

HILLTOP HIGHLIGHTS



Celebrate and Remember

We are free
because they were brave!

Join us for our Memorial Day Picnic

Also Inside:

Introducing: Offsite Day Trips

A note to website viewers:

Hilltop Highlights is formatted for print, not for viewing on the website. Please remember that when she opens the printed document, the reader will see a two-page spread with the odd-numbered page always on the right. Some pages are formatted to take advantage of that, especially the monthly calendar which spans two pages.

This page does not appear in the printed version. Please scroll down to see the rest of this month's Hilltop Highlights. And, since the printed version is done only in black & white, you can see, here, the full color of the original design.



Contact Information:

Office Phone:

760-757-3937

24 Hour Emergency

(Water & Plumbing)

760-757-3937

Fax: 760-757-8177

Website:

www.oceanaseniors.org

Accounting:

accounting@ocaoffice.org

Maintenance:

maintenance@ocaoffice.org

Homeowner Concerns:

office@ocaoffice.org

Non-emergency Police

(to report suspicious activity):

760-435-4900

Emergency Police:

911



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We all get heavier as we get older because there's a lot more information in our heads. So I'm not fat, I'm just really intelligent and my head couldn't hold any more so it started filling up the rest of me!

That's my story and I'm sticking to it!

Office Staff:

General Manager

Patricia Orlando
porlando@ocaoffice.org

Property Administrator

Karen Walter
kwalter@ocaoffice.org

Activities & Community Assistant

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kkadner@ocaoffice.org

Receptionist

Mariah Mariscal
mmariscal@ocaoffice.org

Maintenance Supervisor

Jamison Maurer
jmaurer@ocaoffice.org

Bookkeeper

Glory Phillips
accounting@ocaoffice.org

Contact for all: 760-757-3937

2017-2018 Board of Directors

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972-998-7064
ttrompeter@ocaoffice.org

Vice President Joan Jeffery
760-637-2384
joanjeffery55@yahoo.com

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760-453-2223
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fishey@cox.net

Director Carol Finkas
760-586-8484
carolfinkas@mac.com

Director Sherry Jarrett
760-803-1535
sjarrett@outlook.com

Office Information

- The deadline to submit information for The Hilltop Highlights is the 1st Friday of every month. Please email to: kwalter@ocaoffice.org.
- Do you have a payment to make or a work order to submit after office hours? Please use the drop box located on the left side of the OCA Business Office. It is checked Monday through Friday.
- 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 and exterior water leaks.
- Are you moving? Do you have a neighbor who has moved or passed away? Please provide such information to Karen Walter at the OCA Business Office at kwalter@ocaoffice.org.

The monthly General Session Board of Directors' meeting will take place on Wednesday, May 31, 2016 at 9:30am in the Clubhouse auditorium.

The Thursday prior to each Board of Directors' monthly meeting there will be a Board Preparation Meeting at 1:00pm in the Administrative Conference Room.

The President's Message

Greenleaf Industries, our landscape contractor, has submitted the proposed Master Landscape Plan for our Community. The Landscape Committee is reviewing the proposed Master Landscape Plan with Greenleaf to finalize the plan and address our concerns. The Plan will then be presented to the Board for final approval. Input from our Members is important - so please attend a Landscape meeting or review and comment on the plan directly. The plan provides us, and Greenleaf, with the guidance needed to maintain and improve the landscaping in our Community on an ongoing basis. With our Master Landscape Plan in place we can expect to see continued improvement in our Community's landscaping. The plan is a working document and as such will be revised and updated as appropriate to fit the changing needs of our Community.

Compliance and Collections are two important areas that the Board and management are seeking to improve this year. This month I am addressing Compliance processes. Compliance is enforcing our Rules and Regulations as well as our governing documents. Sometimes our residents just don't know the rules and other times they just decide to ignore them. Either way, we need to see that such violations cease. We hope to resolve compliance issues in a cooperative way. Our initial response to a violation is a courtesy notice to the violator. If the matter is not resolved by the courtesy notice, then a notice of violation is sent which requires prompt action. If the matter is still not resolved, then the matter is referred to the Board with the possibility of the assessment of a fine where appropriate. When necessary, further action, including use of Small Claims Court, will be taken. Please work with management and staff to promptly and voluntarily resolve compliance issues. That is best for all involved as well as for our Community.

The Paint Color Selection Sub-Committee is active again. This time they will be planning the color palette for the exterior painting of Unit 4. If you live in Unit 4, or are just interested in our paint colors, please at-



tend one or more of the Sub-Committee's meetings. The meetings are open and all viewpoints are welcome. It is much better to have your views and opinions considered by the Sub-Committee than it is to object after the fact when the color palette has been determined. In this, as in all matters, please be pro-active and get involved early. Not only will it ensure your voice is heard but it results in better decision making for our Community.

Tom Trompeter

KEEP INFORMED

Here are several websites that can help keep you up-to-date on Oceana and your local community.

OCEANA

OCEANASENIORS.ORG

EMERALD ISLE GOLF COURSE

www.EmeraldIsleGC.com

CITY OF OCEANSIDE

WWW.CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

WWW.SANDIEGOCOUNTY.GOV

General Manager's Update

Landscape-Service Requests Update

As a result of the wet weather conditions this past winter the slopes and landscape throughout the community have become very lush and green. The landscape vendor is focusing on controlling the weeds that have sprouted and trimming the hedges and bushes. The irrigation system is back on throughout the community. There are two landscape crew members who focus strictly on irrigation repairs, each week they are in a specific unit inspecting, testing and repairing the irrigation lines.

Maintenance-Work Request Update

The maintenance team has a new member. We have hired a part-time porter and custodian, Brandon Lambert. The cleaning of the facility will now be handled in-house. Once fully trained Brandon will be responsible for set-ups as well as custodial duties. We continue to interview for the open maintenance technician position.

Administrative Update

The office staff continues to support the various committees by assisting with the organization and distribution of each of the committee monthly packets, communicating to homeowner's regarding their landscape, maintenance and architecture requests and other special projects as needed.

Homeowner requests and inquiries can be submitted to the business office by stopping in the office to complete a request form. Request forms can also be found on the community web-site under the forms heading or you can e-mail the staff at the e-mail addresses on pages 1 and 2.

Patricia Orlando
General Manager



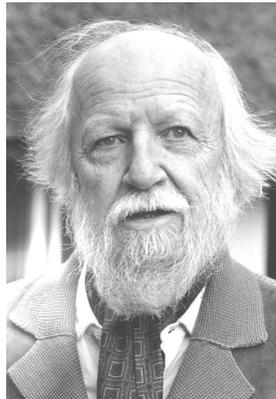
Did You Know?

Mother's Day (per Wikipedia)

The modern holiday of Mother's Day was first celebrated in 1908, when Anna Jarvis held a memorial for her mother at St Andrew's Methodist Church in Grafton, West Virginia. St Andrew's Methodist Church now holds the International Mother's Day Shrine. Her campaign to make "Mother's Day" a recognized holiday in the United States began in 1905, the year her mother, Ann Reeves Jarvis, died. Ann Jarvis was a peace activist who cared for wounded soldiers on both sides of the Civil War, and created Mother's Day Work Clubs to address public health issues. Anna Jarvis wanted to honor her mother by continuing the work she started and by setting aside a day to honor all mothers. She believed that a mother was "the person who has done more for you than anyone in the world".

In 1908, the US Congress rejected a proposal to make Mother's Day an official holiday, joking that they would have to proclaim also a "Mother-in-law's Day". However, owing to the efforts of Anna Jarvis, by 1911 all US states observed the holiday, with some of them officially recognizing Mother's Day as a local holiday, the first being West Virginia in 1910. In 1914, Woodrow Wilson signed a proclamation designating Mother's Day, held on the second Sunday in May, as a national holiday to honor mothers.

A Man Who Understands Women!



William Golding
1911 - 1993
British Novelist,
Playwright & Poet
1983 Nobel Prize in
Literature

I think women are foolish to pretend they are equal to men. They are far superior and always have been. Whatever you give a woman, she will make greater. If you give her sperm, she will give you a baby. If you give her a house, she will give you a home. If you give her groceries, she will give you a meal. If you give her a smile, she will give you her heart. She multiplies and enlarges what is given to her. So, if you give her any crap, be ready to receive a ton of shit!



OCATV GUIDE

Broadcasting on Channel 1960



Watch OCATV Community Channel for updated Oceana Activities and Important messages from the Board and Community Manager. Updated daily by OCA-TV monitors.

Daily Programming

Daily	7am & 5 pm	Welcome to Oceanside
5/01 - 5/07	2 & 7 pm	Annual Meeting
5/08 - 5/14	2 & 7 pm	April BOD Meeting
5/15 - 5/21	2 & 7 pm	Travel to France
5/22 - 5/28	2 & 7 pm	Golf in Ireland
5/29 - 6/04	2 & 7 pm	Memorial Day Tribute

Exercise Opportunities

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

Volunteer!

We have a great crew working to make OCA-TV the best community channel available. But, we are always looking for more volunteers. Would you like to record activities in Oceana and/or create content for our daily TV programs?

No experience necessary, we will train you.

The OCA-TV Committee meets the 3rd Fri. each month at 1pm in the Admin. Conference Room. Contact Sondra Johnson for more information. Please join us.

COFFEE HOUR

Get caffeinated. Get energized. Get dancing!

Live entertainment each week. Meets every Thursday in the clubhouse 9:00-10:30AM



- May 4 Carlos Velasco - "Cinco de Mayo" themed performance
- May 11 Robin Douglas (Oceanside Art Museum) - Educational Presentation
- May 18 Alan Land - Musician
- May 25 Nathan James - Musician
- June 1 Summer Fashion Show - Strut your stuff, or watch your neighbors do it.

Volunteer

We want to thank our regular volunteers for helping out each week. If you would like to participate, please contact Connie at 760-754-2962 to schedule a date. We welcome your involvement!

Upcoming Events

We're Having Another Town Hall Meeting

Your Oceana Board of Directors is planning another Town Hall Meeting for all Oceana Residents. They would like to hear from you and hope that you want to hear from them as well. Find out what is going on in Oceana. Share your opinions and thoughts. Find out what others are thinking about.

Enjoy a donut and cup of coffee as we have an open discussion of current topics and activities.



When: 10:00 a.m., Saturday May 13, 2017

Where: Oceana Clubhouse Auditorium

Introducing: Offsite Day Trips

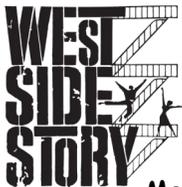


**Wednesday,
June 7**

10:15am—
3:30pm

*Stroll the 30-acre property
Shop in the Farm House gift shop
Lunch (on your own) in Café Bloom*

Transportation from OCA by bus,
Transport price to be announced.



Late July

When: 1:45pm
Price: \$15 in advance
Sign up tba

Meet in front of The Star Theatre
402 N. Coast Hwy., Oceanside

Friday, Sept. 22

A Day at:
9am—3pm
*Taste the wine,
Shop in the boutique,
Lunch (on your own)*



Transportation from OCA by bus,
Transportation price to be announced.

Save the Dates:

Tuesday, July 4, 2017



BBQ

Noon—3pm
Vulcan Mountain Boys
Residents: \$10.00, Guests: \$12.00

Saturday, August 12, 2017

Summer Ice Cream Social

2pm—4pm Entertainment by Alan Land
No charge! This is a free event!



Friday, August 18, 2017

Welcome Committee's Summer Social
6-8pm.

Monday, September 4, 2017,

Labor Day Picnic

Noon—3pm



Sunday, October 15, 2017

for the

Oceana Art Show



For info, contact: Nielsine Archibald
760-730-5446

Upcoming Events



When: Monday May 29, 1-4pm
Where: Clubhouse
Price: \$10.00 Residents
 \$12.00 Guests
Tickets: Available May 1 - May 24
 At the OCA Office

We're Having a Memorial Day Picnic

Spend the afternoon at the pool deck visiting with friends and remembering those who fought for our freedom!

Entertainment by the Billy Harper Band.
Delicious picnic cuisine, wine & beer



Oceana's Welcome Committee

Invites all new Oceana owners and renters to their Cinco de Mayo social event. Meet your neighbors, make new friends, learn about Oceana and enjoy refreshments.

When: Friday, May 5, 6-8pm
Where: Clubhouse Library



Party on the Plaza

Thursday June 1, 2017
 4:00 - 6:00 PM

Bring Your Own Bottle (BYOB) & Appetizer. Enjoy Mingling by the Pool with your friends and neighbors. Share with any and all as you wish. Celebrate the season and enjoy the facilities.

Party on the Plaza will be a weekly event, every Thursday at 4-6pm through the summer. If it is successful, look for follow-on events.

Notices &



HELP WANTED!
HELP WANTED!

HELP WANTED!



The Activities Committee needs you to volunteer.

- Volunteer to be the committee's Treasurer. The position is a commitment of about 8 hours per month.
- Volunteer to help Share and Wear sell items on e-bay. Set up our e-bay store, advertise items on e-bay and monitor the sales.

It's a Summer Fashion Show!

Models and backstage help are needed for our June 1 Summer Fashion Show. Come "strut your stuff" with us at the June 1 Coffee Hour. If you are interested, please contact me at: 480-304-1872

or jackiesue521@cox.net

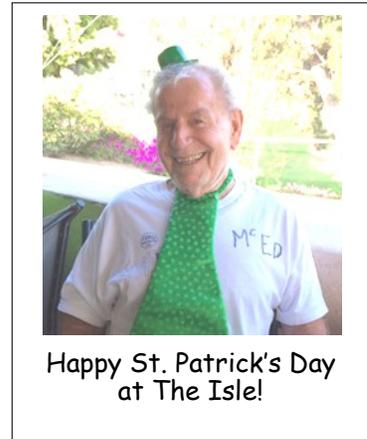
We will contact those who have modeled before by email. **Jackie Moran**



Reminders

Notices & Reminders Continued on Page 16

Emerald Isle Golf Course



Happy St. Patrick's Day at The Isle!



EMERALD ISLE
— GOLF COURSE —

Spring is in the air! It has been great to see everyone enjoying the golf course and the great weather! The course is in great shape, thanks to Superintendent Chuck Reider and his crew.

We have continued with our tournaments, with the Annual Masters Scramble on April 2. Congrats to the winning team of Skip Smith, Kim Harville and Butch DeMauro! All participants had a great time and enjoyed prizes and great food by Chef Lane!

Be sure to check our schedule for upcoming events and tournaments!



Oceana Putters - Every Wednesday, 10am



Festivities At The Isle



Offerings at Emerald Isle

- **Sunday Funday** - Enjoy a \$20 fee ALL DAY (includes a cart). And, it's HAPPY HOUR all day.
- **Emerald Isle Grill** - Open daily.
- **Happy Hour** - M-F starting at 3pm.
- **Golf Instruction** - PGA's Don Gatch and LPGA's Mug Ogg are here, ready to help you improve your game and have more fun.
- **Club Repair & Custom Club Fitting**

For more information on our offerings and upcoming events, check our website:

www.EmeraldIsleGC.com

Golf Shop Phone #: 760-721-4700

See You Soon!

Upcoming Events

- **Friday Skins Game:** Join the new Friday Skins Game! Make a tee time for Friday and join the Skins Game for great payouts! And don't miss the Pot 'O Gold payout on the last Friday of the month!
- **Every Wednesday: Golf, Grub & Mug** - 4:30pm - \$17 includes 30 minute short game clinic, dinner and a drink.
- **Every Wednesday: Oceana Putters** - 10am-11am on the practice putting green. Putting competitions each week. Putters and golf balls provided if needed. \$3/per person each week. Register in the Golf Shop (760-721-4700).
- **Shamrock Clinics** - Thursdays (10am-11am); Fridays (10am-11am); Sundays (12pm-1pm). \$20 per person. Register in the Golf Shop (760-721-4700).

Things To Do at OCA

Art Studio -Mon.& Wed., 1-3pm; Water-color instruction, Wed. 1-3pm; AND Tues. 6-8 pm. Info: David Finkas at (760) 586-8484.

Bridge

Grannies Bridge -2nd and 4th Tuesdays at 12:30 pm. Info: Dee Wylie 760-231-9577.

Social Bridge -Fridays 9:00am in the Card Room.

Bunco -1st & 3rd Tuesdays of the month at 1:30 pm in the Large Card room. Info: Ginny Romans at 949-742-1692 .

Ceramic Shop -open 1-3:00pm every Tuesday, Thursday and Friday. Also, with prior arrangement, the 2nd Sat. of each month, 10-12pm. Mary Hall at 714-595-4138.

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

Discussion Group - Thursday after Coffee Hour at 11:00am in the Clubhouse Library

French Club - Sunday 10-11am in the Clubhouse Library. Call Andre Waldor at 760-978-5447.

Friends of Bill W. -Wed. at 5:00 pm in the card room. Info: Lin Riley 760-730-3371.

Hand & Foot -Fridays at 12:30 pm. Info: Joan Jeffery at 760-637-2384

Keep Fit Exercise Class—MWF 8:30am-9am in the Auditorium. Info: Gene or Dee Barilotti at 760-967-2157.

Knitting -Thurs. at 10:30am in the Card Room. Info: Karen Jacobson 760-757-2477 or Dee Wylie 760-231-9577.

Lapidary Shop -Mon. thru Thurs. 1-3pm. Info: John Pitarresi at 760-917-6631.

Line Dancing -Thursdays 3:30pm-4:30 pm in the Auditorium. Info: Jeane Minsky at 760-433-5704.

Mah Jong - Mondays 1:00pm-4:00pm and Tuesdays 12:30pm-4:00pm in the Library. Info: Madeline Rosenberg at 760-231-8386.

OA Help for Eating Disorders -Monday at 6:00pm in the Clubhouse Card Room. Info: Beverly Stiles 760-453-2379.

OCA Book Club -10:00am 2nd Tuesday of each month in the Clubhouse Library.

OCA Choraleers -Fridays 1:30pm in the Clubhouse Auditorium. Info: Betsy Wilson 760-439-2879.

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

Pickle Ball - Mondays 3:00pm and Tuesdays 9:30am & at 2:30pm in the Clubhouse.

Pinochle Mon. at 12:30 pm in the Card Room. Players are requested to arrive no later than 12:30 pm. Info: Joyce Poxon 760-859-6728.

Poker - Tuesdays 6-8pm. Contact Glenn Groth at 760-754-9646. Also played Thursdays 6:30 pm. Contact Bob Hartman at 760-724-7604.

Scrabble -2nd & 4th Sunday 2:00pm. Info: Isabelle Gorman 760-529-5017.

Sequence -Thursdays 1pm-4pm in the Card room. Info: Marilyn 760-435-9600

Trivia -Mondays 7pm-9pm in the Card room. Info:

Water Aerobics

Mornings: 8:00am Mon/Wed/Fri.

Midday: 1:00pm-1:45pm Tue/Thur.

Afternoon: 1:00pm-2:00pm Mon/Wed/Fri. Info: Betsy 760-439-2879.

Woodshop -Monday-Friday 1-3pm. Info: Jim Romans 949-742-2311.



Events Scheduled Every Week—By Weekday

Every Sunday	Every Monday	Every Tuesday	Every Weds.
French Club 10-11am	Art Room Open: 1-3pm Chair Volleyball: 1-2pm Computer Rm: 10-12am & 1-3pm Keep Fit Class: 8:30am (Auditorium) Lapidary Shop: 1-3pm Mah Jong: 1-4pm OA Help for Eating Disorders: 6pm Pickleball: 3pm Pinochle: 12:30-4pm Share & Wear: 11-2pm Trivia: 7-9pm Water Aerobics: 8-9am Water Fitness: 1-1:45pm Woodshop: 1-3pm	Art Room Open: 6-8pm Ceramics: 1-3pm Computer Rm: 10-12am & 1-3pm Lapidary Shop: 1-3pm Mah Jong: 12:30-4pm Pickleball: 9:30am & 2:30pm Poker: 6-8pm Share & Wear: 11-2pm Water Aerobics: 1-1:45pm Water Volleyball: 2pm Woodshop: 1-3pm	Art Room Open: 2-4pm Computer Rm: 10-12am & 1-3pm Friends of Bill W. 5:00pm Keep Fit Class: 8:30am (Auditorium) Lapidary Shop: 1-3pm Putting Practice 10am (Golf Course) Share & Wear: 11-2pm Water Aerobics: 8-9am Water Fitness: 1-1:45pm Woodshop: 1-3pm Admin. Office Open to 6:30pm

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
	2:00pm Safety Committee—Office 1	9:30am Activities Cte. Meeting—Card Room 2 1:30pm Bunco	12Noon-Website Cte.- Computer Room 3
 7 An Offsite Day Trip 1:45pm Star Theatre	8	9:30am Arch. Cte. Meeting—Card Rm. 9 10:00am OCA Book Club 12:30pm Grannies Bridge	10am Unit Advisory Cte. Mtg.—Aud. 10 Share & Wear Winter Clothing Sale—Annex only 
2-4pm Scrabble 14 	9:30am Finance Cte.—Cardroom 15 1pm Art Guild: Arts & Crafts "Give and Take" —Art Room	1:30pm Bunco 16 6pm Art Guild: Arts & Crafts "Give and Take" —Art Room	9am FMARC Cte. Mtg.—Office 17 9:30am Compliance Hearings—Card Room 6pm OSERT-Comp. Rm.
21	22	12:30pm Grannies Bridge 23	24
2-4pm Scrabble 28	2pm Fire Mtn. Financial 29 1-4pm Memorial Day Picnic—Clubhouse  Office closed	30	8:30am 31 Landscape Q&A 9:30am Open BOD Mtg 11:30am BOD Exec. Session 6:30pm OMUG

Events Scheduled Every Week—By Weekday

Every Thursday	Every Friday	Every Saturday
Billiards: 10:30am Ceramics: 1-3pm Coffee Hour: 9am Computer Rm: 10-12am & 1-3pm Discussion Gp: 11:00am Knitting: 10:30am Lapidary Shop: 1-3pm Line Dancing: 3:30-4:30pm Party on the Plaza 4-6pm (Begins June 1) Poker: 6:30pm Sequence: 1-4pm Share & Wear: 11-2pm Water Aerobics: 1-1:45pm Water Volleyball: 2pm Woodshop: 1-3pm	Ceramics: 1-3pm Choraleers: 1:30-3pm Computer Rm: 10-12am & 1-3pm Hand & Foot: 12:30pm Keep Fit Class: 8:30am (Auditorium) Share & Wear: 11-2pm Social Bridge: 9-11:30am Tai Chi: 10-11:30am Water Aerobics: 8-9am Water Fitness: 1-1:45pm Woodshop: 1-3pm	

Thursday	Friday	Saturday
9am Coffee Hour- 4 Carlos Velasco - "Cinco de Mayo" themed performance	6-8pm Welcome Cte. 5 Cinco de Mayo event -Library. 	10am—1pm Share and 6 Wear Super Sale 
9am Coffee Hour- 11 Robin Douglas (Ocean-side Art Museum)	12	13
9am Coffee Hour- 18 Alan Land—Musician	1pm OCA-TV—Office 19	20
		
9am Coffee Hour- 25 Nathan James—Musician 11am Landscape Cte. Mtg.—Office Cnf. Rm. 1pm BOD Preparation Meeting—Office Conf. Rm.	26	27
June 1 9am Coffee Hour- Summer Fashion Show 		

OCA Group Membership

Activities Committee

Meets: 1st Tues. ea. Month,
9:30am, Card Room

Chuck Kruse Chair
Jackie Moran Vice Chair
Ginny Romans Secretary
Sheryl Keller Activities Coordinator
Linda Garcia Share & Wear Mgr.
Cara Frye

Charlie Wendt Board Liaison
Joan Jeffery Board Exec. Cte.

Architectural Committee

Meets: 2nd Tues. ea. Month,
9:30am, Card Room
(Agenda deadline: 1st day of month)

Darrell Roche, Chair U 1,1A,4
Ray Flanders U 12
Steve Graves U 2,3,5,6
Mary Hall U 7,7A
Tony Hoople U 10,11
Joe Hussey U 9
Harold Marsh U 8
Eric Monice U 14

Charlie Wendt Board Liaison
Mike Faulkner Board Exec. Cte.

Landscape Group

Meets: 4th Thurs. ea. Month,
11am, Office Conf. Room

Ray Jacobs Chair
Bruce Cowgill
Patricia McArdle
Barbara Peterson

Joan Jeffery Board Liaison
Charlie Wendt Board Exec. Cte.

OCA-TV Committee

Meets: 3rd Fri. ea. Month,
1pm, Office Conf. Room

Sondra Johnson Chair
Shirley Clinton
Phil Feeney
Andy Johnson

Sherry Jarrett Board Liaison
Mike Faulkner Board Exec. Cte.

Safety Committee

Meets: 1st Mon. ea. Month,
2pm, Office Conf. Room

John Allison 442-615-8028
Jon Katz 714-496-3902
Alice Nolan 214-0221

Tom Trompeter Board Liaison

FMARC Committee

Meets: 3rd Wed. ea. Month,
9am, Office Conf. Room

Steve Graves Chair
Marge Collins
Joseph Egan
Steve Gillis
Tain Soreboe

Carol Finkas Board Exec. Cte.

Unit Advisors Committee

Meets: 2nd Wed. ea. Month,
10am, Clubhouse Auditorium

Shari Flanders, Co-Chair, 754-0020
Donna Wendt, Co-Chair, 453-2223

Unit

1 -	Ron Landsel	231-7586
1A -	Linda Langworthy	562-301-1346
2 -	Holly Dale	951-283-9682
3 -	Tom Burke	529-9970
4 -	Jim & Bonnie Sanderson	
5 -	Kathleen Pursell	760-439-9282
6 -	Steve Lawler	419-7011
7 (1-34) -	Donna Wendt,	453-2223
7 (35-62) & 7A -	Jean Minsky	433-5704
8 -	Margarita Willis	760-433-2797
9 -	Joseph Hussey	757-4891
10 -	Ray Flanders	754-0020
11 -	Shari Flanders	754-0020
12 -	Kay & John Long	
14 -	Toby Roberts & Anita Romaine	

Joan Jeffery Board Liaison

Website Committee

Meets: 1st Wed. ea. Month,
12pm, Computer Room

Mary Haas Chair
Anita Romaine Secretary
Bill Horvath Website Programs
Gene Barilotti
Don Betts
Steve Reigle

Carol Finkas Board Liaison

(NOTE: Unless otherwise indicated, the deadline for all Committee Agendas is 10 days prior to the meeting.)



Committee Reports

Oceana Senior Emergency Response Team (OSERT)

'Helping You Prepare for Emergencies'

Thank you for your many kind emails. Your interest, comments, and questions are truly appreciated. This month we'll answer some of your questions.

Update on Proper Disposal of Smoke Detectors and Carbon Monoxide Detectors

We spoke to the City representative at an Oceanside event in March. The City of Oceanside currently does not have a program to recycle smoke detectors or carbon monoxide detectors. We were told to return expired/broken smoke detectors to the manufacturer. USPS has a list of manufacturers and their addresses:

https://about.usps.com/postal-bulletin/2012/pb22334/html/cover_025.htm

Please do not put them in the Waste Management bins. They are hazardous to us and future generations.

How do I Know If My Fire Extinguisher is Still Good?

All fire extinguishers have an expiration date printed on them. There is also a pressure gauge on the extinguisher. If the arrow on the gauge is not pointing in the 'green' area, replace it immediately.

Refillable extinguishers need to be refilled every 10 years, but the cost of refilling may not be cost effective.

Disposable extinguishers are good for about 12 years. They also have a pressure gauge, but cannot be tested. If the pin is/was pulled and handle squeezed, the nozzle can become clogged and will not perform properly.

Fire extinguishers are considered hazardous waste too. To dispose of them properly, call 800-606-6606 or visit www.household-hazwaste.org for facility locations and schedules.

Where is My Gas Meter?

Gas meters are located outside of your home. They are easily located for single family residents. However many homes in Oceana are attached and gas meters are clustered in a central location making it difficult to identify your personal meter.

We contacted SDG&E and were told their service does not include labeling gas meters with house numbers. We then contacted the Oceana Administration office requesting assistance to identify gas meters by house number. According to our

General Manager, Patricia Orlando, "this is definitely a project that needs to be added to our maintenance projects list."

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

OSERT's next meeting is May 17th. We meet the third Wednesday each month in the Computer room at 6 pm. You may contact us at 760-712-2737 or email osertteam@gmail.com to get more information.

Sondra Johnson

Facilities Maintenance And Reserve Committee (FMARC)

What is FMARC? And Why You Should Care.

FMARC, is the Facilities Maintenance And Reserve Committee. Members of the committee vote, and send recommendations to the Board of Directors as to how Oceana should spend around \$650,000 on infrastructure projects for the year. The "Reserve" part of the acronym refers to the Reserve Fund. Currently, the fund pays for items such as the slope failure, the painting of units, and maintenance of our common areas. People like well-kept property, but find there are other places they would rather spend their money. State Law requires us to set aside money in a Reserve Fund so there is money to keep up our property. The State also requires associations to hire a Reserve Specialist to annually assess the condition of reserve items. The intent is to assure that Oceana keeps our property in good condition.

The amount in the Reserve Fund goes up and down according to how much money we put in from dues and how much we take for maintenance expenses during the year. For example, we are in the process of painting both trim and stucco in Unit 9. Unit 4 will likely be next. To paint all of Oceana's buildings for this cycle will cost around \$2.5 million and will take ten years. We will repeat the cycle again starting in 2027. Due to inflation, we project the next cycle of painting will cost \$3.5 million.

At the end of last year, 2016, our Reserve Fund had \$1,692,000. That is not enough, nor is it intended to be enough to pay for all the work we need. The fund mainly moderates huge swings in the amount of dues we would pay



Committee Reports Continued . . .

... Continued Committee Reports

each month. Without the fund we could have \$200 one month, and \$1200 the next. Things continually break and wear out. Some are quite expensive. We draw down on the fund for expensive items, and rebuild the fund when expenses are low. We try to make our dues fit the average draw on the fund plus just a little extra. The increasing cost of maintenance, utilities and wages are why dues need to go up annually. Because we did not raise dues for several years, our Reserve will shrink between \$100,000 to \$200,000. I recommend regular small annual dues increase rather than a big one every few years. If you disagree let us know.

Like most committee meetings in Oceana, FMARC is open to residents. The committee meets the third Wednesday of the month, at 9:00 a.m., usually in the conference room of the association office. I will try to write features regularly to keep you informed.

Stephen Graves, Chair FMARC



am. We are meeting in the conference room, as there was no other space available that worked with committee and board members busy schedules. Members of the community are encouraged to attend

The association and Green Leaf maintains all of the common areas. Please, if you have an issue or concern, do not discuss it with the workers. Contact the office, or submit a green Request for Service form. Requests for service will be submitted to Green Leaf for correction if needed. Please refrain from putting signs out for the landscape crew requesting that they do not trim or mow, etc. The workers receive direction for maintenance of all

common ground areas from the board and the committee, not from individual homeowners.

Representatives from Green Leaf and the Landscape Group will continue to be available for Q&A in the card room of the clubhouse at 8:30am before the board meeting each month. Your questions will be addressed and further information will be provided at these forums.

Ray Jacobs, Chair

Landscape

The committee, board, and administration met with Green leaf Thursday March 30th to start working on how to implement the master plan. Greenleaf is recommending three initial phases:

1. Surface roots that are causing problems with plumbing and foundations. Remove trees that were planted in the wrong places.
2. Replace trees with trees that are appropriate. Plant new trees where needed.
3. Replace plants where needed and to add new plants,

The committee decided to approach it as we would update a home. The first task is demolition: Removing roots and trees that are causing problems. Once demolition is completed we will start rebuilding.

As has been said in the past, the present state of our landscape is broken and ugly. Updating is needed. The cost of the plan is an important issue. This will be discussed with Green Leaf to ensure that we keep costs at a reasonable level.

The committee and Green Leaf will continue weekly inspections to address needs that can be completed before the master plan is put in effect.

Landscape meetings are now held in the conference room, the 4th Thursday of the month at 11:00

Activities Committee

We are offering some new activities while also presenting the tried and true. New ideas include attending two plays, Lion King in May and West Side Story in July. In June we will have a day trip to Myrtle Creek Botanical Garden and in September it's off to the Bernardo Winery. More trips are in the planning stage so these are just appetizers. April's Highlights contained an Activities Flyer to make it easier to know what is going on. Copies of this flyer are in the clubhouse lobby.

Some traditional summer events in planning are our Memorial Day Celebration, July picnic by the pool and of course the Ice Cream social in August. These events all involve food, drink, socializing with your neighbors and entertainment. Our best bargain continues to be our Thursday morning coffees. For one dollar you get bottomless cups of coffee, a pastry and professional entertainment. Every so often you will get an educational event.

To make your summer complete the Activities Committee will have a Fashion Show featuring items from our own Share and Wear, a pool side Recipe Exchange and of course a Pet Extravaganza. If there is something missing from our menu this spring and summer, let us know.

Charles Kruse, Chair

Sign Committee

If you are a baseball fan you are familiar with rain delays. After encountering our own rain delays this winter, we are again off and running. House directional signs are up in Units 7 and 10. Several faded Restricted Parking signs along Vista Campana have been replaced with new Permit Parking signs. As a "Proof of Concept," street signs have been put up in the traffic circle by the large tree on D Street.

As I write this, House directional signs for Unit 8 are on order and the sign plan for Unit 9 is being reviewed by it's Unit Advisor. The decision has been made that Units 3 and 5 are next. Toward that end a House Directional plan and cost estimate is underway for Units 3 and 5. The strategy continues to ask the board for approval at each stage of the project.

In all this effort we have not forgotten about the idea of replacing the word "Unit" with either "Village" or "Villa" and I hope you are thinking about this also. This will be a future event and we will need your collective agreement.

Charles Kruse, Chair

Oceanside Mac User Group(OMUG)

May is a special month for OMUG as we do not have a regular meeting. Instead we will meet for an All American Picnic in Vista. Anyone interested in attending can contact me for reservations. Questions? Carol Finkas,

email: carolfinkas@mac.com,
Phone: 1-760-586-8484

Carol Finkas



"Wake up. The cat's got your teeth."

Art Guild

Iwant to say a special Hello to all Oceana Artists. As Carol is on the Board, I am taking over as chairman of the Art Guild. I want to invite all Oceana Artistes to join us in the studio during the regular open hours, including Tuesday evenings, from 6 to 8 pm.

May's Art Event is an Arts & Crafts "Give and Take", May 15 at 1pm and May 16 at 6pm. Bring all your surplus art and craft supplies and books to the art room. Those in attendance can take what they can use, the rest will go to The Women's Resource Center and The Boys and Girls Club for their programs. Join us for a little conversation and some coffee and cake. Questions? Contact David Finkas,

email: davidfinkas@me.com

David Finkas



Share & Wear

Hello everyone, I have just a few things to cover for your information.

We are having a special winter clothing sale—May 10—in the Annex only. Bring your own grocery bag and fill it with any and all winter clothing that will fit for only \$2.00. Remember, this is winter clothing only and in the ANNEX ONLY.

Our April 1st SSS was very successful as was March's SSS. Yea!! Our May Super Saturday Sale will be on May 6th from 10 am to 1pm.

A big Thank You to our current dedicated group of volunteers. We could not operate without them. But we need more help. We are in desperate need of more volunteers for both the Boutique and the Annex. Please consider volunteering to help keep the benefits of Share & Wear available to OCA.

Last, please donate your extra plastic and paper bags. Thank you in advance.

Thank You
Linda Garcia, Manager



**Benefits of Exercise
for Older Adults**

A recent Swedish study found that physical activity was the number one contributor to longevity, adding extra years to your life—even if you don't start exercising until your senior years. But getting active is not just about adding years to your life, it's about adding life to your years. You'll not only look better when you exercise, you'll feel sharper, more energetic, and experience a greater sense of well-being.

Physical health benefits

- Helps you maintain or lose weight.
- Reduces the impact of illness and chronic disease.
- Enhances mobility, flexibility, and balance.

Mental health benefits

- **Improves sleep.** Quality sleep is vital for your overall health.
- **Boosts mood and self-confidence.** Being active and feeling strong naturally helps you feel more self-confident.
- **Does amazing things for the brain.** It can help brain functions as diverse as multitasking and creativity and can help prevent memory loss, cognitive decline, and dementia.

Join us at our "Keep Fit" Activity. We meet every Monday, Wednesday and Friday from 8:30 am to 9:00 am in the OCA Clubhouse.

Eugene Barilotti
gene.barilotti@gmail.com

TV Exercise Program

There is a good exercise program on TV, weekdays only, from 1-2 pm. It's the "Feeling Fit Club". For Cox North tune in on Channel 19. If you have friends with Time Warner, the TV Weekly says this same program is on Channel 85.

**Exercise Keeps You Moving,
Volunteering Keeps You Involved,
Both Are Important**



**Oceanside Community
Association**

**Board of Directors
General Session Minutes
February 22, 2017**

NOTICE

Upon due notice the members of the Board of Directors for the Oceanside Community Association met in General Session on February 22, 2017, at 9:30 a.m. at the Association Clubhouse, 550 Vista Bella, Oceanside, CA 92057.

CALL TO ORDER

Tom Trompeter, Board President, called the meeting to order at 9:31 a.m.

Mike Faulkner, Vice President, announced and led the Pledge of Allegiance.

Tom Trompeter, Board President, read the video disclaimer and conducted a roll call.

ATTENDANCE:

Present: Tom Trompeter, President
Mike Faulkner, Vice President
Lynn Port, Acting Treasurer
Joan Jeffery, Director
Charlie Wendt, Director
Dan Pursell, Secretary

Absent: None

Management:

Patricia Orlando, CCAM
OCA General Manager
Jamison Maurer
OCA Maintenance Supervisor

AGENDA APPROVAL

The Board reviewed the General Session Meeting Agenda of February 22, 2017 for approval.

President Tom Trompeter amended the agenda to include the nomination of Steve Graves as Chair of the FMARC Committee and Craig Libby as a member of the committee. The agenda was further amended to include a report by Craig Libby on the Governing Documents re-write project.

Upon a motion duly made by Director Joan Jeffery and seconded by Vice President, Mike Faulkner:

Resolved: To approve the agenda as amended. Approved: Unanimous.

MINUTES APPROVAL

The Minutes of the December 21, 2016, and January 9, 2017, General Session meetings were presented for approval. Upon a motion made by Secretary Dan Pursell and seconded by Director, Joan Jeffery:

Resolved: To review and accept said minutes as presented. Approved: Unanimous.

EMERALD ISLE GOLF CLUB UPDATE

A representative of Emerald Isle Golf Club gave a short update on the performance of the Emerald Isle Golf Club. The representative encouraged homeowners to visit the course in March for a St. Patrick's Day event. The Emerald Isle representative reported that there is a junior program and encouraged residents to bring their grandchildren to play. It was noted that residents can

check bulletin boards at the golf course and the community boards; notices will be posted on a regular basis, announcing events offered throughout the year. Additionally, it was reported that business for the month of February was showing a 40% increase.

HOMEOWNER COMMENTS

This time is designated for members attending the meeting to address business of the Association with the Board. During the Homeowner Forum / Comments time period, a three-minute time frame is set forth for each member who wishes to speak. Homeowner comments included:

- Unit 8/97 - This homeowner reported her concerns over the rodents on the surrounding slopes and in common area. This member reported that the rodents had damaged the wiring on her vehicle which was parked in her garage. The Board provided feedback on the weekly pest control service and noted that homeowners at times may also need to service their garages and homes.
- Unit 7/4 - This homeowner made a request to the Board to consider installing brighter lights in the clubhouse-auditorium. She also requested the spotlights hanging above the stage are realigned. This member thanked the Board for the work done since Seabreeze stopped managing the property, but asked the Board to consider turning over the management to a new company rather than self-managing.

PRESIDENT'S REPORT

President Tom Trompeter began his report by thanking Secretary Daniel Pursell for his service as a Board Member. President Trompeter noted his appreciation for the efforts of the Board, administrative, and maintenance team efforts.

President Trompeter next, provided an update on the Unit 9 paint project. The paint project was reported as progressing with wood repairs in process on a number of homes. It was further noted that a schedule is in place and painting began this week. It is anticipated that this project will take four to six months to complete.

President Trompeter updated homeowners on the Unit #1 slope repair progress. It was reported that repairs will start as soon as the weather permits and it is anticipated that this project will take approximately six weeks to complete.

President Trompeter informed homeowners that this month, for the first time, statements were sent by e-mail, to those homeowners who elected electronic notification. Homeowners were encouraged to sign-up for paperless notification noting that this method of delivery saves the association time and money.

President Trompeter concluded his update by thanking homeowners for volunteering and getting involved around the community. It was noted that the OCA team and Board are continually seeking to improve communication with the homeowners. Homeowners were encouraged to provide feedback and recommendations for continued improvement.

SECRETARY'S REPORT

Secretary Dan Pursell began by thanking the Board and community for allowing him to serve on the Board for the past six years. Secretary Pursell noted that he has been a member of the community for twelve years.

Secretary Pursell reported that there have been a number of rumors and inaccurate statements regarding a nominee in the upcoming election. The nominee in ques-

tion previously served on the Board of Directors, therefore, Secretary Pursell read an excerpt from the August 27, 2008 Executive Session Minutes in order to factually present information on this nominee's past service.

Additionally, Secretary Pursell reported on items that were considered and approved by the Board at the November 9, 2016, and November 11, 2016 Executive Sessions. This update included a brief overview of the pending legal and personnel issues that had been discussed and where necessary approved for further action.

TREASURER'S REPORT

Acting Treasurer Lynn Port presented a brief financial report for January 2017. The report included an overview of the Balance Sheet for January 2017 as well as the Statement of Income and Expenses and Cash Position Report. Acting Treasurer Port presented a discussion point requesting that the Board consider re-investing \$1,000 to \$2,000 of the Fidelity Earnings. Treasurer Port recommended considering a one-time decision to take the earned dividends and re-invest back into the Fidelity account. Upon a motion made by Treasurer Lynn Port and seconded by Vice President Mike Faulkner:

Resolved: To allow for a one-time decision to take excess dividends and re-invest in the Fidelity account. Approved: Five members in favor, one opposed. President Trompeter opposed the motion.

EXECUTIVE SUB-COMMITTEE REPORT

A. Activities Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the Activities Meeting on February 7, 2017. In addition to the approvals outlined in the minutes, the Board approved: (1) Christina Kieffer to be a new Share & Wear volunteer, (2) B. Moller to assist as an activities committee volunteer, and (3) Pat Christie and Nielsine Archibald as Sub-Committee members to lead and organize the 2017 Art Show.

The Activities Executive Sub-Committee referred to the full Board for review to consider a request which would allow pickleball to set up in the auditorium and play on Monday afternoons through the end of the Tuesday morning class, subject to no other events in the auditorium. Discussion and Q&A took place. Director Wendt noted that the auditorium currently stays set-up through Tuesday so in his opinion it makes sense to allow further play. Treasurer Lynn Port noted that there are now about 30-40 community members who regularly participate in this activity. President Trompeter showed concern for allowing pickleball members to extend play because of the wear and tear and long term effects on the auditorium. Upon a motion by Director Charlie Wendt and seconded by Secretary Dan Pursell:

Resolved: To allow pickleball members to play after setting up on Monday afternoon through the end of the class on Tuesday morning. Approved: Four members in favor, one opposed, one abstained. Director Jeffery abstained. President Trompeter opposed.

B. Architecture Executive Sub-Committee

The Executive Sub-Committee submitted approved minutes for the January 10, 2017 and the February 14, 2017 architecture meetings. The Architecture Executive Sub-Committee approved recommendations made by the Architecture Committee as noted on the accompanying Sub-Committee Minutes of February 14, 2017. Twenty-five homeowner requests were approved, two homeowner requests were denied, and one request was sent to the Board of Directors for review (Unit 9/House 66). The request as submitted by Unit 9/House 66 was for the installation of a 5X14 ft. concrete patio slab extend-

ing across the rear of the home. Vice President Mike Faulkner felt that approval should be considered if the size of the patio was reduced. President Trompeter noted that the area in question was common area property and was reluctant to approve because this area is not owned by the owner, it is leased property. President Trompeter noted that this request took into consideration general policy and recommended further review by the Board for clear policy and direction. Director Charlie Wendt recommended that the Association obtain a proposal from the landscape vendor for this area in order to clear old roots and prepare soil so turf can grow. Upon motion made by Vice President Mike Faulkner and seconded by Treasurer Lynn Port:

Resolved: To note after much discussion and Q&A to unanimously oppose the installation of a concrete patio and obtain a landscape quote to remove roots, update irrigation if necessary and reseed in order to establish turf in this area. Approved: Unanimous.

C. Landscape Executive Sub-Committee

The Executive Sub-Committee submitted their minutes of the January 26, 2017 and February 9, 2017 Sub-Committee meetings and Director Joan Jeffery provided an update on recent landscape matters. The Sub-Committee approved landscape proposals in the amount of \$6,110.00 at the January 26, 2017 meeting and approved an additional nineteen proposals in the amount of \$4,195.00 at the February 9, 2017 Sub-Committee meeting. Additionally, the Sub-Committee submitted the revised Landscape Committee Charter to the Board for approval.

Resolved: To accept the Sub-Committee minutes and approvals as presented. To further approve, as presented, the revised Landscape Charter. Approved: Unanimous.

D. FMARC Executive Sub-Committee

The Executive Sub-Committee submitted their minutes and approved motions of the February 15, 2017 FMARC meeting. The following items were included in the list of approvals:

- i. Accept CTE, Inc. as the approved engineering firm that will provide investigative analysis and reports for Unit 8/House 107 and 108 wall evaluations.
- ii. Accept Appleton Design and Construction as the approved vendor for repairs to Unit 1 Garage 5D House #39 as outlined in the estimate # 09151532.
- iii. Accept Royal Rooter as the approved vendor for repairs to the NRS gate valves at \$8,957.00 per valve, with the number of valves and order of priority to be determined based on the reserve budget recommendations.

Additionally, Vice President Mike Faulkner, motioned to approve nominating Steve Graves as FMARC chair and Craig Libby as a member of the FMARC Committee. Upon a motion by Vice President Mike Faulkner and seconded by Secretary Dan Pursell:

Resolved: To approve the appointment of Steve Graves and the FMARC Committee Chair and Craig Libby as a new member of the FMARC Committee. Approved: Unanimous.

OTHER AD-HOC COMMITTEE BUSINESS

A. Sign Committee Request for Funding

Chuck Kruse, the Sign Committee Chair, submitted a proposal requesting funding in the amount of \$1,655.00 in order to continue installing new direction signs as recommended in Unit 8,9, and 11. Chuck Kruse presented an update on his progress with the previously approved funds. Chuck informed members that signs have been installed in Unit 3 and directional and street signs are

currently ordered for Unit 7. Mr. Kruse met with Unit Advisors and all agreed that Unit 8,9, and 11 should be the next priority. Q&A took place with Board Members requesting additional information. Upon a motion by Vice President Mike Faulkner and seconded by Secretary Dan Pursell:

Resolved: To approve the further funding of the next phase of installing direction signs in the amount of \$1,655.00. Approved: Unanimous.

B. Unit Advisors-Parking Committee

i. Secretary Dan Pursell requested that the Board accept the resignation of Carol Ball and Mitzi Nicholson as members of the committee, as presented at the February 8, 2017 Unit Advisor Committee Meeting. Upon motion by Secretary Dan Pursell and seconded by Vice President Mike Faulkner:

Resolved: To approve the volunteer resignations as presented. Approved: Unanimous.

ii. Unit 7/# 28-29 requested to park on gravel near their residence. This item was previously tabled by the Board. The Parking Committee requested a review of the area in front of houses 28-31 to consider for additional parking. Discussion and Q&A took place. Holly Dale, the Chair of the AD-HOC Parking Committee, explained that if this item is approved owners in these units will not be ticketed when parking on the gravel area in front of houses 28-29. Upon a motion by Secretary Dan Pursell and seconded by Vice President Mike Faulkner:

Resolved: To approve the parking on gravel in front of houses 28-29, Unit #7. Three members in favor, three members opposed. Motion defeated.

iii. The Board Reviewed Unit Advisor Recommendations of February 8, 2017, which include:

1. Additional parking spaces for unit #3 by moving the RV guest parking spaces to the parking lot next to 7 A. Discussion and Q&A took place, accessibility and visibility concerns were presented. Upon a motion by Secretary Dan Pursell and seconded by Treasurer Lynn Port:

Resolved: To approve the movement of the RV guest parking to the lot near 7A as outlined in the Ad-Hoc Committee recommendation and as presented by Board Liaison Dan Pursell. One in favor, five opposed. Motion defeated.

2. The addition of safety yellow lines in most units as outlined in the materials and maps included in this packet as presented by the Ad-Hoc Parking Committee. Upon a motion by Secretary Dan Pursell and seconded by Director Lynn Port:

Resolved: To approve the additional yellow safety lines as presented by the Parking Committee. One member in favor, five opposed. Motion defeated. Director Charlie Wendt voted in favor of this motion.

3. A request to revise the Revisions to the Rules and Regulations to include instructions to park within 18" of the curb as is the CA DMV rule. Upon a motion by Secretary Dan Pursell and seconded by Director Lynn Port:

Resolved: To approve a revision of the Association's Rules and Regulations instructing owners to park within 18" of the curb. One member in favor, five opposed. Motion defeated. Secretary Dan Pursell voted in favor of this motion.

4. A request to revise the Rules and Regulations to include limiting parking to no more than two cars per household on interior streets. Discussion and Q&A took place. It was recommended that this request along with items 1- 3 be referred to the

Governing Documents Committee for consideration when the committee begins to work on updates and revisions to the Association Rules. Upon a motion to approve the request as presented by Secretary Dan Pursell and seconded by Treasurer Lynn Port:

Resolved: To approve a revision of the Association's Rules and Regulations limiting parking on interior streets to no more than two cars per household. One member in favor, five members opposed. Motion defeated. Treasurer Lynn Port voted in favor of this motion.

5. **Governing Documents Update:** As amended in the agenda, Craig Libby provided an update on the status of updating the community governing documents. He explained that the process beginning with the Board of Directors appointing an AD HOC Committee to review and revise the documents. The Committee, next, forwards to the Board and the Association's attorney their recommendations for modifications and revisions. Once the final draft is accepted by the Board, it will then be presented to homeowners. The Committee anticipates that the documents will be ready to present to the community in May or June 2017. Mr. Libby explained that there will be a number of community meetings before a schedule is set to on the revised documents. Mr. Libby encouraged homeowners to provide their input and feedback.

GENERAL MANAGER REPORT:

A. Landscape-Service Request Update

As reported at the last meeting, landscape service request submissions have decreased. Patricia Orlando, General Manager, continues to participate in the weekly site-unit inspections with the Landscape Vendor and Committee. We will continue to work with the on-site supervisor, Marco, and his crew in order to continue to improve services. Due to the continued wet weather conditions, the irrigation is turned off throughout the community. As a reminder, if you see an area where sprinklers are on during the day time hours, be advised, the irrigation technicians are on-site testing and making repairs.

B. Maintenance-Work Request Update

The maintenance team responded to 50 work orders that were rain related. These include anything from clogged storm drains, roof leaks, and water leaking through walls. Work requests were prioritized with all owners being contacted and advised of the status of their leak. There were 198 work orders submitted to the maintenance team during the month of January.

C. Administrative Update

Mariah Mariscal is on assignment from the Staffmark agency and we are continuing to train her as the receptionist/administrative assistant. The office staff continues to support the various committees by assisting with the organization and distribution of each of the committee monthly packets. Continued and ongoing training is taking place, the next area of focus will be the database which will allow us to more easily handle and track the various homeowner and committee requests.

UNFINISHED BUSINESS

A. Unit #9 Paint Project-Status Report

The contract with Sal's Painting was approved and signed with the first four weeks agreed upon by Sal's and OCA. Letters were mailed to owners notifying them of the homes that are scheduled for painting in the first four weeks. The Paint Color Sub-Committee completed

their meetings with unit 9 homeowners on the selection of colors for their individual homes. Homeowners can continue to view the color palette at the business office. Additionally, sample colors are painted on the maintenance shed.

CHASE Construction was approved by the Board as the general contractor who will complete the wood repairs that are the responsibility of the Association. Additionally, homeowners were informed of their option to obtain a proposal from CHASE for the repairs that they are responsible for completing. Approximately thirty-five homeowners have requested CHASE to provide a quote.

Resolved: To accept this report updating the progress of the Unit #9 repairs, no action

B. Slope Repair Update

The City of Oceanside provided final approval for the plans to rebuild the slope. A meeting with the approved contractor, Ground Control, took place at the start of this month. The estimated time to complete the project is six weeks from the start date. The Maintenance Supervisor is working with Ground Control on updating the pricing and confirmation of a start date.

Resolved: To accept the Slope Repair update as presented; for information, only, no action necessary.

C. Golf Cart Purchase

The 2017 Reserve Budget has been planned with an estimate of four carts replaced at \$4,000 each. Maintenance Supervisor, Jamison Maurer, researched the cost of replacement carts to include refurbished carts. A1 Golf Cart has provided the best pricing on a reconditioned cart. Jamison Maurer recommended the purchase of one refurbished cart from A1 at a cost of \$3,124.75. Upon a motion by Vice President Mike Faulkner and seconded by Director Joan Jeffery:

Resolved: To approve the A1 golf bid at a cost of \$3124.75. Approved: unanimous.

D. RV Parking-Monthly Fee

The Association currently charges \$60.00 per month for RV parking and it has been noted that RV parking rates have not increased in a number of years. Research on local RV parking indicated that the Association monthly charge is well below that of local facilities. The Board recognized that by offering a reasonable monthly rate, it eliminated some parking of RV's along Vista Campana. Discussion and Q&A took place with various rate increases suggested. Upon a motion by Director Charlie Wendt and seconded by Director Joan Jeffery:

Resolved: To increase the current monthly rate of \$60.00 to \$65.00. Approved: Four members in favor one opposed. Secretary Daniel Pursell opposed.

NEW BUSINESS

A. Conversion of Business Office Restroom to Storeroom

Management proposed that one of the two restrooms in the business office be converted to a storage and data equipment room. An initial proposal has been obtained with two other proposals pending. Discussion took place and it was noted that this motion is for concept only and the amount of the conversion and approved vendor will be determined at a future date. Upon motion by Director Charlie Wendt and seconded by Director Joan Jeffery:

Resolved: To convert one of the restrooms in the OCA business office to a storage room. To further note that additional cost proposal will be obtained. Approved: Five members in favor, one member opposed. Secretary Daniel Pursell opposed.

B. Maintenance Department

i Fire Alarm Panel-Repairs and Service Agreement

The alarm panel that services the business office,

clubhouse, and adjacent buildings has reached the end of its life-cycle. As a result of a short within the wiring system, the system is currently not in operation. Maintenance Supervisor, Jamison Maurer, obtained three proposals. Each vendor included a proposal for a wireless panel upgrade and annual monitoring service. It was noted that Cosco provided the most competitive bid at \$8,385.00 for repairs and new wireless installation, additionally a \$1,000.00 annual charge to monitor the system after installation was quoted. Extensive discussion and Q&A took place. Upon a motion by Vice President Mike Faulkner seconded by Director Joan Jeffery:

Resolved: To approve the Costco Protection proposal as presented. Approved: Unanimous.

ii. Termite Treatment Proposals-Unit #9/26

There are some garages in Unit 9 that need to be treated for termites. Treatment should be coordinated with the repairs and painting currently taking place throughout Unit #9. It should be noted that tenting is recommended for the garage associated with house #25/26. Absolute Pest Control and Knock Out Pest Control provided quotes for tenting with Knock Out providing the most competitive bid at \$1,385.00. Upon motion by Vice President Mike Faulkner and seconded by Secretary Dan Pursell:

Resolved: To approve Knock Out to perform the tenting treatment at the garage associated with house #25/26. Approved: Unanimous.

Additionally, All Service Pest Control proposed a flat rate of \$485.00 for treatment on infested areas and an additional \$267.00 per garage for exposed wood preventative treatment. Management is working to obtain this same or better flat rate from Knock Out. Upon motion by Director Charlie Wendt and seconded by Vice President Mike Faulkner:

Resolved: To further approve Knock Out as the preferred vendor if they are able to meet or exceed the flat rate as proposed by All Service Pest Control. Approved: Unanimous.

LITIGATION STATUS UPDATE

- A. OCA vs. Jerry Altholz Trust, finalizing discovery and judgement.
- B. OCA vs. Duke, Management met with Mr. Duke and his mortgage broker and spoke to a member of family who is trying to assist in a satisfactory outcome.
- C. OCA vs. Casteel, Notice of Default filed by attorney.
- D. OCA vs. Pearce, Final publication was Feb. 13, on approximately March 15, 2017, the default can be filed.
- E. OCA vs. Link, Lender is being added, then default will be filed with courts.

Resolved: To accept the report with no action necessary, for information only.

DELINQUENCY AND COLLECTION MATTERS

Pursuant to the Association's established Collection Policy and in accordance with current Civil Code, the Board of Directors is actively working to collect on delinquent accounts. President Tom Trompeter provided a status update to the members on the current delinquency and collection matters. The Association has been having direct discussions with homeowners over non-payment of delinquent accounts.

Resolved: To accept the report with no action necessary, for information only.

HOMEOWNER COMMENTS

- Unit 7/Home 9 - This member noted that the Unit Advisor Committee is looking for a volunteer. The

member further expressed disappointment with the choices made by the Board of Directors with regard to the parking and Board disapproval of motions.

- Unit 2/Home 2 - This member indicated that she is the current AD-HOC Committee Chair and also expressed disappointment in the Board's decisions regarding parking. This member requested that the Board reconsider their position on the various Parking Committee recommendations.
- Unit 1/Home 40 - This homeowner requested a clarification on directional and street signs that are being installed throughout the community. This member noted that red and black-lines need repainting throughout Unit #1. This member stated that the Association cannot make changes to the fire department plans.
- Unit 8/Home 105 - The homeowner objects to raising the monthly fees for RV parking. The member stated the RV parking was never intended as a revenue stream and it was intended to repair the lot as needed. Objects and will resist the increased fees.
- Unit 2/Home 66 - This member thanked the Board of Directors for revising the guest parking. This member requested more information and clarification on the changes within the Landscape Group/Committee.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, President Tom Trompeter, adjourned the General Session Meeting at 11:45 a.m. The next General Meeting of the Board of Directors is scheduled to be held on March 29, 2017 at the Oceanside Community Association Clubhouse, 550 Bella Vista, Oceanside, California.

Respectfully Submitted,

Daniel D. Pursell, Secretary



“I know what you’re going through, dear. I buried my husband last year – but they found him in time.”