

# HILLTOP HIGHLIGHTS

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*Inside:*



Don't Miss It! Saturday, September 9 at 10am

*Also Inside:*

Labor Day Concert & Picnic  
by the Pool

A Day Trip To:



## 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](http://www.oceanaseniors.org)

Accounting:  
[accounting@ocaoffice.org](mailto:accounting@ocaoffice.org)

Maintenance:  
[maintenance@ocaoffice.org](mailto:maintenance@ocaoffice.org)

Homeowner Concerns:  
[office@ocaoffice.org](mailto:office@ocaoffice.org)

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Non-emergency Police  
(to report suspicious activity):  
760-435-4900

Emergency Police:  
**911**

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**"PEOPLE WILL FORGET  
WHAT YOU SAID,  
PEOPLE WILL FORGET  
WHAT YOU DID,  
BUT PEOPLE WILL  
NEVER FORGET HOW  
YOU MADE THEM FEEL."  
— MAYA ANGELOU**

**Office Staff:**

**General Manager**

Patricia Orlando  
porlando@ocaoffice.org

**Property Administrator**

Karen Walter  
kwalter@ocaoffice.org

**Activities & Community Assistant**

Kourtney Kadner  
kkadner@ocaoffice.org

**Receptionist**

Tracy Richardson  
trichardson@ocaoffice.org

**Maintenance Supervisor**

Jamison Maurer  
jmaurer@ocaoffice.org

**Bookkeeper**

Glory Phillips  
accounting@ocaoffice.org

Contact for all: 760-757-3937

**Office Information**

- The deadline to submit information for The Hilltop Highlights is the 1<sup>st</sup> Friday of every month. Please email to: [kwalter@ocaoffice.org](mailto:kwalter@ocaoffice.org).
- Do you have a payment to make or a work order to submit after office hours? Please use the new drop box located on the front/west side of the OCA Business Office. It is checked Monday through Friday.
- How do I submit a work request? Residents can submit work requests by calling or visiting the business office or via email to one the email addresses on Page 2. Please understand that completion of a work request may take up to forty days. Each one must be coordinated and prioritized with the appropriate work group. We **will** respond to an emergency situation (e.g., sewer back-ups and exterior water leaks) within twenty-four hours.
- 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](mailto:kwalter@ocaoffice.org).

**2017-2018 Board of Directors**

**President** Tom Trompeter  
972-998-7064  
ttrompeter@ocaoffice.org

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

**Secretary** Charlie Wendt  
760-453-2223  
(cell) 760-908-8897  
cdwendt@cox.net

**Treasurer** Lynn Port  
951-288-4882  
landlport@hotmail.com

**Director** Mike Faulkner  
760-468-3700  
fishey@cox.net

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

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

**T**he monthly General Session Board of Directors' meeting will take place at 9:30 am on the last Wednesday of the month 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

A primary focus for the next three months will be our 2018 Budget. Staff has been working for several weeks to develop and refine the spreadsheets and other information needed to prepare our budget. A Budget Working Group has been formed, chaired by Kris McLaughlin. They will conduct open meetings as part of the process to develop a proposed budget that can be approved in early November. The 2018 budget will not be routine. We have to make some hard and important decisions regarding funding our Association and maintaining our community. If you are interested, or want to have input, please note the meeting dates for the Budget Working Group and attend those meetings. Notices of the meeting times and dates will be posted and published.

The Landscape Master Plan has been adopted by the Landscape Committee and will be coming before the Board for final approval. Implementation of the Master Plan starts January 1, 2018. This will be the guiding document regarding all landscaping in our community. Copies of the Landscape Master Plan are available in the Office. The Landscape Committee will continue to take the lead in managing our landscape processes and decisions, and will work closely with our landscape contractor, Green Leaf Industries, to not just maintain, but improve landscaping throughout the community.

Water usage, and its cost, continues to be a high priority issue. Our FMARC Committee is studying numerous options for reducing water usage. One option that is being implemented is a voluntary information and encouragement program to inform residents how to save on domestic water use. We will all be receiving that information in the coming months. Please seriously consider implementing as many of the recommendations as possible. Staff and the FMARC Committee are working with the City of Oceanside to fully understand our water infrastructure, to monitor key water meters, and to promptly repair

or replace defective meters and pipes.

The Landscape Committee is working with Green Leaf to find savings in irrigation water use. From adjusting watering times and durations, to installing water-efficient sprinkler heads, to switching to bubblers and drip systems, changes are being made as quickly as they can be, given our budgetary constraints. We have received numerous suggestions from residents and they are valued and implemented when appropriate. Please continue to provide information and make suggestions for improvements and savings. Also, we are currently irrigating Tues./Thurs./Sun. at night. If you see irrigation water running at any other time without a maintenance technician present, please report it to the Office immediately.

Our maintenance staff is inspecting and testing the water lines and valves throughout our community. In addition to immediately fixing any leaks when identified, we are trying to be proactive and make repairs and improvements before they become an actual leak. One example is water pressure to our houses. Water pressure over 85 PSI not only wastes water but it damages the pipes (resulting in leaks) and appliances - water heaters, dishwashers, washing machines, toilets, etc. We are identifying houses with excessive water pressure and are working with homeowners to take corrective action.

We have a small staff and they can't possibly do all the work required to manage and maintain our Association. Therefore, like almost every other association, we depend on volunteers. We always need more volunteers. Please find an activity or area that interests you - whether a social activity, painting our houses, infrastructure, safety, landscape or architecture - and volunteer to help.



**Tom Trompeter**

## General Manager's Update

The administrative staff continues to assist in the day-to-day follow-up of homeowner concerns and requests. We are now fully staffed in our maintenance department with a new technician, Hoang Dinh, who started on August 1st. Additionally, we are pleased to welcome Tracy Richardson from Staffmark as our receptionist-in-training.

Recently there have been a number of compliance issues regarding parking and parking violations. As a reminder, all residents must have an OCA sticker for each vehicle including those that are parked in carports or garages. Additionally, vehicles may not overhang off the driveway apron and may not be parked in a red zone. The area in front of each home is not designated to that homeowner. Please be courteous to your neighbors.

As an update to the landscape watering schedule, we are currently watering on Sunday, Tuesday and Thursdays. The irrigation system is set to start after 8:00 pm on these days, with varying watering times for the slopes, turf and plant material. Additionally, each of these zones may cycle over the course of the evening with 2-3 short periods of watering in order to reduce run-off and water waste.

**Patricia Orlando**  
General Manager



## Did You Know?

Uncle Sam Day, September 13, celebrates what is probably the world's most-recognized symbol. He appears on everything from military posters to cartoon images to advertisements.

There are two other human figures representing the USA: Brother Jonathan, who largely disappeared after the arrival of Uncle Sam;



and a female figure—Columbia. But, neither is anywhere near as well known as Uncle Sam.

There are two theories as to how Uncle Sam emerged. Both date to the early 1800's.

The "official" theory attributes soldiers stationed near Troy, NY, during the War of 1812. They were provisioned with barrels of meat stamped "U.S." The supplier was Samuel Wilson of Troy, NY. The soldiers jokingly referred to him as "Uncle Sam". The first image of "Uncle Sam" appeared in 1813. In 1961, making this the "official" theory, the U.S. Congress issued a resolution recognizing "Uncle Sam" Wilson, and authorizing a monument in his hometown of Troy, NY.

The second, less popular theory, involves early 1800's Irish immigrants. In Gaelic, the United States of America is "Stáit Aontaithe Mheiriceá", abbreviated "SAM".

Uncle Sam Day became official in 1989, when a joint resolution of Congress designated September 13 as "Uncle Sam Day". This date was selected, as "Uncle Sam" Wilson was born on September 13, 1776.



# OCA TV 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
08/28 - 09/03	2 & 7 pm	Solar Eclipse
09/04 - 09/10	2 & 7 pm	August BOD Meeting
09/11 - 09/17	2 & 7 pm	Largest Black Holes in the Universe
09/18 - 09/24	2 & 7 pm	Sept. 9 Town Hall Meeting
09/25 - 10/01	2 & 7 pm	Oceanside Fire Captain

## 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 3<sup>rd</sup> 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



- Sep. 7 The Pizarros
- Sep. 14 Francesca Jule
- Sep. 21 Lisa Campbell
- Sep. 28 Mike Chamberlin—Plus a special bonus: A Share-N-Wear Fall Sale in the lobby.

## 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!

**October's Events**

Wednesday, October 11, 2017

A Day Trip:

**Liberty Station-San Diego**



Explore historic landmarks as you wander the spacious courts and plazas.

Lunch on your own.  
Time: 10am to 3pm.

**Registration:**  
Sept. 18 -  
Oct. 4.  
Bus: \$25

Saturday, October 21, 2017

We're Having a...

**PET PARADE**

Get ready to dress your pet—and yourself if you like—in the latest pet fashions and join us for our Pet Parade.

Prizes will be awarded for:

- Cutest Costume
- Best Owner/Pet Costume Combo
- Most Original Costume

Also available:

- Pet Blessings
- Gently Used Pet Stuff
- Free Wag Bags
- Free Pet Photos



Join us Saturday, October 21<sup>st</sup> from 2pm to 4pm in the Main Parking Lot. We'll all have a barking good time! For info, call:

Jackie at 480-304-1872

Saturday, October 28, 2017

for the

**Halloween Dinner & Dance**

6-9pm. Entertainment by Mel Vernon.  
\$12 Resident \$15 Guest  
Registration: Oct 2 to noon, Oct 24.



Sunday, October 15, 2017

**Oceana Art Show**



It's time to finish that masterpiece and get it framed for the show. Entries are welcome from all residents whether you participate in one of our organized art groups or just do your own thing. The Oceana Art Show is an opportunity for artists and artisans



to share their creative talents with all our residents. October 15 is the date and we look forward to a fun, relaxed time with refreshments, music and wonderful works of art. Applications will be available in September.

For information call

Nielsine Archibald 760 730 5446  
or Pat Christie 760 405 3133.

**Save the Dates:**

Saturday, November 4, 2017

**Big Holiday Sale /Super Saturday Sale Combined!**

Thursday, November 23, 2017

**Thanksgiving Dinner**

Wednesday, December 13, 2017

A Day Trip:

**Holiday Shopping Spree at UTC**

# Weekly Events

Introducing a New Weekly Event:

## A Sing-Along House Party!



Enjoy the music you grew up with from the 50s to the 80s. Follow along as the words are shown on the large screen, Karaoke style.

Join us every Thursday at 6pm in the Clubhouse Auditorium. Bring your own snacks and drinks.

Hosted by MC Hemingway.



### A side-effects cautionary:

May induce:



- Laughter
- Toe tapping
- Finger snapping
- Having fun!!

Check with your neighbors to see if this is appropriate for you.

## Party on the Plaza

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



4:00 - 6:00 PM Every Wed thru the summer.

## Kaffee Klatch



10am every Tuesday by the pool.

- ♦ Bring a snack (opt.),
- ♦ Enjoy the Coffee,
- ♦ Make new friends.

# September's Events

Back by Popular Demand!

## Town Hall

Meeting  
Saturday, September 9 at 10am

Join your neighbors and the BOD Sept. 9 at 10am in the Clubhouse Auditorium for an open discussion on any and all topics. Hear and be heard. The BOD may even spring for free coffee and donuts!

## Labor Day Concert & Picnic by the Pool

Monday, September 4  
Noon—3pm on the Pool Deck  
Entertainment:

Award Winning Duo  
Jimmy & Enrique



- Bring your own picnic lunch.
- Complimentary wine, beer, soft drinks & desserts!!!
- BYOB.
- Remember: NO glass in the pool area.

Registration Closed Aug. 31  
NO CHARGE  
We just need the count.

## A Day Trip

9am—2pm Friday, Sept. 22<sup>nd</sup>  
(8:45am meet in OCA parking lot)



Registration  
Aug 28  
-Sept 15  
Bus: \$25.00

Taste the wine,  
Shop in the boutique,  
Lunch (on your own)

Transportation from OCA by bus.

# Emerald Isle Golf Course

## Dear Oceana Homeowners:

It is bittersweet that we are sharing this announcement with you. Effective August 1, Don and Nikki Gatch will be selling their share of the Green Clover Golf partnership to John and Holly Kennedy.

As you can imagine, this was an incredibly hard decision for all four of us. But, ultimately, we all want what is best for this business and our personal and professional relationships. For several reasons, this decision puts the business in the best possible position to be successful. This has been and remains the primary goal for all of us.

The last two and a half years has been an experience we will forever be grateful for. Our team and staff have tirelessly worked to create a welcoming environment at Emerald Isle Golf Course for all to enjoy, and one that would be something you as homeowners would be proud of. Without your incredible support of us and our vision, it wouldn't have been possible. For that, we are eternally grateful.

"The Isle" will always remain incredibly special to all of us. This business decision was truly made to place the future of Emerald Isle Golf Course in the best possible position to continue to succeed well beyond any of our expectations.

It has truly been a pleasure to be associated with all of you, and we have no doubt that the great momentum we have all created will continue. We genuinely consider our customers "family" and our professional associates "partners". That will never change.

**Sincere thanks and gratitude,**

Don & Nikki Gatch

John & Holly Kennedy



**EMERALD ISLE**  
— GOLF COURSE —

## Offerings at Emerald Isle

- Join our 3pm **Friday Skins Game** and be entered into our monthly **Pot 'O Gold Drawing**.
- **Emerald Isle Grill** - Open daily.
- **Happy Hour** - M-F starting at 3pm.
- **Golf Instruction** - LPGA's Mug Ogg is 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](http://www.EmeraldIsleGC.com)

Golf Shop Phone #: **760-721-4700**

**See You Soon!**

# Things To Do at OCA

**Art Studio** -Mon.& Wed., 1-3pm; Watercolor instruction, Wed. 1-3pm. 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** -1<sup>st</sup> & 3<sup>rd</sup> Tuesdays of the month at 1:30 pm in the Large Card room. Info: Ginny Romans at 949-742-1692 .

**Ceramic Studio** -open 1-3:00pm every Tuesday, Thursday and Friday. Contact: Pat Christie at 760-405-3133.

**Chair Volleyball** - Monday at 1:00 pm in the Clubhouse. For info: call Dave Freeman at 818 -262-0788 .

**Discussion Group** - Thursday after Coffee Hour at 11:00am in the Clubhouse Library. For info: Cara Frye at 760-529-9720

**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.

**Garden Club**-Meetings on occasion. Reserve space in our garden. Info: Sheri Skvarek at 760-722-7350

**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.

**Meditation Group** -Monday at 10:00pm in the Billiards Room. Info: Hania Barbara.

**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 2<sup>nd</sup> Tuesday of each month in the Clubhouse Library.

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

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

**Pickleball** - Mondays 3:00pm and Tuesdays 9:30am & at 2:30pm in the Clubhouse. Info: Steve Reigle.

**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** -2<sup>nd</sup> & 4<sup>th</sup> Sunday 2:00pm. Info: Isabelle Gorman 760-529-5017.

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

**Sing-Along** - Thursdays 6pm in the Clubhouse Auditorium. Bring snacks & drinks. Info: MC Hemingway.

**Trivia** -Mondays 7pm-9pm in the Card room. Info: Colleen Eidson 760-529-9999

## 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.



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 Meditation Group: 10am 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	Ceramics: 1-3pm Coffee Klatch 10am Computer Rm: 10-12am & 1-3pm Lapidary Shop: 1-3pm Mah Jong: 12:30-4pm Pickleball: 9am & 2:30pm Poker: 6-8pm Share & Wear: 11-2pm Water Aerobics: 1-1:45pm Water Volleyball: 2pm Woodshop: 1-3pm	Art Room Open: 1-3pm Computer Rm: 10-12am & 1-3pm Friends of Bill W. 5:00pm Keep Fit Class: 8:30am (Auditorium) Lapidary Shop: 1-3pm POP (Party on the Plaza) 4-6pm Putting Practice 10am (Golf Course) Share & Wear: 11-2pm Water Aerobics: 8-9am Water Fitness 1-1:45pm Woodshop: 1-3pm  <b>Admin. Office Open to 6:30pm</b>

**Other Scheduled Events**

Sunday	Monday	Tuesday	Wednesday
<b>3</b>	2:00pm Safety Cte. <b>4</b>	9:30am Activities Cte. - Card Room <b>5</b> 1:30pm Bunco—Card Room	12Noon-Website Cte.-6 Computer Rm. <b>6</b>
2-4pm Scrabble <b>10</b>	<b>11</b>	9:30am Arch. Cte. - Card room <b>12</b> 10:00am OCA Book Club 12:30pm Grannies Bridge	10am Unit Advisors Cte. Mtg.—Aud. <b>13</b>
<b>17</b>	9:30am Finance Cte.—Cardroom <b>18</b>	9:30am Compliance Hearings—Card Rm. (Closed meeting) <b>19</b> 1:30pm Bunco—Card Room	9:30am FMARC Cte. Mtg.—Card Room <b>20</b>  6:30pm OSERT-Comp. Rm.
2-4pm Scrabble <b>24</b>	<b>25</b>	12:30pm Grannies Bridge <b>26</b>	8:30am Landscape Q&A <b>27</b> 9:30am Open BOD Mtg 1pm BOD Exec. Session 6pm OMUG



Every Thursday	Every Friday	Every Saturday
Billiards: 10:30am Ceramics: 1-3pm Coffee Hour: 9am (See below) Computer Rm: 10-12am & 1-3pm Discussion Gp: 11:00am Knitting: 10:30am Lapidary Shop: 1-3pm Line Dancing: 3:30-4:30pm Poker: 6:30pm Sequence: 1-4pm Share & Wear: 11-2pm Sing-Along 6pm 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
	1	2 10am-1pm Share & Wear SuperSale 
9am Coffee Hour- The Pizarros 7	8	9
9am Coffee Hour- Francesca Jule 14 6pm Landscape Cte. Mtg.-Auditorium	1pm OCA-TV Cte. 15	16
9am Coffee Hour- Lisa Campbell 21 1pm BOD Preparation Meeting—Office 6pm Garden Club—Aud.	22	23
9am Coffee Hour- Mike Chamberlin 28 —Plus a special bonus: A Share-N-Wear Fall Sale in the lobby.	29	30

## OCA Group Membership

### Activities Committee

**Meets:** 1<sup>st</sup> Tues. ea. Month,  
9:30am, Card Room

Chuck Kruse Chair  
Jackie Moran Vice Chair  
Ginny Romans Secretary  
Sheila Hale Treasurer  
Sheryl Keller Events Coordinator  
Linda Garcia Share & Wear Mgr.  
Maggie Coffin  
B Moller

**Charlie Wendt Board Liaison**  
**Joan Jeffery Board Exec. Cte.**

### Architectural Committee

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

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

**Charlie Wendt Board Liaison**  
**Mike Faulkner Board Exec. Cte.**

### Landscape Committee

**Meets:** 2<sup>nd</sup> Thurs. ea. Month,  
6pm, Clubhouse Auditorium

Ray Jacobs Chair  
Bruce Cowgill  
Larry Lepley  
Janice Hoople

**Joan Jeffery Board Liaison**  
**Charlie Wendt Board Exec. Cte.**

### OCA-TV Committee

**Meets:** 3<sup>rd</sup> Fri. ea. Month,  
1pm, Office Conf. Room

Sondra Johnson Chair  
Shirley Clinton  
Phil Feeny  
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  
Dennis Hanrahan 525-0643  
Jon Katz 714-496-3907  
Alice Nolan 214-0221

**Tom Trompeter Board Liaison**

### FMARC Committee

**Meets:** 3<sup>rd</sup> Wed. ea. Month,  
9:30am, Card Room

Steve Graves Chair  
Marge Collins  
Joseph Egan  
Steve Gillis  
Tain Soreboe

**Carol Finkas Board Exec. Cte.**

### Unit Advisors Committee

**Meets:** 2<sup>nd</sup> 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
	Suzanne Condren	434-8266
3 -	Tom Burke	529-9970
4 -	Jim & Bonnie Sanderson	
5 -	Kathleen Pursell	439-9282
6 -	Steve Lawler	419-7011
7 (1-34) -	Donna Wendt,	453-2223
7 (35-62) & 7A -	Jean Minsky	521-6253
8 -	Margarita Willis	433-2797
9 -	Joseph Hussey	757-4891
10 -	Ray Flanders	754-0020
11 -	Shari Flanders	754-0020
	Diane Tucker	
12 -	Kay & John Long	562-355-0253
14 -	Toby Roberts & Anita Romaine	

**Joan Jeffery Board Liaison**

### Website Committee

**Meets:** 1<sup>st</sup> Wed. ea. Month,  
12pm, Computer Room

Mary Haas Chair  
Anita Romaine Secretary  
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

## Activities Committee

Have you ever wondered how an activity gets started here at Oceana? A few months ago, Glen was wondering why we did not have any sing-a-long activity. After all, he knew how much we all enjoy singing familiar tunes and he had just the equipment we need. Glen wrote an e-mail to Kourtney in the office and she had him speak at the next monthly Activities Meeting. Glen explained what he wanted to do and a test of his equipment was setup. After a few technical issues were resolved, starting August 17 each Thursday evening at 6:00 PM we are having a sing-a-long activity in the auditorium. All this because Glen had an idea and followed through with an email to the office.

The Day trips continue in September. We are having a trip to the Bernardo winery on September 22. The bus leaves from the auditorium parking lot at 9:00 AM and returns at 2:00 PM. There will be wine tasting and shopping opportunities. The cost is \$25 and registration ends September 15.

You need to save several dates in October. On October 11 from 10am to 3pm it's a day trip to Liberty Station in San Diego. On October 15 we will see you at our Art Show for fun, refreshments, music and viewing art created by your fellow residents. On October 21 it's our Pet Parade. We will end the very busy month with you in costume at our annual Halloween Dinner Dance on October 28.

Let me add a few more words on the Pet Parade. It's a great way to spend a Saturday afternoon by showing off your best friend. We encourage you to dress your pet and yourself and go for either cutest costume, best owner/ pet combo or original costume. There will be a pet blessing and even free stuff.

If there is an activity you would like to see, just send us an email. You will be asked to explain it and support it. Don't forget our Party on the Plaza each Wednesday afternoon and our Kaffee Klatch every Tuesday morning.

**Charles Kruse, Chair**

## Landscape Committee

As we all drive around our community we can't help but notice that our green belts are looking dead. This is a result of our decision to temporarily reduce watering to get a reading on where our water is being consumed. The cost and availability of water are a growing problem. We are working to conserve water and at the same time to preserve our overall landscape.

You will be happy to know that we have now increased our watering days to three: Tuesday, Thursday, and Sunday. The duration has also been

increased. The days and duration of watering are very conservative. We monitor our water meters each morning after watering is complete, and at the same time assess the health of our landscaping. This will be an on-going process.

The committee also has curtailed all new plantings until the fall. Approved proposals will be put on hold waiting for the decision to resume planting.

A landscape binder is available in the library for homeowners to review landscape packets in detail. These packets contain all proposed landscaping actions that will be recommended to the Board.

Please use the green landscape service request form for any service needed for general landscape and irrigation. Please DO NOT discuss the issue with the workers or put out signs for the landscape crew requesting that they do (or not do) something. Those actions disrupt the workers' ability to complete their assigned tasks and could affect our overall maintenance plan. Your green landscape service request will not be ignored! It will be assessed and, if needed, given to the landscape contractor for immediate attention. Letters will be sent to notify a homeowner when a request is submitted and is in process for correction.

As always, in an emergency, such as a broken irrigation pipe, please call our 24-hour emergency line at 760-757-3937 to report the problem.

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**

## Sign Committee

As I write this on August 1, after some delay, the rest of the signs for Unit 8 as well as the house directional signs for Units 9 and 11 have been manufactured and are on site. Jamison hopes to put these up in about a week. The delay was caused in part by yours truly. The last step before actually producing the signs involves the Sign Company producing sign art. This tells you what the signs will actually look like. When I checked the sign art by walking Units 9 and 11, I was not pleased with the approach I had taken. I had to cancel the original order and start all over. This caused some delay - but better correct and a little later than early and wrong.

After Units 9, 11 and the remainder of 8 is done, it will be Units 3 and 5. The board has approved moving to Units 3 and 5.

**Charles Kruse, Chair**

**Committee Reports Continued . . .**

... Continued Committee Reports

**Facilities Maintenance And Reserve Component Committee (FMARCC)**

**The Water Habit**

According to tree ring data, the State of California has endured droughts of sixty years when little rain fell and trees struggled to survive. The atmospheric river that brought us heavy rain over the winter will occur again, but it cannot be relied on as a water resource. Further, even with extraordinary snow pack, the high average temperatures cause meltwater floods that send it back to the ocean before we can use much of it.

Our normal habit should be to regard water as precious, and to use it conservatively. Here in Oceana, it is difficult to understand if we are being wasteful or frugal in our personal water use because each person gets little feedback. We pay dues and the dues cover the expense of water. Each unit has a master meter that covers every dwelling and all irrigation in that unit. We do not even see water cost as a line item on our monthly billing statement. It is very vague where the water we pay for goes.

In August FMARCC discussed what to do about water. It was stated that people are cooperative and will be more careful with water if asked, and if periodically reminded of the amount they use. There are a number of water saving tips available on line, such as replacing toilet flapper valves that leak, or gaskets in dripping faucets, or saving cold shower water in a bucket while waiting for the hot to arrive from the tank, or turn water off while brushing teeth, or making sure the pressure reducing valve is delivering appropriate 55 psi to the house rather than damaging 100 psi line pressure. Unfortunately people who do those things have no idea how much they are helping, and people that are wasteful have no idea how much they burden others.

We are considering the installation of water meters on each dwelling. A water meter makes each owner responsible for the water use in the home. In municipalities and associations that have gone from a master meter, like our, to individual meters on homes usually see a 30% reduction in domestic water use. This reduction occurs because people have monthly feedback as to water use, and the burden of cost goes up if they are wasteful. The Association would continue to pick up the cost of water used in the common areas. With knowledge of domestic use, the Association can target units where the irrigation system is functioning wastefully. The current analysis seems to indicate that the cost of a system will pay for itself in four to six years.

**Stephen Graves, Chair**

**Oceanside Mac User Group(OMUG)**

Do you have an iPad? We have a special program just for you. "iPad, can't live without it, can't live with it!" Bring your iPad to the September Meeting on Wednesday, September 27, in the club house at 6:30 PM.. Don't have an iPad, come anyway and see why you need one. You don't have to be a member to come, just come as my special guest. Info: Carol Finkas at carolfinkas@mac.com

**Carol Finkas**

**Art Guild**

It's almost time for the art show again—time to finish that masterpiece and get it framed for the show. We are still painting every Monday and Wednesday Afternoon and would love to have you join us. We will no longer be open on Tuesday night due to lack of attendance. If your schedule changes and you wish to work in the evening, just give me a call. Questions-contact David Finkas at 760 586 8484.

**David Finkas**

**Share & Wear**

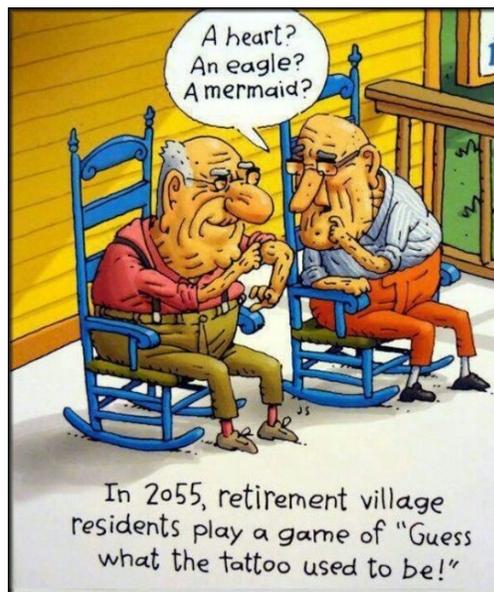
Christmas in July was a great success! Many thanks to Jackie and Zoe and our volunteers who put everything together. Another Holiday sale will take place in September. The announcement will be made at the coffee hour, so listen for the date.

SAVE THE DATE: Sat Nov 4, 2017 for our Big Holiday Sale / Super Saturday Sale Combined! We will be displaying Holiday items in the Auditorium as well as in the Boutique and Annex. We will have our usual 1/2 off items.

Hope to see you there.

p.s., We are still in need of an electrical tester in the Annex.

**Linda Garcia**



# Notices & Reminders



**HELP WANTED!**  
**HELP WANTED!**  
**HELP WANTED!**

## HELP WANTED!

**You can do it! Volunteer!**

- Help the Safety Committee patrol our community and keep us safe.
- Get behind the screen on OCA-TV. No experience necessary—they will train you.
- Be a Unit Advisor. Good advice is always needed. Yes—**You Can Do It!**

Contact the OCA Administrative Office.



## Summer is Here...



and hopefully all of us will be spending time in the pool area. Feel free to arrange pool furniture to suit your party's needs. **BUT**, please remember to return the furniture to the original position before you exit the pool area.

Also, guests are welcome only from 11am - 1pm and 5:30-6:30pm and must always be accompanied by their OCA resident host. These restrictions apply to both pools and the spa.

**Thanks**  
**Your Pool Beautification & Sign Committee.**

## Parking

Please remember that red lines indicate that no parking is allowed. The positioning of those lines is determined by the Oceanside Fire Department to ensure they have access in case of an emergency. Those lines are there for your safety. The Maintenance Department is in the process of restriping each unit.

## A Landscape Reminder:

Our OCA Rules & Regs limit potted plants around any resident's home to 10 in number. Any more than that will result in a compliance letter and eventually a fine if you do not remove them.

## Tie a Yellow Ribbon...

What do you do if you see a yellow ribbon on a dog's leash?

Anyone who has ever had a sick, unsocial or elderly dog is going to love The Yellow Dog Project, a global movement for parents of dogs that need space. The concept is simple. If you see a dog with a yellow ribbon or other yellow item tied to its leash, that signifies a dog that needs space. Do not try to pet the dog or bring your own dog over for a greeting.



Now, here's an idea that's long overdue!

## 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

*Notices & Reminders Continued . . .*

. . . *Continued Notices & Reminders*

**Tips For Conserving Water**

- Turn off the tap while brushing your teeth. Water comes out of the average faucet at 2.5 gallons per minute. Don't let all that water go down the drain! Turn off the faucet after you wet your brush, and leave it off until it's time to rinse.
- Turn off the tap while washing your hands. Must the water run while you're scrubbing your hands? Save a few gallons of water and turn the faucet off after you wet your hands until you need to rinse.
- Cut your showers short. Older shower heads can use as much as 5 gallons of water per minute. Speed things up in the shower for some serious water savings.
- Do a Navy shower. Wet yourself down, but turn the water off while you soap up. Then turn the water back on to rinse. Just be careful of the water temperature.
- Shower Bucket. Instead of letting the water pour down the drain, put a bucket under the faucet while you wait for your shower water to heat up. You can use the water for flushing the toilet or watering your plants.
- If it's yellow, let it mellow. This tip might not be for everyone, but the toilet is one of the most water-intensive fixtures in the house. Do you need to flush every time?
- Fix your leaks. Whether you go DIY or hire a plumber, fixing leaky faucets can mean big water savings.
- Re-use your pasta cooking water. Don't dump that water down the drain. Drain your unsalted pasta water into a large pot. Once it cools, you can use it to flush your toilet or water your plants. Just make sure you wait, because if you dump that boiling water on your plants, you might harm them. Remember—no salt on the plants!
- Go to the car wash. If you feel compelled to wash your car, take it to a car wash that recycles the water.
- Choose efficient fixtures. Aerating your faucets, investing in a low-flow toilet, choosing efficient shower heads, and opting for a Water Sense rated dishwasher and washing machine can add up to big water savings.

**Careful Where You Aim that Hose, Pardner!**

We really are serious about conserving water. That means cutting back on how much we use, both in our homes and on the landscape.

Unfortunately, that will result in some brown lawns. No, it isn't pretty, and, hopefully, the Landscape Committee will come up with some viable solutions. But, turning your hose on common property to keep it green does not help. It only wastes water we simply cannot afford to lose. So, grin and bear it! Brown lawns are here to stay!

Besides, you may confuse the landscapers. Your still-green lawn may cause them to think that the cutbacks are actually OK.

**A New Transport Program**

There is a new transport program for Seniors. It's in some ways better than Yellow Cab. They tend to pick you up sooner.

Call Go Go Grandparent at 1-855-464-6872 for details.

Bette Freeman

**A New Mail Slot**

A new mail slot has been installed on the front/west side of the Business Office for mail, payments, work orders, etc. The former slot on the north side of the building has been removed.

Karen Walter

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

*We express our deepest sympathies and condolences for the families of:*  
 Marilyn Brown, 3902-2 VCN,  
 Nicole Chandler, 3630-1 VCS,  
 and  
 Graham Chapman, former resident at 3621 VCS.

# Oceanside Community Association

## Board of Directors General Session Minutes June 28, 2017

### NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on June 28, 2017 at 9:30 am at the Association Clubhouse Auditorium, 550 Vista Bella, Oceanside, CA 92057.

### CALL TO ORDER

Board President, Tom Trompeter called the meeting to order 9:30 am

Vice President Joan Jeffery, announced and led the Pledge of Allegiance.

Secretary Charlie Wendt, read the video disclaimer and conducted a roll call.

### ATTENDANCE:

Present: Tom Trompeter, President  
Joan Jeffery, Vice President  
Lynn Port, Treasurer  
Charlie Wendt, Secretary  
Mike Faulkner, Director  
Sherry Jarrett, Director  
Carol Finkas, Director

Absent: None

Management:  
Patricia Orlando, CCAM, General Manager  
Jamison Maurer, Maintenance Supervisor

### AGENDA APPROVAL

The Board reviewed the General Session Meeting Agenda for approval as submitted. Upon a motion made and seconded:

**Resolved:** To approve the General Session Agenda of June 28, 2017, as submitted. **Approved:** Unanimous.

### APPROVAL OF GENERAL SESSION MINUTES

A. General Session Minutes of May 31, 2017  
The General Session Minutes from the May 31, 2017, were presented for approval. Upon motion and seconded:

**Resolved:** To accept said minutes as presented.

**Approved:** Unanimous

B. General Session Minutes of September 28, 2016  
The General Session Minutes from the September 28, 2016, were presented for approval. Upon motion and seconded:

**Resolved:** To accept said minutes as presented.

**Approved:** Unanimous

### GREEN CLOVER GOLF EMERALD ISLE GOLF CLUB UPDATE

A representative from the Emerald Isle Golf Course was on hand in order to update homeowners on the various upcoming activities. It was noted that there are junior summer camps underway throughout the

summer months, additional camp sessions can be added if there is enough additional interest. Other activities include the Friday music nights and the weekly golf clinics. Neighboring homeowner communities are becoming involved in golf course events.

**Resolved:** To acknowledge the Emerald Isle Golf Club update with no action necessary.

### OCEANA GOLF CLUB, INC.

#### QUARTERLY UPDATE

During the General Session Meeting on May 31, 2017, the Board of Directors approved a motion Requesting that Oceana Golf Club, Inc. provide the Board, a quarterly update to include the income statement and balance sheet. Additionally, a representative of the Golf Club has been asked to give the homeowners a status report as to its operations on a quarterly basis.

Oceana Golf Club, Inc. Board President, Craig Libby, provided a brief recap which included a year-to-date financial recap of OCG. The current assets consist of \$45,237.04 which is held in a money market and checking account. Craig Libby reassured homeowners that the golf course was not being sold. Craig also pointed out that the youth aspect of the golf course business was a very positive addition.

**Recommendation-FYI:** To acknowledge the Oceana Golf Club, Inc. update, as presented, with no action necessary.

### HOMEOWNER FORUM

For members attending the meeting to address business of the Association with the Board during this time. A three-minute time limit is permitted. Issues presented at this time will be taken under consideration and with Board agreement and direction placed as a future agenda topic.

**#07/#04-** This homeowner wanted management to be aware that the custodial efforts at the pool shower area needed more attention and focus. It is the members opinion that the showers are not being cleaned well enough with the mats being left outside.

### PRESIDENT'S REPORT

President Tom Trompeter reported that preliminary work has begun on the 2018 budget. In the month of August budget meetings are scheduled to begin. A budget working group will include the Finance Committee, members of FMARC and Management. Once a final draft has been agreed upon, the Finance Committee will review making their comments and recommendations and will then forward to the Board. The Board will have an open meeting in order to provide their comments and final approval.

President Trompeter next reported on the water usage which was down for May as compared the April billing noting the total charges were \$89,000.00. There was an irrigation / water audit which was recently completed by Water Smart, this was a free audit offered by the city. President Trompeter reported that the Landscape Committee, Landscape Vendor and Management will be reviewing the report and will implement their recommendations where appropriate. Additionally, the maintenance staff is taking daily meter readings so that we can collect and

analyze data. Preliminary usage, with the irrigation being completed twice a week, indicated that the domestic water usage is 2/3 with the irrigation being 1/3 of the total usage.

The community recently held a town hall meeting in order to discuss the preliminary Master Landscape Plan. President Trompeter reported that we will continue to work closely with Green Leaf in order to ensure that the community is getting the most out of our monthly contract for maintenance and irrigation. The goal is to implement the Master Plan in January 2018. Lastly, President Trompeter reminded members that volunteers are always needed. The community currently has a need for additional Unit Advisor and volunteers for the Safety Committee.

**Resolved:** To accept the President's report as presented with no action necessary.

### SECRETARY'S REPORT

Secretary Charlie Wendt gave a brief overview of the May 31, 2017 Executive Session. Secretary Wendt reported that the Board approved delinquency and collection matters which included the approval of Intent to Lien notices. Other topics included reviewing the litigation report, reviewing personnel matters and discussing the current open staff positions.

There was a resolution passed to allow for a \$15,000.00 spending limit to be managed by the President and General Manager in order to more effectively manage the business and expedite necessary community repairs.

**Resolved-FYI:** To accept the Secretary's Executive Session Summary as presented with no action necessary.

### TREASURER'S REPORT

Treasurer Lynn Port provided the report.

#### A. Financial Report-May 2017

Treasurer Lynn Port reported on the May 2017 financials providing additional information on the Income & Expenses Statement. Treasurer Port mentioned that the 2016 documents were submitted to the auditor for review.

#### B. Delinquency & Collections Status Report

Treasurer Port reported on the delinquencies as listed on the aging report which was included with the monthly packet. He noted that just under 5% of the total accounts are delinquent and the Association is improving on efforts to collect.

**Resolved:** To accept the Treasurer's Reports as presented with no action necessary.

### EXECUTIVE SUB-COMMITTEE REPORTS

A. Activities Executive Sub-Committee: Secretary Charlie Wendt informed members that minutes were submitted noting approvals and actions taken by the by the Executive Sub-Committee for the Activities meeting which was held on June 6, 2017.

**Resolved:** To acknowledge and accept as presented the minutes of the Activities Executive Sub-Committee.

B. Architecture Executive Sub-Committee: Director Sherry Jarrett informed members that minutes were submitted noting approvals and actions taken by the by the Architectural Executive Sub-

Committee for the meeting which was held on June 13, 2017.

**Resolved:** To acknowledge and accept as submitted the Architectural Executive Sub-Committee minutes and approved motions.

C. Landscape Executive Sub-Committee: Vice President Joan Jeffery informed members that minutes were submitted noting approvals and actions taken by the by the Landscape Executive Sub-Committee for the meeting which was held on June 8, 2017.

**Resolved:** To acknowledge and accept as submitted the Landscape Executive Sub-Committee minutes and approved motions.

D. FMARC Executive Sub-Committee: The Executive Sub-Committee submitted minutes and approvals of the June 21, 2017, FMARC meeting. The Committee noted their approval of Bob Wakeham as a new member of FMARC. Additionally, the Committee forwarded to the Board of Directors, a proposed policy regarding additional community walkways and paver policy.

**Resolved:** To acknowledge and accept as submitted the FMARC Executive Sub-Committee minutes and approved motions. To acknowledge and take under consideration for further review the walkway paving policy as presented by FMARC.

E. Compliance Committee - Summary and Activity: The Compliance Sub-Committee meets on the third Tuesday of each month in order to review, hear and take action on homeowner's compliance issues. Sub-Committee Chair, Joan Jeffery reported that there were 26 compliance request forms submitted by members of the community during the month of May. Letters and notices that were mailed during May include: 14 courtesy letters, 8 violation letters and 4 Notice of Hearing letters. 13 members complied with courtesy or first notice requests.

**Resolved:** To acknowledge the May Compliance Executive Sub-Committee report with no further action needed.

F. Other Committee Business:

- Unit Advisors-The Unit Advisors Committee at their June 14, 2017 meeting recommended Susan Conran as a Unit Advisor for Unit 2. Upon a motion and Seconded:

- OCATV-The committee met on June 21, 2017, and approved their proposed 2018 budget recommendations in the amount of \$2,649.00 which were forwarded to the Budget Committee for review and consideration.

**Resolved:** To accept the committee member approvals and resignations as presented. To acknowledge the OCATV Budget recommendations. **Approved:** Unanimously.

### GENERAL MANAGER REPORT:

General Manager, Patricia Orlando's report included Administrative updates. The administrative staff continues to assist in the day-to-day follow-up of homeowner concerns and requests. The goal is to continue to provide prompt responses to all homeowner questions or concerns. There was a total of approximately 300 service requests for maintenance, landscape and

compliance issues that came into the business office during the month of May.

The General Manager further reported that the accounting team continues to work towards improved collections and ongoing monitoring of delinquent accounts.

Additionally, as reported by General Manager Patricia Orlando, during the month of May, the maintenance team completed their three-day Perma-Liner training and certification. The maintenance team will be scheduling the relining of 2-3 drains each week. The paint project continues to progress smoothly with the new paint vendor Dynamix. The Porter position has been filled with a new part-time employee, Christian Osuna. Christian is currently in training learning the various tasks, procedures and event set-ups. The Maintenance Supervisor and Management continue to interview for a maintenance tech position and will be conducting additional interviews this next week. It is anticipated that this position will be filled by the first part of July.

**Resolved:** To accept the General Manager's report as presented; for information only, no action necessary.

### UNFINISHED BUSINESS

#### A. Paint Project-Status Report

##### 1. Unit 9 Update

Director Mike Faulkner provided an update on the progress of the Unit 9 paint project. Director Faulkner reported that Dynamix Painting is on schedule with the painting of Unit #9 homes. It is anticipated that the project will be completed by the start of September.

**Resolved:** To acknowledge the Unit #9 paint project report with no action necessary.

##### 2. Unit 4 Update

During the General Session Meeting on May 31, 2017, the Board of Directors approved a paint color selection palette for the Unit 4 paint project. The Unit 4 paint palette was created by the Paint Color Sub-Committee after a series of meetings were held to determine the color options and the color palette which was then approved by FMARC and the Architecture Committee prior to the approval by the Board of Directors. Management is working with the general contractor, Chase Construction, in order to obtain the scope of work for the necessary wood and trim repairs. The Paint Color Sub-Committee has begun to work with Unit 4 owners on their choice of color. It is anticipated that the Unit 4 paint project will begin in September. President Trompeter reminded members that the homes in Unit 4 have more wood than other units, noting that the siding on the Unit 4 homes are wood.

**Resolved:** To acknowledge the Unit #4 update with no action necessary, for information only.

#### B. Slope Repair Update

As was reported at the May meeting, the approved contractor, Ground Control, declined the contract for the Unit slope repair project. Management recently met with Project Manager, Massood Gaskari, to discuss the status of the project and to secure two additional proposals. Groundforce has submitted their revised proposal in the amount of \$80,574.00 and anticipates that they

could start this project by mid-July. Azar Builders have submitted a proposal in the amount of \$78,000.00. Massood continues to work on obtaining a third proposal.

**Resolved:** To acknowledge this update was provided for information only, no action is necessary. To further note that this project will be funded from the reserve account.

#### C. Water Usage Report and Discussion

The Association received a utility bill in excess of \$100,000.00 for the month of May. The utility bill is primarily for water usage but also includes the monthly waste/trash service charges. President Tom Trompeter provided an update to homeowners noting that Management and the Landscape Committee immediately took action and have since reduced the irrigation to two days per week - Tuesday and Thursday. (Beginning in July the watering will be adjusted to three days per week). Management, Board Members and Landscape Committee member Bruce Cowgill, have been monitoring water usage on various meters in order to make a comparison study of how much water is used on irrigation and non-irrigation days. Director Mike Faulkner is working with the city to gather more information, Bruce Cowgill (a homeowner volunteer) is compiling an analysis of daily water meters. The community was recently evaluated by participating a WaterSmart Checkup Program. The Board will be working with the landscape vendor in order to implement some recommendations. Director Sherry Jarrett and Mike Faulkner asked homeowners to find ways to manage and save water within their homes. Vice-President Joan Jeffery reminded homeowners not to do their own hose watering.

**Resolved:** To acknowledge this update was provided for information only, no action is necessary.

### NEW BUSINESS

#### A. Preferred Vendor - Pacific Plastering

In recent months, multiple proposals have been obtained from three different plaster vendors, Hughn Plastering, Pacific Plastering and Gary Castro Plastering. Pacific Plastering has provided the most competitive pricing and has been the most knowledgeable and responsive. For smaller projects, most often, it is difficult to obtain multiple proposals. Designating a preferred vendor will provide efficiency and expedite the completion of projects. President Tom Trompeter and Secretary Charlie Wendt provided additional comments as to the reasoning behind the preferred vendor. Upon a motion and seconded:

**Resolved:** To approve Pacific Plastering as the preferred vendor. **Approved:** Unanimously.

#### B. Shower Repairs - Update and Proposal Review

General Manager Patricia Orlando updated members on the progress of this project. Maintenance Supervisor Jamison Maurer, has been obtaining multiple bids for the repairs needed in the women's locker room. Jamison has been advised that ADA requirements may be necessary in order for city approval and permits. ProCASP Accessibility has been retained at a cost of \$975.00 and they

will provide an inspection and recommendations as outlined in their proposal.

**Resolved:** To note no action is necessary, the update is for information only.

- C. **Landscape Proposal – Slope Clearing/Fire Break**  
Multiple homeowners have noted the overgrowth on the slope behind the homes in Unit 14, adjacent to the maintenance shed, dog run, etc. Owners have requested fire break clearing in order to prevent a potential fire hazard. The slope was semi-cleared approximately 3 years ago at a cost of \$6,000. The Landscape Vendor has provided a proposal in the amount of \$10,000.00 to remove the dead brush and extensive undergrowth on the slope. Upon a motion and seconded:

**Resolved:** To approve the slope clearing proposal in the amount of \$10,000.00. To acknowledge that this proposed work will be scheduled ASAP due to the increased risk as the fire season peaks.

**Approved:** Unanimous.

- D. **Oversized Vehicle – Request to the City**  
The Maintenance Team has been consistently reporting oversized vehicles and motor homes that regularly park on Vista Campana. A City Representative, Brian Forward, has indicated that the Association and Board of Directors may want to consider petitioning city officials to ask for a special restriction for Vista Campana that prevents oversized vehicles from parking. Director Carol Finkas volunteered to lead the efforts on petitioning city official in order to obtain further restrictions for RV and oversized vehicle parking on our streets. Upon a motion made and seconded:  
**Resolved:** To approve submitting a petition to the City of Oceanside to request that oversized vehicles and motorhomes no longer be allowed to park on Vista Campana. **Approved:** Five in favor and two members opposed. Secretary Charlie Wendt and Director Sherry Jarrett were opposed to this motion.

- E. **Insurance Settlement Offer**  
In May of 2016 tenant, Arthur Brown, was involved in a vehicle accident which caused damage to the community property in the amount of \$20,783.00. This was reported to the Associations Insurance provider; a claim was not opened because the cost of damages was below the deductible of \$25,000.00. The tenant, who has since moved, had a minimal policy with a basic \$5,000 liability limit. AAA, Mr. Browns insurance provider, has pro-rated the settlement offer and is offering the community \$2,639.76. Upon a motion and seconded:  
**Resolved-BAR:** To approve AAA's offer to settle the Arthur Brown matter in the amount of \$2,639.76. **Approved:** Unanimously.

**HOMEOWNER COMMENTS**

For members attending the meeting to address business of the Association with the Board during this time. A three-minute time limit is permitted. Issues presented at this time will be taken under consideration and, with Board agreement and direction, placed as a future agenda topic.

- **#1/#40-**This member asked for clarification on

what will happen to the money in the account associated with Golf Club, Inc. The member also commented on the 2016 financial audit and disclosure which needs to be completed and provided to homeowners. This member asked if the Board had considered potential leaks as the source of the increased water bill.

- **#7/#9-**Homeowner was concerned with water usage and asked if the Association fines homeowners who waste water. This member wanted insight on how the Association is able to deal with those owners who are wasting water. This member also recommended including a water savings reminder in the Hilltop Highlights.
- **#7/#18-**Member wanted to know if the painting schedule can be shown on OCA-TV.

**ADJOURNMENT TO EXECUTIVE SESSION**

President, Tom Trompeter, adjourned the General Session Meeting at 10:52 am. The next General Session is scheduled for Wednesday, July 26, 2017 at 9:30 am in the Auditorium.

Respectfully Submitted,

Charles D. Wendt, Secretary



**KEEP INFORMED**

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

**OCEANA**

[OCEANASENIORS.ORG](http://OCEANASENIORS.ORG)

**EMERALD ISLE GOLF COURSE**

[www.EmeraldIsleGC.com](http://www.EmeraldIsleGC.com)

**CITY OF OCEANSIDE**

[WWW.CI.OCEANSIDE.CA.US](http://WWW.CI.OCEANSIDE.CA.US)

**SAN DIEGO COUNTY**

[WWW.SANDIEGOCOUNTY.GOV](http://WWW.SANDIEGOCOUNTY.GOV)