeting held on March 11, 2015:

A hearing was held for non-compliance of storage in patio and carport.

Proposals were approved for four (4) contracts with four (4) contractors for common area repair and maintenance.

Proposals were reviewed for services on common area.

A legal matter was discussed regarding common area repair.

A resignation from a committee member was accepted.

Staff matters were discussed.

Volunteer services to clean up common area from a local organization was approved.

One request for reimbursement was denied.

One request for reimbursement was deferred to Farmers Insurance.
A neighborhood parking issue was discussed and a determination was made.

8. APPROVAL OF MINUTES

A. General Session – February 25, 2014: M/S, Faulkner/Romans, to approve the General Session minutes as presented. Carried 4 yes, 3 abstentions (Plum, Pursell and Varian). President Faulkner voted to establish a quorum.

9. TREASURER'S REPORT

A. Summary of Financial Report: Treasurer Varian reported on the financial information for YTD February 28, 2015.

B. OCA Financials, February 2015: M/S, Varian/Plum, to approve the financials as presented. Carried 6-0.

C. OCA Activities Financials, January 2015: M/S, Varian/Lieberman, to approve the Activities financials for as presented. Carried 6-0.

10. OCA STAFF / VENDOR REPORTS

A. General Manager's Report: provided by Michelle Howard

B. Activities Director's Report: provided by Nancy McLennan

11. COMMITTEE REPORTS:

M/S, Faulkner/Romans, to accept the committee reports as submitted. Carried (6-0).

12. UNFINISHED BUSINESS – None.

13. NEW BUSINESS

A. Architectural Requests –March 2015: M/S, Faulkner/Romans, to approve the architectural recommendations/denials from the ARC F&M Committee meeting as presented, effective 3/25/15. Carried (6-0).

B. Landscape Requests – March 2015: M/S, Faulkner/Romans, to approve the Landscape Committee recommendations work order extras as presented, effective 3/25/15. Carried (6-0).

C. LSC Recommendation to approve prioritized interior slope revitalization work order requests as noted in the LSC minutes for March 2015: M/S, Faulkner/Plum, to approve as presented, effective 3/25/15. Carried (6-0)

14. ADJOURNMENT:

M/S, Plum/Varian, to adjourn the General Session Meeting at 10:43am. Carried (6-0).

IMPORTANT FACTS:

Residence Exterior Changes

All changes or modifications, including but not limited to, the exterior of a dwelling, carport/garage, or fences, require application to the Architectural/Facilities & Maintenance (ARCF&M) Committee, and approval of the Board of Directors before the change can take place.

All ARCF &M applications must be turned into the OCA Business Office by the 1st day of the month. Any application received after the 1st of the month will be applied to the following month's agenda.

Any modifications made to the exterior of the dwelling, that are visible from the common area, must be approved by the Association. This approval must take place before any work on the property may commence.

Residence Interior Maintenance & Repair

All interior maintenance & repair of dwellings is the homeowner's responsibility. Also, homeowners are responsible for the maintenance & repair of enclosed porches, atriums, lanais, etc. that exist on the exterior of the property,

The homeowner is responsible for the gate valve, pressure regulator, all hose bibs and all lines under and in the dwelling up to the Association's main shut-off.

Plumbing, fixture or pipe damage, leaks around interior fixtures, drain pipe leakage and leaking exterior hose bibs are the responsibility of the homeowner.

