

HILLTOP HIGHLIGHTS

Inside:

A Message from the Board of Directors

A Blueprint to Address Reserve Fund Needs

And Don't Miss:

A Day at the Races



You're Invited
to an
Ice Cream Social

Coming in September





A note to website viewers:

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



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
Blueprint to Address Reserve Fund Needs	
Spotlight on our Staff	4
OCATV Guide.	5
Coffee Hour	5
Events:	
Oceana Welcoming Committee	6
Weekly.	6
Upcoming	7
August	7
Notices & Reminders	8
Emerald Isle Golf Course	10
Things To Do at OCA	11
Calendar.	12-13
OCA Committee Members	14
Committee Reports	
OCA Safety Committee	15
Activities.	15
OMUG.	16
Landscape	16
Garden Club	17
Art Guild	17
Share & Wear	17
Website.	17
OSERT.	18
Did You Know?	19
BOD Meeting Minutes, 5/30/2018	20



Office Staff:

General Manager Patricia Orlando
porlando@ocaoffice.org

Property Administrator Karen Walter
kwalter@ocaoffice.org

Receptionist Tracy Richardson
trichardson@ocaoffice.org

Maintenance Supervisor Anthony Nigro
anigro@ocaoffice.org

Maintenance Admin. Asst. Diane Seely
dseely@ocaoffice.org

Admin. & Cte. Asst. Teresa Brown
tbrown@ocaoffice.org

Bookkeeper Glory Phillips
accounting@ocaoffice.org

Contact for all: 760-757-3937

2017-2018 Board of Directors

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

Vice President Carol Finkas
760-586-8484
carolfinkas@mac.com

Secretary John Vogt
760-519-7554
jfredericvogt@gmail.com

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

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

Director James Darrell Roche
760-285-2493
nurocke@verizon.net

Director Tom Trompeter
760-687-9904
tomtoca@outlook.com

Office Information

- The deadline to submit information for The Hilltop Highlights is the 1st Friday of every month. Please email to: kwalter@ocaoffice.org.
- 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? Both maintenance work requests and landscape work requests are available on our website: www.oceanaseniors.org. After completion, you may submit your form via office@ocaoffice.org, by fax to 760-757-8177 or by visiting the Business Office. All work requests are prioritized with other scheduled work. We do respond to an emergency situation (e.g. sewer backups and exterior water leaks) within 24 hours. After normal business hours and on weekends emergencies should be reported to our live answering service at 760-757-3937.
- 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.

KEEP INFORMED

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

OCEANA

WWW.OCEANASENIORS.ORG

CITY OF OCEANSIDE

WWW.CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

WWW.SANDIEGOCOUNTY.GOV

The 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.



A Message from the Board of Directors

Blueprint to Address Reserve Fund Needs

The Board of Directors would like to share with you its exciting plan to get Oceana back on track to being the well-maintained retirement community we all want - a community we can enjoy now and one that will retain its high quality of life in the future.

There has been unrest among us this year because of issues regarding the Reserve Fund, which is the part of our HOA budget which pays for the ongoing maintenance and repairs of our community. As a community, we have been faced with a threefold need -

- The Reserve Study, made by outside consultants at the end of 2017, revealed that our ongoing needs for maintenance and repairs will require an average annual expenditure of \$1,250,000 for each of the next 10 years.
- There is a backlog of deferred maintenance throughout our community which can no longer be ignored and which with each passing year becomes more costly to repair - and in a few cases, more dangerous.
- The SDG&E gas line work discovered that the conduits on the buried electrical lines in many of our units have deteriorated and need to be replaced. That was a totally unforeseen expense which could run as high as \$1,000,000.

Without a doubt, many in our community have been alarmed and worried by the possible solutions that have been suggested and discussed.

A number of town hall meetings were held to receive input from all our members. The Facilities Maintenance and Reserve Component Committee (FMARC) and the Board of Directors have spent hours wrestling with the issues. There seems to be unanimous agreement that something needs to be done so that we don't deteriorate into a senior slum. The thorny issue boils down to how we will get the necessary funds.

The Board has listened carefully and weighed all suggestions, and now the Board has decided how we will proceed. In its Executive Session on June 27, the Directors adopted a blueprint intended to provide a **long-term solution to the Reserve Fund needs**. We are sharing it with you now, so that you will have time to plan your personal budgets.

The Situation

The Reserve Study says that an average of \$1,250,000/year is needed to cover the foreseen maintenance needs of the next ten years. However, it calls for higher amounts in 2018 and 2019 because of a backlog of deferred maintenance (\$1,546,303 in 2018 and \$1,646,142 in 2019). The electrical conduit replacement is estimated upwards to \$1,000,000. Fortunately it seems the work can be spread over two or three years.

Current Resources

As of June 27, we had \$1,073,795 in the Reserve Fund accounts. And we had \$301,696.38 remaining in the 2018 Reserve Fund budget/allotment. That gives a total on hand of \$1,375,491.38.

The Blueprint, adopted by the Board, to work our way out of this situation and provide a long-term solution

2018 - Use the money on hand to complete as many scheduled projects as possible, including painting Unit #2 and replacing the electrical conduits which need immediate attention. This means we will dip into the Reserve Fund savings accounts and so temporarily reduce the size of our Reserve Fund.

2019 - Raise the monthly HOA fee \$25 and use the entire amount to boost the Reserve Fund contribution to \$1,137,633 (i.e. the present amount of \$858,033 plus the \$279,600 which the \$25 increase will raise). This still will leave us far short

of the amount which the Reserve Study and conduit replacement indicate will be needed for 2019. Some things will need to be deferred, perhaps the painting of a unit, but a lot can be done with \$1,137,633. Also, as needed, we can again dip into the Reserve Fund savings accounts, further reducing the amount there.

2020 - Raise the monthly HOA fee another \$25 and add that entire amount to the annual Reserve Fund contribution. That will bring the 2020 contribution to \$1,417,233 - \$167,000 over the \$1,250,000 goal. This amount in 2020 should allow the completion of the conduit project as well as catch up on many of the things deferred earlier.

2021 and beyond - No further increases in the HOA fee for reserve/maintenance purposes should be necessary. The annual contribution of \$1,417,233 should easily cover the average \$1,250,000 needed and allow about \$167,000/year to rebuild the Reserve Fund savings accounts.

One more component of this blueprint - Every effort will be made to keep the support needed from the HOA fee for operations at the present level in 2019 and 2020. To make this possible, savings will be sought in things like increased electrical and water efficiency, more in-house maintenance, fully implemented self-management, reduced attorney needs, etc. Also income from the golf course can be applied to operations.

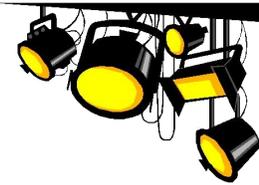
Bottom Line

This blueprint is not a blank check with extra money built in. But, if followed faithfully, it should provide a long-term solution without the need for annual crises. And the road to the needed level of support, while it will cause financial difficulties for some, is one of reasonably stepped increases (\$25/month in 2019 and \$25 more in 2020).

The Board thanks you for this opportunity to serve you and appreciates your understanding as we follow this blueprint for getting our community back to being a well-maintained place we all can be proud of.

John Vogt, Board Secretary

Spotlight on our Staff



Ricardo Martinez - Maintenance



He is cheerful, he is friendly, he is helpful, he is - well, he is Ricardo!

Ricardo has been working for us for about 2½ years now, and he loves his job!

You will see him around the community doing a variety of jobs, digging ditches, re-lining pipes; generally fixing things and making our lives better. That is what he likes; no two days are exactly the same. He also enjoys the people he works with and our residents too.

When asked what challenges he has faced here, Ricardo said that the electrical presented the biggest one, but one that gives him satisfaction.

He also is a key guy in our perma-lining crew, a very important project for our community. Ricardo includes soldering one of his accomplishments in learning and growing in his job. Next, he intends to master welding as an additional skill.

The last couple of years have been ones of big changes in Ricardo's life. He married Hanna and has a little girl Melanie who is now 1½. She has a great big smile, just like her daddy.

When Ricardo is not working here he enjoys long drives and camping and hiking, mostly on the La Jolla Indian Reservation. Plans for future adventures include a trip to Crater Lake in Oregon and maybe Yosemite for yet more camping and hiking.

Thanks Ricardo for all the good work in helping to make Oceana a better place to live.



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

7am & 5 pm	Welcome to Oceanside
2 pm & 7 pm	Board Meeting from the Previous Month
3:30 pm & 8:30 pm	Most Recent Town Hall Meeting

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



- Aug. 2 Tony Lopez—Guitar
- Aug. 9 Blue Skies—Acapella Singing Group
- Aug. 16 Clay Colton—A Coffee Hour Favorite
- Aug. 23 Our Very Own Choraleers
- Aug. 30 Nathan James—Musician and Singer

Watch for Free Coffee and Donuts

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!

Thursday, August 16

Welcome to Oceana!

The Oceana Welcome Committee invites all new owners and renters to their

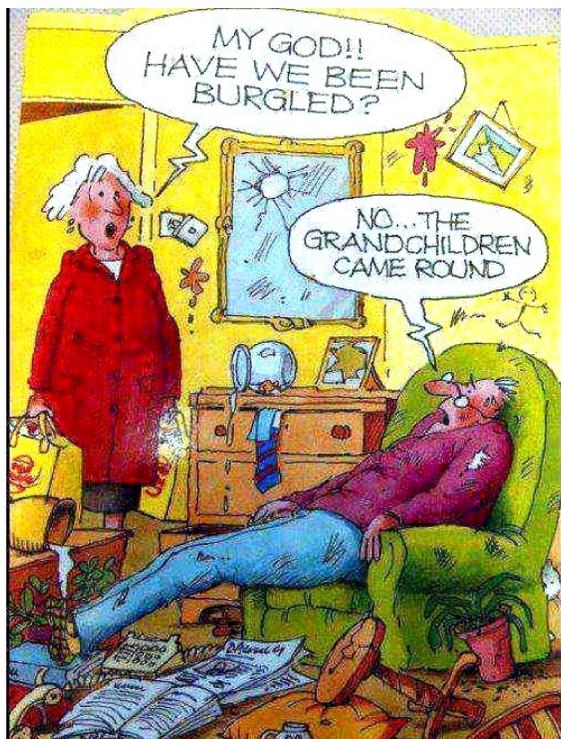
Festive Summer Social



Thursday, August 16
6-8 p.m.
on the Clubhouse Patio.
Refreshments will be served.

If you are unable to attend this event, watch Hilltop Highlights for the next Welcome Committee event in the fall.

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



Weekly Events

Every Wednesday at 4pm

Party on the Plaza



Time: 4–6pm Poolside
When: Every Wednesday
- as long as the weather permits.

Party with your neighbors. Meet new friends. Get out of the house and have a good time! Bring your own drink and a snack to share.

Every Thursday at 9am

The ever popular:

Coffee Hour

See Page 5 for details.

Every Thursday at 6pm

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 Glen Hemingway.

A Side-effects cautionary:

May induce:



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

Upcoming Events

Sunday, September 23:



Premiered on Broadway in 1950 and ran for 1200 performances, with numerous revivals since.

Selected as the winner of the 1951 Pulitzer Prize for Drama. Winner of three Tony Awards, two Olivier awards and a Drama Desk Award.



Caricature by Al Hirschfeld of Original 1950 Cast



2pm at the Star Theatre in Oceanside

Cost: \$15.00
Sign-up July 23 - August 13
Clubhouse Lobby

August Events

Thursday, August 9:



A Day at the Races



- Free Admission
- Free Program
- Free Seat
- Free Bus Ride

\$4.00 Round Trip Transit Fee

Meet Aug. 9 at the Oceanside Transit Center (Time: tbd.)

Sign-up July 15 - August 8
Clubhouse Lobby



Saturday, August 11:

You're Invited

to an Ice Cream Social



Make your own Ice Cream FLOAT or SUNDAE

1-3pm Poolside
Admission: Free!
Music by Peter Seltser



Don't let this opportunity melt away!

Notices & Reminders



Save the Date!

Artists, ceramists, quilters, seamstresses, sculptors

and other Oceana artisans—**Save the Date, Sunday October 21**, for our annual Oceana Art Show. More information will be available in September's Hilltop Highlights. If you need to know something now, please contact Nielsine Archibald 760 730 5446 or Pat Christie 760 405 3133.

Nielsine Archibald

Your Gift Can Live On For Generations!

OCA Endowment Fund

It has been said that every generation lives on and benefits from the hard work of previous generations. Would you like your lifetime of hard work and sacrifices to continue benefitting others long after you are gone? The OCA Endowment Fund is a way that you can do that! The fund can receive property, stocks, insurances, jewelry, cars and cash. The principal in the fund will be preserved, and only the interest will be used annually to help preserve our Oceana as a pleasant place to live. For more information, contact Director John Vogt, 760-519-7554 or jfredericvogt@gmail.com.



John Vogt

What the heck is Pickleball?!

Ever wonder about that game with the silly name? Below is information from the USA Pickleball Association (USAPA) about the popularity of this game and how it came to be.

Meanwhile, do you want to learn how to play? Or just watch us have fun? Come visit us during Open Play game times in the Clubhouse Auditorium, 2pm on Mondays and Tuesdays, 2:45pm on Fridays, and 1pm on Saturdays. All times are subject to Auditorium availability. Introduce yourself and tell us you'd like to hear about the game and we will explain the game and, if you tell us you want to learn to play, we'll arrange a time for private lessons. We love teaching new players! Remember, **we play for fun and exercise!** Paddles and balls are available for your use.



Visit our page on the Oceana website for videos on what the game is all about or for our current schedule. Go to:

<http://oceanaseniors.org>

then click on Activities (in the top menu), scroll down and click on Pickleball near the bottom of the page. Enjoy!

Pickleball is the fastest growing sport in the United States. Some of our grandchildren even play this game in phys. ed. class in High School.

The sport of pickleball is exploding in popularity. The number of places to play has more than doubled since 2010. There are now nearly 4,000 locations on the USAPA's Places to Play map. The spread of the sport is attributed to its popularity within community centers, PE classes, YMCA facilities and retirement communities. The sport continues to grow worldwide as well with many new international clubs forming and national governing bodies now established in Canada and India.

Who you gonna call...



**Gas Leak or
Electrical Outage**

Call SDG&E at
800-411-7343

Cable Problem

Call Cox at
760-599-6060

Coyote Sightings

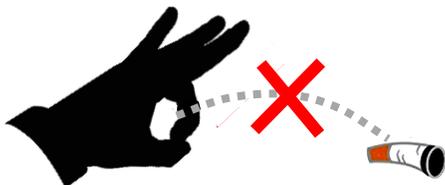
We are recommending that if you see a coyote within our community, report it to Animal Control at 760-757-4357. Identify yourself and give the date, time and place of the sighting. A single sighting will hardly result in any action, but the accumulation will give them a far better picture of what we are dealing with in our community, and may result in an appropriate response from them. For future reference, the Animal Control phone number is listed on page 1 of the 2018-19 Oceana Phone Directory.

Scoop the Poop!

*It's the good neighbor thing to do and
... It's the Law!*



And, Ban the Butts!



Account Statements

Our staff routinely send out monthly account statements as a courtesy. HOA dues are due on the 1st of each month and become late if they are not received by the 15th. This is true whether a statement has been received or not.

Neighborhood Disputes

Many of the "disputes" that are reported to the HOA office are neighbor to neighbor issues that residents should first try to resolve themselves. Parking, loud noise, items left in the common area, barking dogs are issues that likely can be resolved with a conversation with the people involved. Please take the time to politely discuss problems with your neighbor. If these issues go unresolved, notify the office by completing a compliance form. If an issue goes unresolved after a courtesy letter is sent, the Board will review the infraction of rules at a compliance hearing. Disturbances of the peace, threatening behavior or suspicious activity should be reported to the non-emergency police number, 760-435-4900.

Kudos for Steve Graves

The Board of Directors would like to acknowledge Steve Graves. Steve is the author of the community map we published in the 2018-19 Oceana Phone Directory and has noted that there are a few corrections to the 2012 copyrighted version of the map that we used.

The street addresses for three of the units are incorrect. They should be:

- Unit 1A should be 3655,
- Unit 5 should be 3760,
- Unit 6 should be 3755,

and

Unit 8 House 97 is missing the garage symbol.

We are saddened to report the death on July 4 of David Phillips of 3747 CBV #35. David was a long-time member of the Choraleers. We express our deepest sympathy to his wife, Shirley. David will be missed.

Emerald Isle Golf Course



Jack & Jill

SHAMBLE TOURNAMENT

Saturday August 18

\$45 PER PLAYER

INCLUDES:
 GREEN FEE
 CART
 CONTINENTAL BREAKFAST
 BBQ LUNCH
 PRIZES
 CLOSEST TO THE PINS
 SKINS

Saturday, August 18th we will be hosting our very popular Jack & Jill Tournament - a fun event where we will be pairing up men and women into 2 player teams for a Shamble format. The tournament begins at 9am and the entry fee of \$45 includes green fee with cart, continental breakfast, lunch and prizes. Registration is open in the golf shop.

We are proud and excited to announce that our Emerald Isle staff member, Jason Holt, has been selected for a US Navy pilot contract and will be headed to Maryland for Officer Candidate School this summer. Jason has been an invaluable member of the EI team and will be dearly missed. We wish him all the best, and *Go Navy!*

Summer Junior camps continue at the golf course and spots are still open for camps on the following dates: August 6-10th and August 13th-17th. For more information or to register go to:

www.PlayTGA.com/NorthCountySD

or call the golf shop.

Every Friday enjoy music on the patio, happy hour at 2pm and Friday Skins Game at 3pm. Don't feel like cooking? Call the Emerald Isle Golf Shop and we will be happy to make you a take-out meal! 760-721-4700.



EMERALD ISLE
— GOLF COURSE —

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.

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

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.

Refresher Bridge Course-Thursdays 11am-Noon, Auditorium. Info: Betty Lotz 760-231-1529 or Karrie Lillicotch 760-722-8685.

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 and Thursday 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 10:30-11:30am 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: Geri White, 760-439-5890.

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 Bariloti 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 -Wednesdays 3pm-4pm 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 6:30pm in the Computer room. Info: Patricia McArdle, 703-254-8916

Pickleball - Everybody: Mondays & Tuesdays at 2:30pm. Experienced players: Tuesdays at 9am. 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.

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: Glen Hemingway 760-518-5716.

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

Water Aerobics

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

Afternoon: 1:00pm-1:45pm Fri.

Info: Betsy 760-439-2879.

Water Volleyball Tuesdays 1pm. Info: John Allison 442-615-8028.

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



Events Scheduled Every Week—By Weekday

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

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
			1 12Noon-Website Cte.-Computer Rm. 4-6pm Party on the Plaza —Poolside
5	6	7 9:30am Activities Cte.—Card Room 1:30pm Bunco—Card Room	8 10am Unit Advisors Cte.—Auditorium 4-6pm Party on the Plaza —Poolside 5-9pm OMUG
12 2-4pm Board Games	13	14 9:30am Arch. Cte. - Card room 10am OCA Book Club 12:30pm Oceana Bridge	15 9:30am FMARC Cte. Mtg.—Card Room 4-6pm Party on the Plaza —Poolside 6-6:30pm Safety Cte-Comp 6:30pm OSERT-Comp. Rm.
19	20 9:30am Finance Cte.—Card Room	21 9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room	22 4-6pm Party on the Plaza —Poolside
26 2-4pm Board Games	27	28 12:30pm Oceana Bridge	29 8:30am Landscape Q&A 9:30am Open BOD Mtg. 1pm BOD Exec. Session 4-6pm Party on the Plaza —Poolside

Every Thursday	Every Friday	Every Saturday
Billiards: 10:30am Ceramics: 1-3pm Chair Volleyball 1-2pm Coffee Hour: 9am (See below) Computer Rm: 10-12am & 1-3pm Discussion Gp: 11:00am Knitting: 10:30am Lapidary Shop: 1-3pm Poker: 6:30pm Sequence: 1-4pm Share & Wear: 11-2pm Sing-Along—Aud. 6pm Tickle your Bridge Memory (Aud.) 11am-12 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) Pickleball: Open Play 2:45-5pm Share & Wear: 11-2pm Social Bridge: 9-11:30am Tai Chi: 10-11:30am Water Aerobics: 8-9am and 1-1:45pm Woodshop: 1-3pm	Pickleball: Open Play 1-4pm

Thursday	Friday	Saturday
9am Coffee Hour—Tony Lopez 2 6pm Sing-Along—Auditorium	3 International Beer Day	10am—1pm SSS 4 
9am Coffee Hour—Blue Skies 9 9am Lndscp Cte.—Card Rm. ?am A Day at the Races 6pm Sing-Along—Auditorium	10	11 1-3pm Ice Cream Social —Poolside
9am Coffee Hour—Clay Colton 16 6pm Sing-Along Auditorium	1pm OCA-TV Cte.—Admin. Conf. Rm. 17	18
9am Coffee Hour—Choraleers 23 6pm Sing-Along—Auditorium	24	25
9am Coffee Hour—Nathan James 30 6pm Sing-Along—Auditorium	31	

OCA Group Membership

Activities Committee

Meets: 1st Tues. ea. Month,
9:30am, Card Room
Chair
Chuck Kruse
Jackie Moran Vice Chair
Ginny Romans Secretary/Coordinator
Linda Garcia Share & Wear Mgr.
(Open) Treasurer
Nancy Norton
Sue Mansis
Bella Strubhar
Carol Finkas Board Liaison
Charlie Wendt Board Exec. Cte.

Architectural Committee

Meets: 2nd Tues. ea. Month,
9:30am, Card Room
(Agenda deadline: 1st day of month)
Chair, U 9
Bill Loftus U 7,7A
Mary Hall U 10,11
Tony Hoople U 8
Harold Marsh U 12, 14
Eric Monce U 2,6
Paula McDonald U 5
Jay Norris U 1,1A,3,4
Ed Smith Board Liaison
Darrell Roche Board Exec. Cte.
Charlie Wendt

Landscape Committee

Meets: 2nd Thurs. ea. Month,
9am, Card Room
Chair
Ray Jacobs
Jim Boyd
Kathleen Dowling
Larry Lepley
Carol Finkas Board Liaison
Charlie Wendt Board Exec. Cte.

OCA-TV Committee

Meets: 3rd Fri. ea. Month,
1pm, Office Conf. Room
Chair
Colleen Eidson
Shirley Clinton
Patricia McArdle
Carol Finkas Board Liaison

Safety Committee

Meets: 3rd Wed. ea. Month,
6pm, Comp. Room
Chair, 760-335-6597
Kelly Byrne 760-335-6597
John Allison 714-496-3907
Georgann Gall 214-0221
Jon Katz Board Liaison
Alice Nolan
Tom Trompeter

FMARC Committee

Meets: 3rd Wed. ea. Month,
9:30am, Card Room
Chair
Bruce Cowgill
Marge Collins
Joseph Egan
Craig Libby
Patricia McArdle
Tain Soreboe
Bob Wakeham
Darrell Roche Board Liaison
John Vogt 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 -	Teri Battaglia	714-458-6842
6 -	Steve Lawler	419-7011
7 (1-34) -	Donna Wendt,	453-2223
7 (35-62) & 7A	Beth Troxell	
8 -	Margarita Willis	433-2797
	Kathleen Pursell	439-9282
9 -	(Open)	
10 -	Ray Flanders	754-0020
11 -	Shari Flanders	754-0020
	Diane Tucker	
12 (1-53) -	Jay Norris/Pat Brinson	509-939-1680
12 (54-98)-	(Open)	
14 -	Toby Roberts & Anita Romaine	
Joan Jeffery	Board Liaison	

Website Committee

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

OCA Safety Committee Report



This section of the Highlights is reserved for the safety and security information to serve and protect the residents of Oceana. You have the right to read, or the right to have someone read it to you.

This is important information.

REMEMBER:

A quick and accurate description of events, vehicles, and persons can make all the difference in apprehending a potential criminal. Any type of activity or circumstance that seems unusual should be reported.

- Stay calm, remain alert to your surroundings and be prepared to act
- Be aware of your environment and recognize potential hazards
- Do not take unnecessary risks

If possible, write down your observations as soon as possible. Begin with the basics and move to specifics.

How to report: non-emergency lines:

760-435-4900 or
760-435-4911

Activities Committee

It may be my mid-western roots, but I love bargains, especially good, free stuff. Living here in California, you may want to take advantage of that "free stuff" to offset the higher cost of living we all pay for the "sunshine!"

... Starting with free concerts:

July: Oceanside, every Sunday afternoon at nearby Heritage Park (Info flyers posted in the Clubhouse).

August: Carlsbad, Aug. 3, 10 and 17, each day at 6-8 p.m.; and in Oceanside Aug. 10.

September: Oceanside, 6-8 pm Sept. 14.

(For more ambitious travelers, Seaport Village in San Diego features many FREE events on Sundays too!)

...Now for us Oceana residents:

The free stuff abounds right here in our backyard! For lapping up sun and swimming, we feature 2 swimming pools and a hot tub; with water volleyball and aerobics to boot. For thinkers, there's a Discussion group - *want to discuss free?!* For creatives, there's Art, Ceramics, Lapidary and a wood shop! All free! For challenges, there's a ping pong table and a Billiards room (free fun!). For cards and competition, there are games and more games! Bridge, Hand & Foot, Pinochle, Poker and Maj Jong, to name a few; and all for beginners and experts alike!

Laugh and learn at Trivia Monday eve, come play cards on Tuesday, meet poolside Wednesday afternoon for "POP;" Sip a cup of Joe and enjoy music at Coffee hour on Thursday, then join us for Sing Along that evening; Friday, "Keep Fit" and "Tai Chi" and then bang a pickle ball on Saturday and parlez vous Francais on Sunday! Our monthly Hilltop Highlights features all these and more in the schedule of over 40 activities for you. *Oh, did we mention they're all free?!*

...Free in Oceana—Friends!

Coffee Hour at 9:30 a.m. on Thursdays is only a Buck (*Almost free!*). But better are the entertainment, donuts and friends you'll meet and make! Here's the Line-up for August:

- **Aug. 2** - Tony Lopez who plays a great guitar!
- **Aug. 9** - the talents of Blue Skies, singing acapella
- **Aug. 16** - A coffee hour favorite, Clay Colton will wow us!
- **Aug. 23** - Oceana's "Choraleers" will belt out toe tapping tunes
- **Aug. 30** - Nathan James is a one-man-band as he plays numerous instruments and sings

...A Day at the Races!

Thursday Aug. 9 is for horse racing fun. They're *OFF!* to A Day at the Races at Del Mar Race Track. Everything is free except the price of transportation, *which is nearly free for us seniors!* So sign up before you're left at the "starting gate!" (*Flyers on this*

event are posted at the clubhouse.)

...Get Better Informed.

For those of us who want free information, we offer a quarterly presentation by Tri City Medical Center at the Clubhouse. Medical professionals present and answer questions on health issues. September's topic is Cancer and January highlights a Brush-up on Healthier Active Senior Living. You are risking your own well being if you miss these free seminars! Oceana is an Active senior living community...did you catch that hint?!



...How Sweet it is!

The cherry on top of all these freebies is our Ice Cream Social on Saturday Aug. 11. Another Oceana favorite, Musician Peter Seltser, will serenade us while we playfully concoct our own sundaes on a warm summer afternoon.

So there you have it. All the activities at Oceana are designed to mix, mingle, mature and be merry! Don't be shy - there may be someone who needs **You** to say **Hi** and introduce them to all the free stuff here too!

Charles Kruse, Chair

OMUG (Oceanside Mac User Group)

Attention all OMUG members and friends this is a STOP, LOOK and Listen!!! We are changing our meetings to the second week of the month. Therefore our regular August meeting will be on August 8th. See you there.

Carol Finkas

Landscape Committee

As the warm summer months are with us LaBahn's will be monitoring the length of the watering cycles. Watering times and lengths will change as needed. We will keep in mind water usage to ensure our landscape is getting the right amount of water but also conserving as best as possible. With that in mind we would like to remind residents that you are our eyes for water leaks and broken pipes. If a leak is spotted at night the water will shut off at the end of each cycle. A re-

port should be made to the office in the morning, so that necessary repairs can be made.

We have had reports that the water is off in different areas. The water is not shut off any where. However water was shut off for a short time in different areas as SDG&E was replacing gas lines. That work is now done, no water will be shut off. We have been instructed by SDG&E that no plants can be planted within 3 feet of a meter.

We have started working with LaBahn's to develop a plan to improve turf areas within the community. This will be done over a period of time addressing areas with the most needs. We know there is a concern about water usage. We have found converting turf areas into low water usage plant areas is very expensive as witnessed by the cost of rebuilding the area in unit 1 that was destroyed during the construction of the slope. Converting turf to low water usage planting will continue to be considered when possible.

The committee has a small budget for improvements within the community, but we will monitor these and be very selective with the requests we receive.

Homeowners can continue to submit landscape improvements that they are willing to pay for. All owner-paid work will be done by our landscape vendor. We have received several requests for H/O paid projects. They have been very successful.



Reminder that the landscape committee meetings are held in the card room, the second Thursday of the month at 9:00 AM. Homeowners are encouraged to attend and express any concerns they may have.

Homeowners are requested to continue to use the green landscape service request form for service needed in regard to general landscape maintenance and irrigation issues. These requests will be given to the landscape contractor for immediate attention. The committee and administration 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

Oceana Garden Club (OGC)

The summer growing season has produced beautiful vegetable plants. It is so rewarding and serene to work with the dirt and grow live plants.

We would like to invite all residents to complete an application for obtaining a garden plot. If you think you are on a waiting list and it has been a while, pick up a new application and officially sign up for a plot. An application can be obtained from the OCA Office. If you are not sure you want to do your own gardening, you can be a garden helper to see if you really like it.



Our **Friendship Garden** is coming along. It is located across from the first outside garden to the right. There are 2 chairs inside a circle. All residents are **Welcome** to come and sit and listen to the birds and other wildlife.

While you are doing summer cleaning of your garage, please think of the garden club. We are accepting gently used garden tools and patio chairs for the Friendship Garden. You can see how the gardens are coming along.

A big **THANK YOU** to all of the OGC angels who have put in extra work to ensure the Friendship Garden is in good shape.

The "compost tea" is helping the plants to grow. Most Fridays one of the OGC members will pick up the free compost tea. Bring your own containers for use in your garden.

Reminder that we are trying to be an organic garden and do not use poison which has not been approved by the OGC officers.

The next meeting will be planned for October 2018. We will need a quorum for voting on the revised "Rules and Procedural Guidelines"

Happy Gardening!
Chair, Sheri Skvarek
Secretary, Teresa Chamberlain-Spradlin
Treasurer, Frank Danczyk

Art Guild

Come paint with us this summer. Great art is happening. Some of our members have been selected to show their work in local shows and galleries. When it is hot, come enjoy our cool space.

David Finkas

Share & Wear

Hello to everyone. I would like to welcome all our new volunteers for sharing their time with the community. Share and Wear still needs volunteers for the Boutique on 2nd and 4th Mondays and Fridays. Please help us fill those spots.

We need to increase our sales for our SSS, maybe now that the weather is getting better we can get more people out to see us. Remember SSS is the 1st Saturday of each month 10 am to 1pm.

Another friendly reminder we do have medical equipment for sale / for loan in the Annex.

Thanks and hope to see you soon at Share and Wear

Linda Garcia, Mgr.

Website Committee

When was the last time you opened your computer and then forgot what you were going to look up? Well, fear not! We have all done that in the past and will continue till the last page is opened. I have the solution for you - put www.oceanaseniors.org on your front page, on your favorites, as your screen saver and you will never be lost again. Check out your very own webpage for Oceana with all the information you need - weather in Oceanside, pictures in and about Oceana, the latest news for evacuating if there is an emergency, helpful links for every need from SS to Meals on Wheels, Contact Us, and Share & Wear news, plus more. Don't forget all the activities you can do here in Oceana - card games, Trivia, and Pickleball. Stay in shape with your mind and body. What a wonderful place to live! You can even get the Highlights before it's delivered to you by your Unit Advisor.

Stay informed and up-to-date with your www.oceanaseniors.org webpage.

Anita Romaine



Oceana Senior Emergency Response Team (OSERT)

Extreme Heat

This notice is from Oceanside's Community Emergency Response team. Given the abnormally high temperatures we have been experiencing, we feel this information is important for Oceana.

Extreme Heat often results in the highest number of annual deaths among all weather-related hazards. In most of the US, extreme heat is defined as a long period (2 to 3 days) of high heat and humidity with temperatures above 90 degrees. In extreme heat, evaporation is slowed and the body must work extra hard to maintain a normal temperature. This can lead to death by overworking the body.

Remember:

- Extreme heat can occur quickly and without warning.
- Older adults, children, and sick or overweight individuals are at greater risk.
- Humidity increases the feeling of heat as measured by a heat index. It's the feeling of heat that matters.

In An Extreme Heat Warning, Take Steps to Stay Safe:

- Keep your home cool:
 - ◊ Cover windows with drapes or shades.
 - ◊ Weather-strip doors and windows.
 - ◊ Use window reflectors, such as aluminum foil-covered cardboard, to reflect heat back outside.
 - ◊ Add insulation to keep the heat out.
 - ◊ Use attic fans to clear hot air.
 - ◊ Install window air conditioners and insulate around them.
- Avoid strenuous, high-energy activities.
- Wear light-weight and light-colored clothing. Dark clothing absorbs all of the light and heat coming from the sun.
- Drink plenty of fluids to stay hydrated.
- If you must be outside, stay in the shade. Wear a hat wide enough to protect your face.
- Never leave a child, adult, or animal alone inside a vehicle on a warm day.
- If you or someone you care for is on a special diet, ask a doctor how best to

accommodate it.

- Do not use electric fans when the temperature outside is more than 95 degrees, as this could increase the risk of heat-related illness. Fans create air flow and a false sense of comfort, but do not reduce body temperature.
- Find places with air conditioning. Libraries, shopping malls, and community centers can provide a cool place to take a break—or refuge—from the heat.
- Learn to recognize the signs of heat-related illness.
- Watch for heat cramps, heat exhaustion, and heat stroke in yourself, family and neighbors.

Heat-Related Illnesses:

Know the signs of heat-related illness and the ways to respond to it:

Heat Cramps

Signs: Muscle pains or spasms in the stomach, arms, or legs.

Actions: Go to a cooler location. Remove excess clothing. Take sips of cool sports drinks with salt and sugar. Get medical help if cramps last more than an hour.

Heat Exhaustion

Signs: Heavy sweating, paleness, muscle cramps, tiredness, weakness, dizziness, headache, nausea or vomiting, or fainting.

Actions: Go to an air-conditioned place and lie down. Loosen or remove clothing. Take a cool bath. Take sips of cool sports drinks with salt and sugar. Get medical help if symptoms get worse or last more than an hour.

Heat Stroke

Signs: Extremely high body temperature (above 103 degrees) taken orally; red, hot, and dry skin with no sweat; rapid, strong pulse; dizziness; confusion; or unconsciousness

Actions: Call 911 or get the person to a hospital immediately. Cool down with whatever methods are available until medical help arrives.

Stay safe and have a great summer.

Pat McArdle Co-Chair OSERT

Clip out and save.

Did You Know?

International Beer Day

International Beer day celebrates the taste of beer and the achievement of beer brewers. Beer is an ancient drink brewed mainly from malted barley, hops, yeast and water, although it is possible to brew it from other grains such as maize, wheat and rice. Records of beer date back to 4000 BC, making it one of the oldest alcoholic beverages in the world.



International Beer Day

The three stated goals of International Beer Day are to: appreciate brewers and servers, enjoy the taste of all beers from around the world, and unite the world under the banner of beer. Founded in 2007 by the Association of California Brewers, International Beer Day has become an international event that is observed in more than 50 countries worldwide. It is held annually on the first Friday of August.

Facts & Quotes

International Beer Day began in Santa Cruz, California, 2007. It was founded by beer enthusiasts, Jesse Avshalomov and Evan Hamilton.

As far back as ancient Egypt, beer was a staple food. Known as Hqt, heqet or heket, beer was a thick and sweet source of nutrition including vitamins, minerals and protein that was consumed daily by adults and children.

According to the Brewers Association, the Craft Brewing Industry contributed more than \$55 billion to the U.S. economy in 2014, and provided more than 424,000 jobs. The U.S. beer market for 2014 was more than \$101 billion.

On average, a can of beer contains 100-150 calories and 10-15g carbohydrates.

"I work until beer o'clock."-Stephen King

Top Events and Things to Do

Try a new beer that you have never had.

Attend a beer festival to taste beer from around the world and learn more about the brewing craft. Some of the largest beer festivals in the United States are:

- 1) Great American Beer Festival in Denver, Colorado.
- 2) Oregon Brewers Festival in Portland, Oregon.
- 3) World Beer Festival held in Durham, NC; Raleigh, NC; Columbia, SC; and Cleveland, OH.

Visit a local craft brewery in your state. International Beer Day's top US picks to visit:

- 1) Dogfish Head, Milton, Del.
- 2) Stone Brewing Company, Escondido, CA.
- 3) Founders Brewing Company, Grand Rapids, Mich.
- 4) Oskar Blues, Lyons, Colo. and
- 5) Lagunitas Brewing Company, Petaluma, CA.

Try an international award-winning beer. The International Brewing Awards recognizes outstanding achievements in the brewing industry. The 2015 winners include:

- 1) **Champion Dark Beer** - Black Butte Porter, Deschutes Brewery Inc., Oregon, USA.
- 2) **Champion Strong Beer** - Brugse Zot Dubbel, Brouwerij De Halve Maan, Bruges, Belgium.
- 3) **Champion Specialty Beer** - Red Chair NWP, Deschutes Brewery Inc., Oregon, USA.
- 4) **Champion Keg Ale** - Revisionist Rye Pale Ale, Marston's PLC, Wolverhampton, UK.



Oceanside Community Association

Board of Directors

General Session Minutes

May 30, 2018

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on May 30, 2018 at 9:30 am at the Association Clubhouse Auditorium, 550 Vista Bella, Oceanside, CA 92057.

CALL TO ORDER

President, Joan Jeffery called the meeting to order at 9:31 am. Carol Finkas, Vice-President announced and led the Pledge of Allegiance. Carol Finkas, Vice-President read the video disclaimer. President Joan Jeffery led roll call. Five members present, two absent

ATTENDANCE:

Present: Joan Jeffery, President
Carol Finkas, Vice-President
Charlie Wendt, Treasurer
Darrell Roche, Director
Tom Trompeter, Director

Absent: Sherry Jarrett, Director
John Vogt, Secretary

Management:

Patricia Orlando, CCAM
General Manager

Anthony Nigro
Maintenance Supervisor

AGENDA APPROVAL

The Board reviewed the General Session Meeting Agenda for approval. It was noted that the Management Report needed some modifications. The agenda was accepted as published. Upon a motion and seconded:

Resolved: To approve the General Session Agenda of May 30, 2018. Approved: Unanimous.

HOMEOWNER COMMENTS

(3-minute limit)

This allotted time is set aside for members attending the meeting to address business of the Association with the Board. 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.

- Unit #14 House #24; The member was not

present but submitted a request asking for an update on the appointment of Steven Gillis as the community member who will research possible grants to be used for the potential SDG&E electrical repairs.

- Unit 7 #47; The member commented on the Memorial Day Event. He indicated that it was a great event and wished more residents were there to enjoy the event.
- Unit 9 #36; The member made a request for an accounting comparison between the self-management vs. outside property management company including the start-up costs.

APPROVAL OF GENERAL SESSION MINUTES

The minutes of the General Session Meeting of April 25, 2018 were presented for approval. Upon a motion made and seconded:

Resolved: To accept the April 25, 2018 minutes as submitted. Approved: Unanimous

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

Holly Kennedy, a representative from the golf course provided their monthly update.

- The Golf Course has been successfully aeriated, greens are back in shape.
- New and more efficient sprinkler heads, more efficient watering of the course.
- Patio improvements, more seating expand the capacity. New concrete being poured.
- Junior league is doing very well, tied for first place.
- Music on Fridays with 'Harvey' this Friday, following Fridays will be blues, beer and BBQ.
- Fridays throughout the summer will have new menu themes.
- Music starts between 4-5pm with dinner service starting about the same time.

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

PRESIDENT'S REPORT

President Joan Jeffrey provided a short update on the status of events and projects within the community.

The board continues to work on several projects at this time. We're looking at various options to manage reserve shortfall. This is due to several factors:

- Greater expense than predicted from the reserve estimates for repairs to homes and garages during previous painting projects.
- Garage repair, painting overruns
- Unexpected electrical repairs and deferred maintenance throughout the community.

Progress is being made to reduce the amount

of delinquencies. We received \$10,000 in outstanding delinquencies. We are now under \$100,000 in outstanding delinquencies. The process that is now in place is working and getting results.

Our maintenance team continues to work on several large projects i.e., Vista Bella slope replanting, a stairway rebuild, trenching drains, cement working, major plumbing issues along with the routine maintenance work. Patricia has diligently worked with the engineering firm to move this project along and getting direction for a sound resolution. Anthony continues to drive hard bargains with contractors to get jobs done at the lowest price possible.

We are seeing improvements with landscaping including the Vista Bella slope planting. We have not forgotten about this project. Patricia has been extremely instrumental in moving this along and is working with the engineering firm to find a resolution.

Patricia and Ray Jacobs have been working with LaBahn's Landscaping to create a smooth transition and getting their team on track.

Our financial reports and accounting have been fine-tuned with the help of Ken Rishe, Finance Committee Chair and Treasurer, Charlie Wendt.

An endowment fund has been established in great part due to John Vogt's research and follow-through. We thank him for that.

A new administrative assistant, Teresa Brown, has come on board. She brings strong experience to our management team.

The Safety and OCERTS committees are looking into forming a Neighborhood Watch Program for our community. Keep an eye out for information about this in the coming months. Teamwork and working together....

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

SECRETARY'S REPORT

In John Vogt's absence, Carol Finkas read his report. The Board received the General Manager's Report detailing the recent staff concerns. Board Members were provided with further details regarding this issues. There was discussion regarding terminations, hiring updates and the need for Board discussion on an employee termination policy.

The Board received the Delinquency & Collections Status Reports. A decision was made to write off one (1) uncollectable case and to move forward with a non-judicial foreclosure in a second case. The Board also received updates on three (3) unresolved insurance claims.

Upon reviewing the unpaid fines report, the Board resolved to task the Compliance Commit-

tee with the drafting of a fine collection policy.

President Jeffrey reported that the Paint Committee met on April 24, 2018 and were able to pick the balance of the colors that were proposed as the full palette to be used throughout the community.

Resolved: To acknowledge the Executive Session Summary as presented by Secretary Vogt, with no action necessary.

TREASURER'S REPORT

A. Financial Report

Treasurer Charlie Wendt reported on the April 2018 financials and provided detailed information on the Income & Expense Statement as well as an accounting of the reserve year-to-date expenditures. Director Locke posed a question regarding the reserve investments. Treasurer Wendt noted how this account is seen as a long term investment with the usual market fluctuation.

Resolved: To acknowledge and accept the finance report as presented noting no further action is needed at this time.

B. Delinquency & Collections Status Report

Treasurer Wendt reviewed the Delinquency and Collections report. He indicated that he is working with our attorneys and collection department to further reduce our delinquencies.

Resolved: To acknowledge the delinquency and collections status report as presented with no action needed at this time.

C. Fine Report

Treasurer Wendt reported that a listing of the unpaid fines that have been approved and applied to various members accounts on the monthly report is included with the monthly financials.

Fines are very close to the previous month's balance.

Resolved: To acknowledge and accept the report as presented noting no action needed at this time.

D. Lien Resolutions (0)

Lien Resolution does not need to move forward homeowner paid in full. Large delinquencies are mainly from estates that are in litigation, etc.

Resolved: To acknowledge and note no new lien approvals were necessary this month.

EXECUTIVE SUB-COMMITTEE REPORTS

A. Activities Executive Sub-Committee

The Activities Executive Sub-Committee minutes have been included noting actions taken by the Executive Sub-Committee at the meeting held on May 8, 2018. The Committee accepted as new Share and Wear Volunteers, Lee and Sue

Mansis. The committee further approved the resignation of B Moller, Shelia Hale and Shari Flanders from the Activities Committee. Carol Finkas provided the update on the Activities Committee. The committee met on May 1st thanked them for their time and energy for the Memorial Day Event. Two important motions: Lee and Sue Mansis as new members and the resignations as outlined.

Resolved: To acknowledge and accept as presented the Activities Executive Sub-Committee Minutes.

B. Architecture Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the May 8, 2018, Architecture Meeting. The Committee & Executive Sub-Committee voted on items as follows: nine applications were approved; one application was ratified and referred to compliance. One application was tabled in order to obtain more information. Additionally, the appointment of Paula McDonald to the Architecture Committee was approved.

Resolved: To acknowledge and accept as presented the May 8, 2018 Architecture Executive Sub-Committee minutes and approvals.

C. Landscape Executive Sub-Committee

1) Executive Sub-Committee Minutes

The Executive Sub-Committee submitted minutes, approvals, and recommendations from the meeting of May 10, 2018. The Executive Sub-Committee forwarded Proposal #25606, Unit #1 Turf replacement project, to the full Board for their consideration. This item will be discussed and voted on in the Unfinished Business portion of this meeting. Additionally, Janice Hoople Landscape Committee member has resigned her position.

Director Rocke provided an update on the slope #1 project to the full board. He provided an update on the new proposal and how the cost was reduced. Rotating that work into the schedule. One item tabled.

2) Water Usage Report

The Water Usage Report for April has been included.

Resolved: To acknowledge and accept the minutes as presented for the May 10, 2018 meeting. To further acknowledge the resignation of Janice Hoople. Motion and approved the resignation of Janice Hoople. Thank Janice for her job on the Committee.

To acknowledge and accept the Water Usage Report, FYI, no action necessary.

D. FMARC Executive Sub-Committee

Executive Sub-Committee: Minutes and Approvals -The FMARC Committee met on Wednesday, May 16, 2018, the Executive Sub-

Committee submitted their approved minutes for review. To further note that Committee Chair Steve Graves submitted his resignation as both the chairperson and a member of FMARC. The Board is being asked to consider for approval Bruce Cowgill as the new FMARC Committee Chairperson.

Carol Finkas provide an update on the May FMARC Meeting. Motion to accept Steve Graves resignation with regret as the position of chairman and as a member of FMARC. Approved by all. Motion to appoint Bruce Cowgill as Chair of the FMARC committee. Moved and seconded approved by all.

Resolved: To acknowledge and accept minutes and approvals as presented. To further accept the resignation of Steve Graves and to consider for approval Bruce Cowgill as the new FMARC Chairperson.

E. Additional Committee Business:

1) Safety Committee-The Safety Committee met on May 8, 2018, minutes for both the April and May meeting have been included for Board Review. To further note that the Safety Committee, OSERT and Unit Advisors will be meeting to discuss the formation of neighborhood watch groups. Director Trompeter provided update on safety committee, coordinate with OSERTS and Unit Advisors for the formation of a neighborhood watch.

pages: 68-69

2) OSERT-The OSERT Committee did not meet for their May meeting. April 18, 2018 meeting minutes have been provided for Board review. The committee continues to organize and work on a community wide evacuation plan.

page: 70

3) OCATV-The OCATV Committee met on May 18, 2018. The committee is requesting that the Board consider for approval as OCATV members, Michael Weatherford and Curt Conant.

pages: 71-72

4) Unit Advisors-The Unit Advisors met on May 9, 2018. At this time the May 2018 minutes have not been submitted. The Unit Advisor Meeting minutes will be included in the next meeting packet.

page: none

5) Finance Committee-The Finance Committee met on May 21, 2018. The Finance Committee Meeting minutes will be included in the next meeting packet.

pages: none

Resolved: To acknowledge the various committee minutes. To accept and approve the appointment of Michael Weatherford and Curt Conant as OCATV members.

GENERAL MANAGER REPORT:

A. The administrative team is finalizing the 2018 Homeowner Directory, if you have changes, please complete the form or e-mail office@ocaoffice.org with your updates. The last date for submission is today, May 30, 2018. Teresa Brown was recently hired as the Activities and Committee Administrative Assistant. Teresa will be assisting the Activities Committee as well as working with the Architecture Committee and assisting with compliance matters.

There were approximately 280 combined landscape and maintenance requests submitted since last meeting. Along with the standard work request the maintenance team completed the rebuilding of a large staircase and landing. NPL the sub-contractor for the SDG&E project will be wrapping up the installation of the new gas lines by the end of June. At that time, they will inspect the areas they have worked in and we will develop a plan for them to replant and repair any of the landscape plant material that has been removed. We are working with NPL to coordinate the slurry of the street in those units where work has taken place. Re-stripping will be completed after the slurry. Additionally, there are some areas that will require cement repairs, those repairs will also be coordinated with NPL.

B. The May Maintenance Report is included for further detail. Maintenance Supervisor Anthony Nigro continues to work with CLD Electrical on the various lines that are being repaired.

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

UNFINISHED BUSINESS:

A. Consideration of Approval Unit #1 Landscape Proposal

The Landscape Committee approved LaBahn's proposal #26506 in the amount of \$9,615.59 for the replacement of turf and plants above the Unit #1 slope. This area is in disrepair due to the extensive work that was completed on the adjoining slope. The Executive Subcommittee has submitted the proposal for the full Board's review and consideration. This is considered a reserve expense, there was \$10,000.00 proposed for this project when the reserve planning took place. The landscape reserve category GL9019 has a year-to-date budget of approximately \$18,000.00 and an annual budget of \$55,000. (The reserve GL9043 Slopes is over budget by approximately \$1,000.00 for the year.)

Resolved: To review, discuss and consider for approval proposal #26505 in the amount of \$9,615.59.

B. Discussion and Consideration of Moving forward on Unit #2 Repairs and Painting

Unit #2 was the next unit planned for repairs and painting. The Board is being asked to consider moving forward with this project noting the impact that the project would have on the current reserve funds. The RayCo proposal has been submitted for use in discussing repair and paint costs and options. Two addition bids will be obtained and presented to the Board if it is agreed that this project should move forward this year. Cost breakdowns in order to consider completing just the carpports, repairs and painting; just the homes, repairs and painting or a combination are outlined below.

UNIT #2 REPAIR & PAINT PROJECT

Carpport Repairs	
-Roof & Structures	\$ 287,485.00
Carpport Painting	\$ 50,488.00
Carpport Totals	\$ 337,973.00
House Repairs	\$ 48,313.00
Replacement Shutters	\$ 9,510.00
House Painting	\$ 82,375.00
House Totals	\$ 140,198.00
Combined Totals	\$ 478,171.00

Resolved: To acknowledge and consider for approval the unit #2 paint project.

Moved to paint and repair the homes only inclusive of shutters, moved and seconded. Open for discussion. Four in favor, one abstention. Darrell Rocke abstained

pages: 79-87

C. Consideration of Approval - Painting Auditorium Floor for Pickle Ball

At previous meetings the discussion of painting pickle ball and chair volley ball lines on the auditorium floor has taken place. Approximately two years ago the Board voted against painting court lines, both activities were new, and it was not known if the popularity of these activities would fade in time. That has not happened, and pickle ball is one of the more popular activities and continues to expand in popularity. The current cost of preparing for these activities includes:

- cost of tape \$25.00-\$30.00 per month
 - Payroll costs \$35.00-\$40.00 per month
- The cost to paint lines would include the following:
- Stripping the floor of wax and finishes \$250.00 one-time cost
 - Prep, tape and paint 6 hrs.x2 \$220.00 one-time cost
 - Application of new wax finish x2 \$250.00 one-time cost

Resolved: To acknowledge and consider for approval the painting of stripes for pickle ball and chair volley ball. Amended the motion for tape instead of paint. Four in favor one no, no abstentions. Tom opposed. Four in favor one opposed. Tom Trompeter opposed. (nor red, green or blue...)

pages: none

D. Consideration of Approval - Additional Times for Pickle Ball

The pickle ball group is requesting additional play time. With the current activities and the porter schedule the office is recommending Friday afternoons over the Thursday request. Additionally, the pickle ball group has asked the Board to consider weekend court time. This group has committed to ensuring doors are locked and secure after weekend court time.

Resolved: To acknowledge the request by the pickle ball group and to consider for approval additional court time. Motion to allow pickle ball on Friday and weekends, when available. Approved four, one opposed. Tom Trompeter opposed.

Provisional on the fact that the room is not in use for other activities inclusive of rentals... Rental and events always take priority.

pages: 88-89

NEW BUSINESS

A. Garage Repair Proposals

a. Unit #9 House 5/6

The owner of this house began reporting problems with the garage roof in January of this year. Maintenance Supervisor Anthony Nigro inspected and determined that this garage roof needs replacement. Three roofer bids have been obtained.

Bonsal Roofing \$2,620.00
MS Roofing \$2,816.00

Includes repairs to eliminate water

RayCo \$5,200.00 pooling
5&6 attached roofs \$8,700.00
(savings of \$900.00 per roof)

Voted on Unit 9 houses 5 & 6 and seconded open to discussion. Roof colors must match existing surrounding roofs Motion to accept MS roofing for 5 &6. Contact them to complete 5 &6 together with drains, etc. Approved: Four in favor one opposed, Tom Trompeter opposed.

b. Unit #9 House 95

This owner has reported an ongoing roof leak that allows water to run down the side of the structure and enters the garage both through the leak in the roof and the siding. Additionally, there is a drain that was installed 5-6 years ago that is intended to as-

sist in the draining of water from the flat roof top.

MS Roofing \$1,365.00
RayCo \$5,200.00
\$2,400.00 replacement of existing drain only
95 & 84 attached roofs 8,700.00 (savings of \$900.00 per roof)
\$9,620.00 (pitched roofs no drain needed)

Resolved: Moved to accept MS Roofing, no second. Moved to table to get more information from all vendors for more information. Approved

pages: 90-96

B. Discussion - Combine Committees

The OSERT, Safety, OCATV and Web-Site Committees have lost a number of members over the past few months and are limited on their volunteers. Board Liaison Carol Finkas suggested a discussion on the advantages that might be available if committees were combined.

- 1. OSERT/Safety
- 2. OCATV/Web-Site

Resolved: To acknowledge, discuss and consider for approval combining committees. Motioned and seconded. All in favor of combining committees opposed 5 members opposed.

C. Change of Board Liaison Positions

FMARC & Landscape

President Joan Jeffery to discuss the change of Board Liaison assignment. President Jeffery has asked Vice President Finkas and Director Rocke to change assignments. Director Rocke to take on the liaison position for the FMARC Committee and Vice President Finkas to take on the landscape liaison position.

Resolved: To acknowledge the change in liaison assignment, no action necessary.

page: none

ADJOURNMENT TO EXECUTIVE SESSION

President, Joan Jeffery, to adjourn the General Session Meeting. The next General Session is scheduled for Wednesday, June 27, 2018. The Board will reconvene in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary

