

HILLTOP HIGHLIGHTS

*Happy
Holidays*

Inside:

A Holiday Shopping Spree

At Westfield utc

Farewell to a Majestic Tree

In Notices & Reminders





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

DECEMBER



This newsletter is written and published by OCA residents for OCA residents. Production of this newsletter is made possible by the advertisements and flyers contained within it. The Oceanside Community Association does not assume responsibility for offerings made by advertisers or for inaccuracies or omissions in the copies provided by them to the publisher. The Association does not endorse the advertisers found within this publication.

Table of Contents

A Message from the BOD 3

A Message from the General Manager . . . 4

OCATV Guide 5

Coffee Hour 5

Did You Know? 6

Upcoming Events:

 Save the Dates 6

 Periodic Events 7

 December Events. 7

Notices & Reminders 8

Things To Do at OCA 9

Calendar. 10-11

OCA Committee Members 12

Committee Reports

 Art Show 13

 Share & Wear. 13

 Activities. 13

 Garden Club 14

 FMARCC 14

 Landscape 14

 OMUG. 15

 Website 15

 Art Group 15

Emerald Isle Golf Course 16

BOD Meeting Minutes, 9/27/2017 . . . 17



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

Maintenance Admin. Asst.

Hoang Dinh
hdinh@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 1st Friday of every month. Please email to: kwalter@ocaoffice.org.
- 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 Mon. through Fri.
- 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 24 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.

2017-2018 Board of Directors

Interim President

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

Vice President

Currently Vacant

Secretary

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

Treasurer

Currently Vacant

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

Director

Tom Trompeter
972-998-7064
ttrompeter@hotmail.com

KEEP INFORMED

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

OCEANA

OCEANASENIORS.ORG

CITY OF OCEANSIDE

WWW.CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

WWW.SANDIEGOCOUNTY.GOV

A Message from the Board of Directors

At last the budget has been approved and in place for 2018. By now it should have been mailed to all owners along with the reserve report so you all can see where your money is going. There were some very hard decisions to make and none of us like to hear of increases in our assessments; however, if the management team and the board of directors are to maintain our property in good order; that is what it will take.

Some of our repair bids came in at much higher than projections because there was more damage than could be seen at first inspection. Some actually will cost more than double the amount first predicted. So with that situation before us, we decided a bigger increase was the only answer to properly maintaining our property. No one wants to see us face a special assessment to cover costs. We believe most of you would rather pay more monthly than dig deep for a much larger assessment.

The value of our property depends on a delicate balance of proper property maintenance and upkeep, good management of funds, and healthy reserve funding percentages. The increase in assessments is constructed to achieve all three. We will be looking for solid economies and ways to cut expenses without sacrificing quality of

service. Continuing contracts, all other aspects of expenditures, and the way we conduct business will be evaluated and changes will be made as opportunities for savings exist.

Also as we go through the remainder of this year and on to 2018, the expenses that are incurred will be balanced back to the budget.

We would love to keep assessments at the level they were ten years ago, but alas that is not the world we live in.

We appreciate and thank all of our committees and volunteers that work so hard to make this the great community it is. And as always, the need for volunteers is ever-present so if you can spare the time and energy, we really really need you.



Joan Jeffery

©TheHolidaySpot.com

Please Note:

CHRISTMAS IS CANCELLED

Apparently, YOU told SANTA that you have been GOOD this year



He Died Laughing

We express our deepest sympathies and condolences for the family and friends of Dorothy (Dot) Jennings, Unit 8 (3621 Vista Campana S), #84.

We also express our deepest sympathies and condolences for the family and friends of Greg Phelps, Unit 8, #24. Greg's wife, Keiko, is blind and has been helped over the last few weeks by many Oceana residents. They include:

- Jan & Lonnie Burrows, Unit 14, #36
- Sharon Hall, Unit 8, #17,
- Marcia Kawahara, Unit 8, #16, and
- Jim Sanderson, Unit 4.

It is heart-warming to know that we live in a community where so many will step up to help in a time of need.

A Message from the General Manager

Both the Administrative Staff and the Maintenance Staff continue to train on our new property management software. We are pleased with everyone's progress and we have actually noted improved productivity by our maintenance team since using the on-line work order assignment feature of this new program.

The Administrative Staff and community volunteers have supported and assisted in the budget mailing and annual disclosure mailing. Thanks to the staff and volunteers.

As a reminder to all members of the community, this is the time of year in which you will find an increased volume of phone and internet scams, please beware and be extra cautious.

It has been reported by members of the community that in recent weeks phone scams have included fake calls regarding the recent mailing of new Medicare cards, scam calls posing as an IRS representative and a recent rash of fake calls from Microsoft. Don't fall for unsolicited offers, do not provide personal information over the phone, do not react out of fear, always give yourself time to check out a caller, if they are legitimate you will be able to verify that with proper research.

From the entire OCA staff, Best Wishes for a Happy Holiday Season. We look forward to working together in the New Year.

Patricia Orlando



Frozen to Death



Two men waiting at the pearly gates strike up a conversation. "How'd you die?" the first man asked the second.

"I froze to death," said the second.

"That's awful, how does it feel to freeze to death?" said the first.

"It's very uncomfortable at first, you get the shakes, and you get pains in all your fingers and toes. But eventually, it's a very calm way to go. You get numb and you kind of drift off, as if you're sleeping."

"How did you die?" asked the second.

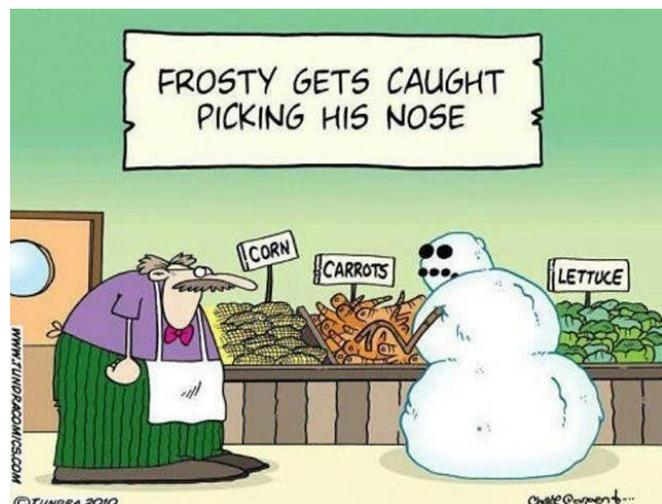
"I had a heart attack", said the first guy.

"You see, I knew my wife was cheating on me, so one day I showed up at home unexpectedly. I ran up to the bedroom, and found her alone, knitting. I ran down to the basement, but no one was hiding there. I ran up to the second floor, but no one was hiding there either. I ran as fast as I could to the attic, and just as I got there, I had a massive heart attack and died."

The second man shook his head. "That's so ironic" he said.

"What do you mean?" asked the first man.

"If you had only stopped to look in the freezer, we'd both still be alive."





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
11/27 - 12/03	2 & 7 pm	Evolution in 10 Minutes
12/04 - 12/10	2 & 7 pm	Nov. BOD Meeting
12/11 - 12/17	2 & 7 pm	Nov. Town Hall Meeting
12/18 - 12/24	2 & 7 pm	Nov. BOD Meeting
12/25 - 12/31	2 & 7 pm	Nov. BOD Meeting

(We apologize for the repetitive programming. Because Andy & Sondra Johnson are moving, OCA-TV doesn't quite have their act together at present. Volunteers are needed!)

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 Shirley Clinton 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



- Dec. 7 Toe Tappers
- Dec. 14 Children from Head Start—
Performance and Meet Santa
- Dec. 21 Choraleers
- Dec. 28 Trivia

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!

Did You Know?

In Latin, December means 'tenth month'. In fact, the last four months of our calendar, in Latin, mean 'seventh-', 'eighth-', 'ninth-', and 'tenth-month.' So, how did they get pushed into their current 9th–12th positions? Here is a brief synopsis of what appears to have happened.

The original Roman year had 10 months:

- Martius "March", ("for Mars")
- Aprilis "April", ("for Aphrodite")
- Maius "May", ("for Maia")
- Junius "June", ("for Juno")
- Quintilis—Quintilis means "5th",
- Sextilis—Sextilis means "6th",
- September "September",
- October "October",
- November "November",
- December "December",
- and an unnamed period in the dead of winter.

Numa Pompilius, the second king of Rome circa 700bce, added the months Januarius "for Janus" and Februarius "for Februa" - a purification ritual. He also moved the beginning of the year from Martius to Januarius and changed the number of days in several months to be odd, a lucky number. After Februarius there was occasionally an extra month of Intercalaris, "intercalendar," to bring the calendar back into line with the seasons. This is the origin of the leap-year day being in February. The other month names remained the same.

In 46 BC, Julius Caesar reformed the Roman calendar (hence the Julian calendar) changing the number of days in many months and removing Intercalaris. He also renamed "Quintilis" to "Julius" (our current July). Augustus Caesar (ruled 27bce to 14ce) refined the Julian calendar, fixing the year at 365.25 days. He also changed "Sextilis" to "Augustus" (August).

The Julian calendar lasted until 1582ce when Pope Gregory XIII introduced a further refinement which reduced the year to 365.2425 days, bringing it back into sync with the annual solstices. The total change was just .002% .

Save the Dates

2nd Wednesdays:

Winter Chill Happy Hour

January 10, February 14 & March 14,
4–6pm in the Clubhouse Auditorium,
BYOB and a snack to share.

Sunday, February 4:

A **SUPER-BOWL** Party

In the Clubhouse Auditorium,
Time: TBA
Bring your own beverage and
tailgate food

Friday, February 23:

WILD, WILD WEST IN THE OCEANA SALOON

5–8:30pm in the Clubhouse
Auditorium,
Put on your western duds
... Jeans, fringed skirts,
Stetson hats, boots
Enjoy a Prime Rib dinner.



Registration: Feb 1–Feb 16

Saturday, March 17:



St. Patrick's Day Dinner

6–9pm in the Clubhouse
Auditorium

More Info to be Announced

Periodic Events

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.

Specials at Coffee Hour

Thursday, December 14 at 9am

Children from Head Start



Enjoy the children's holiday performance and their visit with Santa.



December's Events

Sunday, December 10

A Day Trip:



At the Star Theatre

402N. Coast Hwy.
Oceanside

Showtime: 2pm
Meet at Star Theatre: 1:45pm
Parking: Civic Center Parking Garage or on nearby streets

Sorry, registration for this event is closed.

Wednesday, December 13

A Day Trip:

Holiday Shopping Spree



Enjoy a festive day at University Town Center (UTC). Shop for holiday gifts, check out the ice skating rink, sip a glass of wine, and eat a delicious lunch in your choice of restaurants amidst the sparkle of holiday decorations.

Wed, Dec. 13
10am-3pm
(meet in parking lot at 9:45am)
Lunch on your own

Registration:
Nov. 13 - Dec. 6
(in the OCA office)
Bus Fee: \$25.00



Notices & Reminders



HELP WANTED!

OCA-TV Committee is in need of some helping hands.

Two of OCA-TV's four committee members, Sondra and Andy Johnson, are moving out of Oceana and have resigned from the committee. That leaves a huge gap in the committee's ability to select, prepare and deliver suitable programming to Oceana.

HELP!!!

Prior experience is not necessary. The committee will train you. If you have any interest in participating on the OCA-TV Committee, please contact Shirley Clinton or the OCA Office.

You can do it! Volunteer!

Scoop the Poop! . . .

Contrary to popular belief, pet waste is not a good fertilizer. Pet owners who do not pick up after their animals are allowing harmful bacteria to enter the environment. Many animals, even our pets, carry diseases that are spread by feces and can contaminate waterbodies used by aquatic life and humans. Pet waste also encourages the development of flies (disease carriers) and can produce a noxious aroma, especially in hot weather.

What can we do to help control the problem? Carry a bag with you when walking the dog so you can pick up your pet's waste and toss it into the trash. Also, make sure your pet is vaccinated regularly. This will help prevent the spread of diseases.



What does the law say about pet waste? In Oceanside, it is illegal to leave your pet waste lying on the ground—you must pick up after your pet.

. . . It's the Law!

Farewell to a Majestic Tree.

The majestic Ficus tree located at the corner of Vista Campana South and the RV parking lot must be removed. Invasive roots have caused extensive structural damage to the adjacent house.

The Landscape committee met with both our landscape and tree-trimming vendors in hopes the tree could be saved. We sought information on cutting the roots back and building a root barrier. We were advised that a barrier could help in the short term but expensive root removal would be required each year. Be-



cause the tree has such invasive roots, both vendors agreed that the tree could not be saved.

With this information, the decision was made to remove the tree. This majestic tree will be missed. It's removal was a very difficult decision. At this time there has been no discussion on a replacement. Please rest assured that a replacement will not have invasive roots.

Farewell, majestic Ficus tree, you will be missed.

Things To Do at OCA

Art Studio -Mon.& Wed., 1-3pm; Watercolor instruction, Wed. 1-3pm. Info: David Finkas at (760) 586-8484.

Bridge

Oceana 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: Dona White (760) 533-2484.

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

Chair Meditation - Monday at 10am in the Billiards room. For info: call 'Hania' (Hanna Barbara, MA) at 760-944-8417 ..

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.

Friends of Lois W. -Tue. at 4:30pm in the card room. Info: Joyce Dirnberger at imjoyced@yahoo.com.

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.

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.

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 -2nd & 4th Sunday 2:00pm. Info: Alita Jones 760-703-4110.

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

Sing-Along - Designated Thursdays 6pm in the Clubhouse Auditorium (check the calendar). 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.

Water Volleyball Tuesdays & Thursdays 2pm

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 Meditation 10am 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	Ceramics: 1-3pm Computer Rm: 10-12am & 1-3pm Friends of Lois W. 4:30pm 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 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

Sunday	Monday	Tuesday	Wednesday
NOTE: Schedule for Landscape Q&A, Open BOD Mtg, and BOD Exec. Session as yet undetermined. Stay tuned for further developments.			
3	2:00pm Safety Cte. 4	5 9:30am Activities Cte. - Card Room 1:30pm Bunco—Card Room	6 12Noon-Website Cte.- Computer Rm.
10 2-4pm Scrabble Daytrip: 	11	12 9:30am Arch. Cte. - Card room 10:00am OCA Book Club 12:30pm Oceana Bridge Begin: חנוכה	13 9:30am FMARC Cte. Mtg.—Card Room No Unit Advisors Cte. Mtg. Daytrip: 
17	18 9:30am Finance Cte.—Cardroom	19 9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room	20 6:30pm OSERT-Comp. Rm. FMARC Cte. Mtg. Dec. 13. End: חנוכה
24 2-4pm Scrabble	25 Office Closed Today	26 12:30pm Oceana Bridge	27 No Landscape Q&A, Open BOD Mtg, or BOD Exec. Session planned for today.
31 New Year's Eve		Begin: 	No OMUG Meeting

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—Aud. 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
9am Coffee Hour- 7 Toe Tappers 6pm Sing-Along— Auditorium Pearl Harbor Remembrance Day	8	9
9am Coffee Hour- 14 Children from Head-Start 6pm Sing-Along—Aud. No Landscape Cte. Mtg.	1pm OCA-TV Cte. 15	16
9am Coffee Hour- 21 Choraleers 6pm Sing-Along— Auditorium	22 12 Noon Office Closes	23
9am Coffee Hour- 28 Trivia 6pm Sing-Along— Auditorium	29	30

OCA Group Membership

Activities Committee

Meets: 1st Tues. ea. Month,
9:30am, Card Room
Chair
Chuck Kruse
Jackie Moran Vice Chair/Events Coordinator
Ginny Romans Secretary
Sheila Hale Treasurer
Sheryl Keller Publicity
Linda Garcia Share & Wear Mgr.
Maggie Coffin
B Moller
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 Rocke, Chair U 1,1A,4
Steve Graves U 2,3,5,6
Mary Hall U 7,7A
Tony Hoople U 10,11
Bill Loftus U 9
Harold Marsh U 8
Eric Monce U 12, 14
Charlie Wendt Board Liaison

Landscape Committee

Meets: 2nd Thurs. ea. Month,
1pm, Clubhouse Library
Chair
Ray Jacobs
Bruce Cowgill
Janice Hoople
Larry Lepley
Joan Jeffery Board Liaison
Charlie Wendt Board Exec. Cte.

OCA-TV Committee

Meets: 3rd Fri. ea. Month,
1pm, Office Conf. Room
Chair
(Open)
Shirley Clinton
Phil Feeney
Mike Faulkner Board Liaison

Safety Committee

Meets: 1st Mon. ea. Month,
2pm, Office Conf. Room
John Allison 442-615-8028
Kelly Byrne 562-343-3563
Georgann Gall 562-453-6308
Dennis Hanrahan 525-0643
Jon Katz 714-496-3907
Alice Nolan 214-0221
Tom Trompeter Board Liaison

FMARC Committee

Meets: 3rd Wed. ea. Month,
9:30am, Card Room
Chair
Steve Graves
Marge Collins
Joseph Egan
Steve Gillis
Patricia McArdle
Tain Soreboe
Bob Wakeham
Mike Faulkner Board Liaison
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
	Suzanne Condren	434-8266
3 -	Tom Burke	529-9970
4 -	Jim & Bonnie Sanderson	
5 -	Open	
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
	Kathleen Pursell	439-9282
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: 1st Wed. ea. Month,
12pm, Computer Room
Chair
Mary Haas
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

Art Show

As the saying goes "it takes a village" and the Oceana Art Show proves its validity as many folks helped make our event a huge success. Thank you to the 50 artists and artisans who shared your beautiful work. Thank you to our over 140 residents who visited the show. Thank you to our Oceana Association employees who did such a fine job behind the scenes. Thank you to Gene Barilotti for taking pictures and adding them to our Oceana website and certainly thank you to our committee, Dee Barilotti, Joanie Katz, and Teri Hilacion. Pat Christie and I enjoyed the opportunity to provide this well received event for our residents.

Nielsine Archibald

Share & Wear

Happy Holidays, Merry Christmas, Happy Hanukkah, Happy Kwanza and a Happy New Year to everyone. WOW, 2017 is almost over! How the time has flown by this year! We hope that everyone enjoys the season.

Share and Wear will be closed beginning Dec. 25, 2017 and will return on Jan. 2, 2018.

We are still in need of volunteers for the Boutique. We are down 3 volunteers. If you are interested, please stop by the office or the Annex for more information.

See you next year
Linda Garcia

Activities Committee

Most of the funds for Activities comes from Share and Wear sales. When you donate your usable items or shop at Share and Wear you fund our



events, help Thursday morning coffees and make living at Oceana a little more fun. However, when Share and Wear has a sniffle we are in danger of getting a nasty cold. Sales this summer were down and there is a need for more volunteers.

We were forced to close the Boutique two days a week for lack of volunteers. Please consider volunteering three hours a week from 11:00 to 2:00. Just stop by either the Annex near the pool, or the Boutique along the front parking lot. You can talk to some of our great volunteers, find out what they do and decide if it is for you. If it is, talk to Linda Garcia, our Share and Wear manager.

We are trying something new at the Annex. Don't worry, we're not fooling with Super Saturday. Each week we are going to feature a new category of item for sale. For example, we will start with putting small appliances on sale. The next week may be linens followed by art.

Every so often someone will leave items which really are not saleable in front of the Boutique. Please don't. You can easily arrange for large-item pickup by calling Waste Management. All you need do is tell them what you have, put the items near your dumpster on pickup day and Waste Management will do the rest. Waste Management will pick up 5 large items three times a year. Just call 800-596-7444.

This year the Activities Committee tried a few new things. If there is something you would like us to try, let someone on the committee know. We introduced day trips and these will continue. We tried another Pet Parade, which was a flop. New caterers at a couple of events was a good choice. Residents also came forward and new activities were started. We hope you enjoyed 2017 and we are looking forward to serving you next year.

Charles Kruse, Chair

Committee Reports Continued . . .

... Continued Committee Reports

Garden Club

What a great time of year to be thinking of planting a garden. You, too, can obtain and plan a garden plot. Applications are available from the OCA Office.

While you are doing winter cleaning, please think of the garden club. We are accepting gently used garden tools and wheel barrels. Please call Sheri Skvarek for donations, 760-722-7350.

The next meeting will be in January.
Sheri Skvarek, Chair

FMARCC—(Facilities Maintenance And Reserve Component Committee)

Wood Structures

Along with interior streets, lighting, landscaping, and sewers, our association has a number of buildings and other wooden structures we need to maintain under our land lease agreement. We have the buildings in the community center, five hundred thirty-eight garage structures, stairs, fences, posts, and signs, all subject to weather, fungus, and insects. Maintenance staff is often replacing damaged wooden parts of structures. With the wet weather we had last year, termite colonies have started in many places, and expanded their activity in others. Perhaps you have noticed more trucks from exterminator companies in Oceana. Have you wondered where they are going, or if one of those companies should visit your place?

A month ago, I had the opportunity to see the impact of neglect. After noticing damage to exposed wood, we broke open the stucco and we could see that the wall was a hollow shell with studs and braces no longer providing any support. The building has been repaired, but restoring the supporting structures more than doubled the repair costs. If damage had been spotted earlier, or if as a policy the building was inspected earlier the damage could have been minor. Neglect has caused building failures here in Oceana with great expense

to our community.

Individual homeowners are not exempt from structural damage by fungus and insects. If you see termite wings, living termites crawling around, little mounds of sawdust-like materials on your window sill or floor, or if you just want to know the condition of your home, have a company come out and make an inspection. Except when you are in the process of selling your home, most pest control companies do not charge for an inspection. Still, ask if they charge ahead of time. Go on the Internet and read about dry rot and termites. You don't have to be an expert, but know enough to ask some questions. Get at least three bids: a mix of large and small companies. Companies that often advertise on TV tend to be more expensive. Ask about how long they guarantee a home to be termite free.

Stephen Graves, Chair

Landscape Committee

We are well into the fall season. Green Leaf has completed projects that were approved but delayed until the weather cooled down. Green leaf will begin to fertilize all green areas, bushes, shrubs and trees. This will be completed by the time this issue arrives at your home. We should begin to see the results in the coming weeks.

The committee will not meet in December. Our November meeting will deal with last minute issues and clean up tabled proposals. Our intent is to have a clean slate to work with beginning in January. At that time we should be able to begin to implement the master plan.

During the year we have received many suggestions from homeowners, many positive and some negative. The committee will continue to look forward to hearing comments in the upcoming year in order to understand better what the community is thinking and what is important to the overall landscaping of the community.

The committee would like to thank the board and management with the support that we have received in doing a very difficult job. The year has been successful,

but we have a long way to go to bring our overall landscape back to the condition we all expect. As we begin the new year we would welcome volunteers to help us continue to work for the community. The job is not easy but it is very rewarding.

There will be a landscape binder available in the library so that homeowners can review landscape packets in detail. These packets contain all proposals that will be recommended to the board for approval.

The association and Green Leaf maintains all of the common areas. It is requested that if there are concerns, please 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. They are directed by the board and the committee—not homeowners.

Homeowners are requested to use the green landscape service request form for service needed for general landscape maintenance and irrigation issues. These requests will be given to the landscape contractor for immediate attention. Letters will be sent to notify homeowners when a request is submitted and is in process for correction.

Reminder that the monthly Landscape Committee meeting is held the second Thursday of the month in the Library at 1:00 pm. Homeowners are encouraged to attend. (No meeting in December).

Representative 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

OMUG (Oceanside Mac User Group)

There is no OMUG meeting in December. Wishing Happy Holidays to All.

Carol Finkas Carolfinkas@mac.com.

Website Committee

Ever wish you could see what's happening at the clubhouse this weekend? Wish you had something to do but don't know what fun things are coming up? Are you wondering what those pictures were of the dance last weekend? Ever forget which times your company could swim down at the pool? Ever wish you could see more of what Oceana is all about? Want to see the floor plan of your house? Would you like to fill out a landscape or architectural form to get your place fixed up and just don't want to walk down to the office? Want to show your kids where you are living and not to worry about you anymore because you're having too much fun? I could go on and on. All you would have to do is get online with www.oceanaseniors.org to find out everything you need to know about Oceana.

You can find all the legal papers you need here in the OCA community. You'll find the insurance information for Oceana, 2017-2 OCA Liability Insurance Certificate, 2017 Plant Palette, Landscape standards, Residents' Handbook, By Law-First Amendment, CC&Rs By Laws dated 4-07-97, and Arch/F&M Standards.

So what are you waiting for? Get to your computer/smartphone and check out the Oceana Website at

www.oceanaseniors.org

You won't regret it!!

Anita Romaine

Art Group

Well it's almost here. Time to finish all those Holiday gifts, and paint that picture for your Christmas Card. Time to make that New Years resolution to start painting with us every Monday and Wednesday.

The Art Group will not meet between December 18 and January 3. Have a Blessed Holiday.

David Finkas



Emerald Isle Golf Course



This month our staff highlight features Jordan Waits! Jordan is one of our newer team members having arrived at Emerald Isle 16 months ago, but quickly endeared himself to the staff and our customers. You will most often see Jordan working outside keeping the carts clean and shiny, as well as helping out in the golf shop and tending to the turtles in the ponds. Jordan has also learned the tricks of the kitchen trade and makes a mean BLT, so don't miss one of his dishes! Here is a little bit about Jordan:



Where did you grow up?

I am 20 years old and was born and raised in Oceanside/Carlsbad. I have one older brother and one younger brother. My immediate family is here but we have family in Ohio, Canada and Florida.

Where are you going to school and what are you studying?

I am currently at Mira Costa studying Environmental Systems which includes evolutionary Chemistry and Biology. I will be transferring to UC Santa Cruz next semester and have 2½ years of school left. My favorite class so far has been a Biology class that focuses on organismal biology and evolution. When I was little I used to want to be a pet store owner but now I am planning on being a research scientist focusing on the environment and the relationships that certain organisms share.

Tell us what you would consider to be a "perfect day in the life of Jordan".

I would wake up at a slow pace, around 11 or noon on an overcast day. I would walk around my garden and tend to my plants, then hang out with my dog and bird. After that I would go rock climbing, and end the day with my favorite dinner of PHO (Vietnamese food).

How long have you been a golfer?

I actually started playing golf when I started working here! I never played before that, and now I am playing better than bogey golf at Emerald Isle. Pretty cool.

What are the top 3 things on your bucket list?

1. Train jump (like a hobo) all over the US.
2. Engage in some important research project involving and making a difference in environmental health.
3. Travel to the Galapagos Islands.

What are you favorite things about Emerald Isle?

Working with my best friend Julian, seeing all of the wildlife on the golf course and the dogs and cats that our customers bring, and visiting with our great customers.

Upcoming Events at Emerald Isle

- **December 3rd** - Emerald Isle Owners 3rd Anniversary Golf Tournament
- **December 9th** - Emerald Isle Couples Tournament at Marrakesh Country Club in Palm Desert
- For the month of December we will have great sales and new merchandise for the holidays, and for every \$100 gift certificate purchased you will receive a free round of golf at Emerald Isle!



EMERALD ISLE
— GOLF COURSE —

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

www.EmeraldIsleGC.com

Golf Shop Phone #: 760-721-4700

See You Soon!

Oceanside Community Association

Board of Directors

General Session Minutes

September 27, 2017

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on September 27, 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
Carol Finkas, Director

Absent: Sherry Jarrett, Director

Management:

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

AGENDA APPROVAL

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

Resolved: To approve the General Session Agenda of September 27, 2017.

Approved: Unanimous

APPROVAL OF GENERAL SESSION MINUTES

The General Session Minutes from the August 30, 2017, were presented for approval. Upon motion and seconded:

Resolved: To accept said minutes as presented.

Approved: 6 in favor; 1 abstention due to being absent at the General Session Meeting on August 30, 2017.

GREEN CLOVER GOLF EMERALD ISLE GOLF CLUB UPDATE

No representative of Oceana Golf Club, Inc. was in attendance and no update was provided.

Resolved: No action necessary.

OCEANA GOLF CLUB, INC. UPDATE

Craig Libby, president of Oceana Golf Course Inc. gave a short report on the Golf Club. Craig noted that there are many rumors and he wanted to assure the homeowners that the golf course is not for sale. Craig provided information on the financial status of the golf course income through August of 2017. Craig noted that the Oceana Golf Club, Inc. Board of Directors will be moving some of the income from the checking account to the savings account. The Board is in the process of reviewing the lease for the Golf Course, noting that the Association will be paid 4% of the Gross Earnings in two years and that rate will stay for another ten years. The Board will be meeting with lessor of the golf course to discuss their future "wish list", etc.

Resolved: For information only, no action necessary.

HOMEOWNER FORUM

This forum gives members attending the meeting an opportunity 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.

- **#09/#68**-This homeowner and Committee Chair provided an update on OCA-TV, informing members that the committee now has four members. The homeowner informed the community that she is leaving the committee in the near future and encouraged members who wish to volunteer to speak with her after the meeting or contact the business office.
- **#2/#49**-This homeowner provided her objection to the OCA potted plant policy in the form of a repetitive poem.
- **#5/#9**-The homeowner recommended that the Association spend less money on landscaping (standard maintenance) throughout the community in order to save more money and make up for the increased water bill.
- **#8/#83**-This homeowner asked if the Association is considering returning to a Property Management Company or if the Board will continue to manage in-house.
- **#11/#41**-Homeowner recommended the Board consider hiring a night-time irrigation crew to check the sprinklers are working properly.

PRESIDENT'S REPORT

President Tom Trompeter provided an update on his perspective on his leadership as President of the Board and community. Tom Trompeter reminded the community that he helped to bring the management of the Association in-house. President Trompeter, after discussing his management style, thanked homeowners for the opportunity to serve as President.

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

SECRETARY'S REPORT

Secretary Charlie Wendt was not in attendance at the previous Executive Session meeting. President Tom Trompeter gave a brief overview of the executive session meeting from August 30, 2017. Points of discussion at the meeting included: (1) delinquency and collection matters: Seven foreclosure proceedings were approved; a payment plan request was denied for lack of response from a Homeowner; (2) Reviewed the compliance Executive Sub-Committee report; (3) Personnel Matters: review staff and recent personal matters. (4) Assessment Fees: to incorporate "land sublease fee" with the other Assessment Fees so one-line item appears on the monthly statement; (5) Communication: reviewed correspondence submitted by homeowners with no action necessary.

Resolved: To accept the Executive Session Summary as presented by President Tom Trompeter.

TREASURER'S REPORT

Financial Report: Treasurer Lynn Port reported on the August 2017 financials providing comments and highlights of the Income & Expenses Statement noting both month-to-date and year-to-date results. Treasurer Port's report included an update on unplanned IT and property management software expense and noted that Y.T.D. the budget was in-line to plan.

Delinquency & Collections Status Report: Treasurer Port reported and provided an update on the status of current delinquent accounts for the Association. Fine Report: Treasurer Port provided an update on the amount collected in fines and the outstanding balance on uncollected fines associated with compliance matters.

Resolved: To acknowledge the financial reports as presented with no further action necessary.

EXECUTIVE SUB-COMMITTEE REPORTS

Activities Executive Sub-Committee: Vice President Joan Jeffery provided an update on the Activities meeting held on September 5, 2017. The Activities Executive Sub-Committee referred the purchase and installation of a ceiling fan in the library and fans for the Annex to the full Board for review. The Board discussed and requested that both matters were tabled until further information on installation costs for the library fan could be obtained from an electrician. It was further agreed that fans for the Annex would be placed on hold until further discussion regarding the possible relocation of the Annex to the Woodshop location takes place amongst Board Members. Upon motion and seconded:

Resolved: To acknowledge and accept as submitted the Activities Executive Sub-Committee Minutes; To table the request to purchase and install a ceiling fan in the library and floor fans for the Annex.

Approved: Unanimous.

Architecture Executive Sub-Committee: Vice-

President Joan Jeffery informed members that minutes were submitted noting approvals and actions taken by the Architectural Executive Sub-Committee for the meeting held on September 12, 2017. During that meeting, nineteen items were approved, zero were tabled, and zero were denied. One request was sent to the Compliance Executive Sub-Committee for penalty assessment consideration. The resignation of Joe Hussey was approved from the Architecture Committee.

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

Landscape Executive Sub-Committee: Vice President Joan Jeffery noted that minutes were approved by the Executive Sub-Committee and further discussed actions taken by the Landscape Executive Sub-Committee at the meeting held on September 14, 2017.

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

FMARC Executive Sub-Committee: The Executive Sub-Committee submitted minutes and approvals of the September 20, 2017, FMARC meeting. The Board provided a report that the minutes needed correcting to show approval for Rayco Exteriors to complete the wood repairs in Unit 4 in the amount of \$171,000.00. It was noted that there would be a savings if Rayco was approved as the paint and repair vendor.

Resolved: To acknowledge and accept noting the FMARC Executive Sub-Committee minutes noting the corrections that were necessary to the minutes.

Approved: Unanimous.

Compliance Committee - Summary & Activity: The Compliance Sub-Committee meets on the third Tuesday of each month to review, hear and act on homeowner's compliance issues. Sub-Committee Chair, Joan Jeffery reported that there were 36 compliance requests submitted by members of the community during the month of August. Letters and notices that were mailed during August include: 22 courtesy letters, 9 violation letters and 5 Notice of Hearing letters. 7 members complied with courtesy or first notice requests.

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

Other Committee Business:

(1) Finance Committee-Director Carol Finkas noted that Don Jones had been approved by the Finance Committee as a new member. Upon motion and seconded:

Resolved: To acknowledge and approve the appointment of Don Jones as a volunteer member to the Finance Committee.

Approved: Unanimous.

GENERAL MANAGER REPORT:

The administrative staff continues to assist in the day-to-day follow-up of homeowner concerns

and requests. Administrative and accounting staff members have been assisting in various aspects of the 2018 budget preparation. Glory our bookkeeper continue to focus on collections and delinquencies.

The maintenance team completed 216 service requests in August. The team continues to install new perma-liners at a rate of 2/week. This is labor-intensive and requires 3 staff per liner and 1 ½ days. Much time is still being spent doing water pressure readings across the community to identify and resolve leaks in order to conserve on water usage.

Landscaping continues to be an important focus. As a reminder, the watering schedule in the community is Sunday, Tuesday, and Thursdays. The irrigation system is set to start after 8:00 pm on these days, with varying watering times for 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 to reduce run-off and water waste. Additionally, any newly approved planting will not take place until mid-October.

Resolved: To acknowledge the General Manager's report as presented; no action needed.

UNFINISHED BUSINESS:

A. Selection of a Colorist for Choosing House/Community Paint Palette

The Paint Committee provided an update to the Board and the Paint Sub-Committee. The Paint Committee interviewed a paint colorist from Dunn Edwards, Sherwin Williams, and Vista Paint to help in selecting the house and community wide color choices for painting over a ten-fifteen-year schedule. The Paint Committee recommends Julie Myers of Dunn Edwards as the colorist to assist in this process; followed by Liz Olson of Sherwin Williams and then

Mike Waltman of Vista Paint. Discussion took place. A motion was made to approve the Paint Committee recommendation, there was no second and the motion failed to move forward.

Resolved: To table the selection of a Paint Colorist until more information is obtained and the full Board is present for this vote.

B. Owner Requests-Referred by the Architecture Committee

The Architectural Committee forwarded two Homeowner requests to the full Board of Directors for review. These requests were tabled in August so that Board Members could more thoroughly review each request.

1) Unit 9-House 72

Homeowner requested to have a hard surface walkway installed between home #71 and #72 to assist with wheelchair access. The Board mentioned that the FMARC Committee recently presented a plan to the Board of Directors for how to resolve Homeowner requests for paved pathways. There is currently rock and the request asked for cement to be installed, noting a 30-

inch clearance. Discussion took place. Upon motion and seconded:

Resolved: To table this matter until more information is obtained and until it is determined if a policy is needed in order to resolve Homeowner requests for paved pathways. Approved: Unanimous.

2) Unit 14-House 10

Homeowners requested to have a cement sidewalk installed near the residence for wheelchair access. The Board mentioned that the FMARC Committee recently presented a plan to the Board of Directors for how to resolve Homeowner requests for paved pathways. The wheelchair access would require making the sidewalk wider and making landscape upgrades. The Homeowner indicated they are willing to pay for these changes. Upon motion and seconded:

Resolved: To table this matter until more information is obtained and until it is determined if a policy is needed in order to resolve Homeowner requests for paved pathways. Approved: Unanimous.

NEW BUSINESS

A. Approval-Purchase of a New Maintenance Vehicle

The Maintenance Department requested the purchase of a truck because one of the vehicles became inoperable within the past two weeks. Maintenance Supervisor Jamison Maurer noted that he is working with a broker/auction house and has requested a truck with fewer than 70,000 miles and one that includes a lift gate. \$20,000.00 has been allocated in this year's reserve funding study for the replacement of this truck. Jamison asked the broker to stay within a \$15,000.00 to \$17,000.00 range if possible. Upon a motion and seconded:

Resolved: To approve the purchase of a used replacement truck not to exceed the \$20,000.00 reserve allocated amount.

Approved: Unanimous.

B. Fumigation and Repairs to Clubhouse and Adjoining Buildings

Fumigation

Knock Out Pest Control provided an estimate to fumigate the exterior of the following common area buildings: Ceramics Room, Woodshop, Share & Wear, & Clubhouse. The estimate also included fumigating the interior of Share & Wear with a proposed cost of \$11,500.00.

Repair Work

Knock Out Pest Control also provided an estimate to complete repair work on the rafters and fascia due to dry wood on the following common area buildings: Ceramics Room; Share & Wear; Clubhouse; and Woodshop. The estimate included repair work due to fungus and dry rot on the following areas: Roof starter board at Ceramics Room; Siding and Roof Starter Board at Clubhouse. The cost of the repairs totaled \$7,820.00.

All Service Pest Control provided a proposal at a cost of \$11,781.00, to fumigate the Auditorium, Ceramics, Annex, and the Woodshop. All Services did not provide a repair proposal.

Maintenance Supervisor Jamison Maurer, noted the tenting process and the need to shut down the entire areas when the fumigation is scheduled.

Resolved: To approve Knock Out Pest Control for the fumigation and repairs. To acknowledge that this expense is a reserve expense.

Approved: Unanimous

C. Update on oversized vehicles on Vista Campana & City ordinances.

This item was not recognized or discussed by Board Members. No action taken or recorded.

D. Discussion of Executive Sub-Committee-Community Current Needs

President Tom Trompeter discussed his request and reasoning to re-examine the need for certain Executive Sub-Committees. He provided an explanation on why the FMARC Committee and Landscape Committee no longer need Executive Sub-Committees. Discussion took place and three Board Members indicated it was beneficial to keep the Executive Sub-Committee in place. The matter was closed without a motion.

Resolved: To acknowledge that there was no motion and no action taken after Board discussion.

E. Reserve Expenses, Year-to-Date Update

A worksheet was provided to Board Members to review year-to-date reserve expenditures and proposed expenditures through year-end. As indicated by the numbers if all project were to be completed expenditures would total more than \$1.3 million. The Board made comments pertaining to maintaining and improving the irrigation system throughout the community. It was noted that in order to manage reserve expenditures for the balance of the year it may require slowing the perma-liner process down. Other points of discussion included comments that the entire reserve budget would need to be reviewed for prioritization of projects through the end of the year in order to reduce expenditures.

Resolved: To acknowledge that a review of projects and project costs is necessary in order to determine what projects should be completed and which projects should be delayed.

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.

- **#8/#105:** This member inquired as to why the Board did not discuss item C pertaining to the

city ordinance and parking of RVs on Vista Campana. The homeowner objected to this year's raise in RV fees. The member further discussed the ten-year paint cycle and the repairs needed throughout the community. Lastly, he recommended the Association take a more liberal approach when determining compliance violations in the community.

- **#4/#32:** This homeowner responded to a comment asked if the repairs already made in Unit 4 will be impacted by the delay in starting the paint process in Unit 4.
- **#1/#40:** This member thanked the Board for discussing the reserve expenses. Member discussed maintenance payroll and asked the Treasurer to provide more insight on the shift in some payroll dollars to the reserve budget.
- **#7/#9:** The member asked for the Board to consider planning to remove the excess plants throughout the community and to include an article in the highlights.
- **#4/#38:** The member asked for clarification on the FMARC Committee minutes showing Rayco Exteriors approved to complete the wood repairs in Unit 4 for \$171,000.00.
- **#9/#63:** This member noted her appreciation for the overview of the reserve budget that was provided by the Board. This member also asked what items can be put off for future so that expenses can be cut.

ADJOURNMENT TO EXECUTIVE SESSION

President, Tom Trompeter, adjourned the General Session Meeting at 11:35 am. The next General Session is scheduled for Wednesday, October 25, 2017 at 9:30 am in the Auditorium.

Respectfully Submitted,

Charlie Wendt, Secretary

At Last!



A gift for someone who has everything!