

# HILLTOP HIGHLIGHTS

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*Inside:*



Wednesday,  
Oct. 24, 6pm



*And Don't Miss:*

The OCA

*Art Show*



The OCA

*Monster Mash*



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

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

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

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

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

Emergency Police:  
**911**

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**Office Staff:**

**General Manager** Patricia Orlando  
porlando@ocaoffice.org

**Property Administrator** Karen Walter  
kwalter@ocaoffice.org

**Receptionist** Tracy Richardson  
trichardson@ocaoffice.org

**Maintenance Supervisor** Randel Newman  
rnewman@ocaoffice.

**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

**Office Information**

- The deadline to submit information for The Hilltop Highlights is the 1<sup>st</sup> Friday of every month. Please email to: [kwalter@ocaoffice.org](mailto:kwalter@ocaoffice.org).
- 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](http://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](mailto:kwalter@ocaoffice.org).

**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** Steve Gillis  
920-362-9701  
attysegillis@gmail.com

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

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

**KEEP INFORMED**

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

**OCEANA**

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

**CITY OF OCEANSIDE**

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

**SAN DIEGO COUNTY**

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

With a sigh of relief, it finally looks like the SDGE project has ended. Our community has been under siege for nearly a year with large equipment roaring up and down our streets, holes and trenches all over the place, and workmen everywhere. It was good to wave a fond farewell to the Porta-potties as they left the property. As a side benefit of the upheaval, we had several of our side streets slurry coated, which would have cost us over \$100,000 from reserves. Patricia has petitioned the City of Oceanside for the paving of Vista Campana due to excessive patching. She was informed that no funds are budgeted for that project in 2018 but the city will try to include the paving in the 2019 budget.

As a result of Patricia's working through issues with SDGE we have learned that the electrical project may have a little more time to be completed; we just need to keep making progress to satisfy the utilities. Many have questioned our responsibility in this matter. Please know that proper questions have been asked and we have received a very clear detailed outline of the relative responsibilities of OCA and SDGE for the electrical project.

We welcome Randel Newman as our new Maintenance Supervisor. He comes to us with over 20 years of maintenance supervisory experience covering a three-state area and a variety of property sizes. He is busy getting to know the property, the staff, and residents and is working on building his team. He has strong training skills and is well versed in safety requirements. Please give him a welcome when you see him.

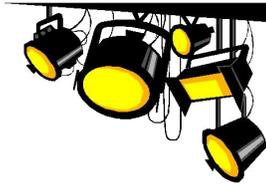
We are launching the painting of Unit #2 soon and the cooperation of homeowners in making the necessary repairs prior to the

start of the painting is much appreciated. Consideration of the repair and painting of the car sheds in Unit #2 is still underway for this year.

HOA living has many advantages and should provide for a more carefree lifestyle. However, there are responsibilities that also go with HOA ownership. We are under CC&Rs, Rules and Regulations, Davis-Stirling Law Code and other guidelines that we must abide by. HOA living does not suit everyone. We are not free to invite underage family and friends to live with us, we cannot plant or uproot plants in our common area. Common area by definition is all the area beyond the footprint of your home.

Also, anything involving the outside of our home, window replacement, changes to structure, etc. must be presented to the Architectural Committee for approval. Not doing so can result in fines or possible removal of the work done. The committee is there to help you, but must rule within established guidelines. Soon revised and restated Architectural Guidelines will be mailed out to owners. They have been reviewed by our attorneys but still must be sent for review to owners. Read them carefully and comment and return to the office if you note errors or have recommendations. You have received two rounds of the Architectural Addendum, which has now been merged into this more comprehensive document so that only one source need be consulted for guidelines and regulations regarding architectural changes. After the 30-day owner review period, this document will be approved by the Board of Directors, it then will become the standard by which architectural approvals will be granted.

## Spotlight on our Staff



### Diane Seely



This month the spotlight falls on Diane Seely. Diane has worked for us six months as a permanent employee. Formerly she worked as a temp in the accounting area, but that position fell to budgetary cuts.

We liked Diane so much that the minute an opening came up that fit her qualifications, Patricia brought her back on board.

Diane is a rare person, San Diegan born and bred. She loves it here and after a few attempts to try different waters, she came right back.

The job Diane has is a bit different from the rest of the office team. Her primary focus is to provide administrative support to the maintenance team. She also assists the office staff at the window and on projects needing an extra hand. With her administrative expertise Diane frees the maintenance guys to do what they do best, fix things.

Diane works closely with the Maintenance Supervisor to coordinate work orders, scope work for bids, and bid comparison. She makes calls, researches products and makes purchases. She also coordinates work and answers maintenance questions from the residents. Actually, the full scope of Diane's contribution to maintenance is yet to be realized, each day more opportunities to bridge the gap between the maintenance and office staff grows. With our expanding database and need to document work that has been performed, the possibilities are endless.

Diane loves the variety and learning opportunities of her job. Her goal is to add increasing value to both teams and we are seeing the results already.

On a more personal note, Diane is a single mom with one grown son. She is a real foodie, whether dining in or out. When she is not working for us, Diane loves to play with her nieces and nephews and is impatiently awaiting to hear that grandchildren are coming.

Thanks for your energy and enthusiasm Diane, we are glad to have you back!



## Rumor Roundup

**R**umors are a fact of life in any community. The problem is, which are real, which are ridiculous and which are malicious misinformation? Here are some of the rumors heard recently within our community and the actual facts behind them.

### **Rumor:**

Share and Wear is closing their doors.

### **Fact:**

Hours of operation are being shortened due to the lack of enough volunteers to cover the shifts. On certain days the shops will be closed.

### **Rumor:**

\$4,500 a month is being spent on Coffee Hour entertainment and only 12 people attend.

### **Fact:**

\$4,500 is the whole budget for the year for Coffee Hour entertainment, about 35 - 60 people usually attend and the weekly event is open to everyone in the community. Steps are being taken to reduce paid entertainment to twice monthly to fall in line with Share and Wear's shortened hours and resulting decline in sales.

### **Rumor:**

The board has cancelled the music license for the community and no more music will be played here.

### **Fact:**

That was only one on a long list of suggestions offered by the Activities Committee in an effort to balance the budget for 2019. The license has been paid for the year and no decisions have been made in this regard, nor is it expected to ever take place.

### **Rumor:**

Wolf urine is being sprayed on the ravine perimeters and around doggie stations.

### **Fact:**

True! Non-toxic to pets, wolf urine is the best-known deterrent to coyotes. The smell dissipates quickly to humans, but is detectible to animals. Fluffy may become a little antsy near the doggie stations, but hopefully it will work. We won't even ask how it gets collected!



# 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 3<sup>rd</sup> Fri. each month at 1pm in the Admin. Conference Room. Contact Shirley Clinton for more information. Please join us.

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## COFFEE HOUR

*Get caffeinated. Get energized. Get dancing!*

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



- Oct. 4 Celeste Singing her "Patsy Cline" Show
- Oct. 11 Fashion Show
- Oct. 18 Gary Burt Crooning the Morning Away
- Oct. 25 Teri Inspired Children's Chorus

***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!

### Coming in November

Saturday, November 3

We're TRAINING it to  
Olvera Street!

Great exploring -  
Lunch on your own -



Shopping

**Schedule:**

- 11am: Meet at Oceanside Transit Station
- 11:29am: Depart Oceanside
- 1:37pm: Arrive LA Union Station  
Walk 2 blocks to Olvera Street (.2 miles)
- 4:40pm: Depart LA Union Station
- 6:55pm: Arrive Oceanside

Sign-up sheet - Clubhouse Lobby  
Cost: \$10.00 ticket at the Station

### Weekly Events

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.

**Please note: Party on the Plaza has ended for this year.**

### Upcoming Shows

Sunday, November 11



### LITTLE SHOP OF HORRORS



Presented by the  
Star Theater  
Coast Kids

2 pm At The  
Star Theater  
In Oceanside

Register:  
Through October 8  
At the Clubhouse Lobby  
Cost: \$12.00

Sunday, December 16

### THE MUSICAL Annie



2 pm At The Star Theater  
In Oceanside



Register:  
Oct. 15 - Nov. 5  
At the Clubhouse Lobby  
Cost: \$12.00

# October Events

Tuesday, October 9:

Join us for a:

## Fish & Chips Meet-Up

@  **OceanSide BROILER**  
Overlooking the Harbor

Travel on your own.

5pm: Happy Hour

6-9pm: Dinner Special of Fish 'n Chips with coleslaw

Sign-up sheet in the Clubhouse Lobby  
Cost: \$10.00 plus your bar tab payable at the restaurant.

Thursday, October 11

Share & Wear Presents:

## Fall Fashion Show

During the October 11 Coffee Hour in the Clubhouse Auditorium.



This is a fun opportunity to view and buy the newest fall fashions.

Sunday, October 21

The OCA

## Art Show

On Display:

The beautiful creations of many of our artistic residents.



Refreshments, Music, And drawings for a free ceramics piece from one of our ceramics artists!

1-4pm in the Auditorium

Wednesday, October 24:

## TOWN HALL MEETING



Offering:

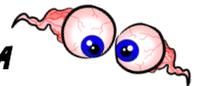
- Another opportunity to discuss what is happening at Oceana.
- Topics will be open.

6 pm — Clubhouse Auditorium

Refreshments will be provided.

Saturday, October 27

JOIN US For the OCA



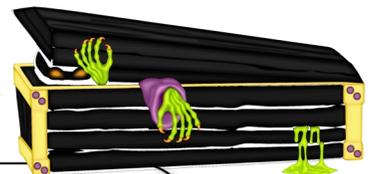
## Monster Mash

Featuring a Costume Parade and PRIZES

For Best Couple and Best Costume!

Dinner and Boo-ze Served by Resident Ghosts.

Live Music For the Living and the Dead.



Register: Thru Oct. 25

At the Admin Office

Cost: \$ 0 (Zombies\*)

\$12 (Residents)

\$15 (Guests)

\*Proof Required.

6-9PM  
IN THE  
AUDITORIUM

# Notices & Reminders



**H**alloween is the day when we are visited by hordes of ghosts and goblins on a quest to garner as many treats as they can. As scary, or cute, as their costumes may be, keep your attention on your driving. Those costumes may impair their vision and the excitement of the evening may cause them to be less-than-normally vigilant. Sending a child to a hospital, or worse, is NO TREAT!

Drive carefully!

## Oceana's Annual

### Art Show

You are cordially invited to attend our Oceana Art Show, Sunday October 21, 2018 in our auditorium from 1 PM to 4 PM. The show will highlight many of your creative neighbor's accomplishments and beautiful creations in the art world. Refreshments will be served, music will be heard, beauty will be seen, and an addition this year will be periodic drawings for a piece of ceramic ware from our Ceramic Artists.

Art Show participants may pick up applications and rules for the show in the Art Room or contact:

Pat Christie at 442-297-7430 or  
Nielsine Archibald at 760-730-5446.

This is a complementary event for Oceana residents and we look forward to seeing you there.

Nielsine Archibald

## A way to help OCA beat inflation!

### OCA Endowment Fund

There's one thing we all know from personal experience: the cost of things goes up. You probably still remember when you could buy a gallon of gas for 29.9¢ or a MacDonald's burger cost 15¢. My first new car, a brand new yellow Malibu, cost \$3,000 out the door. In college I worked in a grocery store. I remember that on specials we sold eight cans of sliced mushrooms for a dollar and grapes for 10¢ a pound.

Inflation affects Oceana also, but there's one way you can help us beat inflation. It's the OCA Endowment Fund. Gifts to the Endowment Fund are invested, and only the interest is used from year to year to help offset increased costs. Of course, to make a big dent in the increased costs due to inflation will require a large amount of principle in the fund. Everything needs to start somewhere, however. Perhaps you can be a starter! The fund can receive property, stocks, insurances, jewelry, cars and cash. For more information, contact Director John Vogt, 760-519-7554 or [jfredericvogt@gmail.com](mailto:jfredericvogt@gmail.com).



John Vogt

## An Invitation:

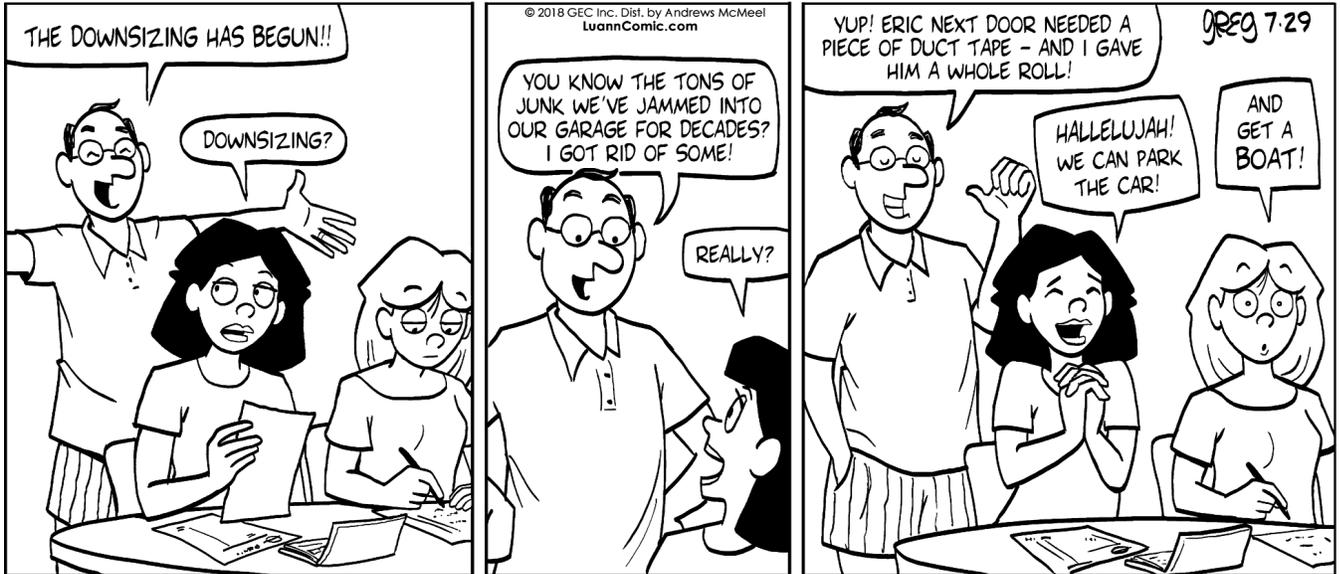
### French Conversation Club

Parlez-vous francais? Chevrolet and Nescafe come to mind, but no matter, the French Conversation Club meets every Sunday between 10:30 am up to 12noon, a time span determined by the intense interest from its members. **We Have Fun!** Members of this group come from all different 'points of light' and all contribute to a great gathering of the minds. We have one thing in common—to continue the skills of conversation and comprehension in French. If any one in our Oceana community is interested, please call Andre Waldor for more information at 816-718-7368. We'd love to have you come aboard. PS, you don't have to be fluent—just interested and willing to learn.

Andre Waldor

LUANN

BY GREG EVANS



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**I**f this edition of LuAnn strikes a chord, then it may be time to do some serious down-sizing. Please remember that, per the *Oceana Members Handbook*, our autos must be parked within our carports or garages. Storage of other items within a garage may not interfere with parking our vehicles in our garages.

Getting rid of a memento of our lives may not be the easiest thing to do. But, remember that it is not doing you any good as a dust collector, but may be just the thing that somebody has been searching a long time to find. Consider donating the item to Share & Wear, or to another non-profit organization. You probably won't regret it and your neighbors will thank you for giving their street back.

**A Big THANK YOU!** Frank Danczyk

Special thanks go to Frank Danczyk, one of Oceana's faithful volunteers from our Finance committee. Frank spoke out about a housing development project that would have sent nearly 100 vehicles a day along Stagecoach Road near Unit #4. Wildlife would have been displaced, parking would have been impacted and the project may not have attracted good neighbors. Frank's speaking out on behalf of Oceana was civic duty of the highest measure and his articulate presentation of issues was no doubt largely responsible for the extension's defeat. The developers will not be able to use a 15-year-old plan for today's environment and they will most likely be unable to submit a new plan to agree with today's standards.

What Frank said in our behalf.

First, I would like to thank the developer of the proposed Ocean Pointe properties for not having pursued development of the stated properties over the last three years. The Oceana retirement community, which is directly south of this property, has enjoyed the open space, the bird and animal sanctuary that lies in one of the ravines, and the view of the large hill that lies in the middle of this property.

Various other citizens have expressed similar opinions to what I am expressing now. We would like to stand in opposition of an extension for the following reasons:

This property would require a tremendous amount of contouring because of the ravines, and the hillside that would face highway 76. Furthermore, buildings on the north side of this hill facing highway 76 would receive a lot of noise from the highway.

The proposed development would require

Notices & Reminders Continued on page 19

# Emerald Isle Golf Course



**W**e are very excited to introduce you to the newest member of the Emerald Isle team, Kassidy Teare. Kassidy is a native North County girl and was a college standout on her team at Long Beach State, majoring in Industrial Design and named Big West Conference Golfer of the Year in 2016. As a rookie on the Symetra Tour, Kass made the cut in 14 of 19 starts with two top-10 finishes, and then finished T10 at the 2017 LPGA Final Qualifying Tournament to earn Priority List Category 12 status for the 2018 season. We feel so lucky to have her join us at EI and hope you will come down to give her a big Oceana welcome!



## What's Happening at Emerald Isle?

**Special Olympics** - we are enjoying our second year of hosting the local Special Olympics organization, providing the group access and use of the golf course on Thursdays afternoons.

**High School Golf** - the Oceanside JV Girls Golf team will be utilizing Emerald Isle as their home course and hosting 8 matches at Emerald Isle through October.

**Irrigation upgrades** - we continue to upgrade our irrigation efficiency by installing new sprinkler heads throughout the course. It is an expensive and slow process but we are committed!

**Friday night music** - if you have not had a chance to hear our new duo, BaRel & LaNa, we highly recommend you do! They have a unique sound and a great repertoire of songs, and a knack for getting the audi-

ence dancing on the patio. Jerry Vincent will continue to alternate Fridays and we will continue music until daylight savings ends.

**DON'T FORGET!** We have happy hour Monday-Friday starting at 2pm to close, and if you don't feel like cooking be sure to stop by the grill for a meal or give us a call to place a take-out order! 760-721-4700



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

Golf Shop Phone #:  
760-721-4700

EMERALD ISLE  
— GOLF COURSE —

*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** -2<sup>nd</sup> & 4<sup>th</sup> 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**-Thursday 10:30am -Noon, Auditorium. Info: Betty Lotz 760-231-1529 or Karrie Lillicotch 760-722-8685.

**Bunco** -1<sup>st</sup> & 3<sup>rd</sup> 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 10:30am-Noon 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 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** -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 2<sup>nd</sup> Tuesday of each month in the Clubhouse Library.

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

**OSERT** -3<sup>rd</sup> Wed. at 6:30pm 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 10:30am-Noon	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 10am (Golf Course) 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	2 9:30am Activities Cte. —Card Room 1:30pm Bunco—Card Room	3 12Noon-Website Cte.-Computer Rm.
7	8  Columbus Day	9 9:30am Arch. Cte. - Card room 10am OCA Book Club 12:30pm Oceana Bridge	10 10am Unit Advisors Cte.—Auditorium 5-9pm OMUG 6:30 Garden Club —Card Rm.
14 2-4pm Board Games	15 9:30am Finance Cte.—Card Room	16 9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room	17 9:30am FMARC Cte. Mtg.—Card Room 4:30pm Safety Cte-Comp 6:30pm OSERT-Comp. Rm.
21 1-4pm The Oceana Art Show —Auditorium	22	23 12:30pm Oceana Bridge	24 6pm  —Auditorium
28 2-4pm Board Games	29	30	31 8:30am Landscape Q&A 9:30am Open BOD Mtg. 1pm BOD Exec. Session

Every Thursday	Every Friday	Every Saturday
Billiards: 10:30am Bridge-Refresher Course —(Aud.) 10:30am-12 Ceramics: 1-3pm Chair Volleyball 1-2pm <b>Coffee Hour: 9am</b> (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 <b>Sing-Along—Aud. 6pm</b> 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
<b>9am Coffee Hour—</b> <b>4</b> Celeste  <b>6pm Sing-Along—</b> Auditorium	<b>5</b>	10am—1pm SSS <b>6</b> 
<b>9am Coffee Hour—</b> <b>11</b> Fashion Show 9am Lndscp Cte.—Card Rm. <b>6pm Sing-Along—</b> Auditorium	<b>12</b>	<b>13</b>
<b>9am Coffee Hour—</b> <b>18</b> Gary Burt  <b>6pm Sing-Along</b> Auditorium	<b>19</b> 1pm OCA-TV Cte. —Admin. Conf. Rm.	<b>20</b>
<b>9am Coffee Hour—</b> <b>25</b> Teri Inspired  <b>6pm Sing-Along—</b> Auditorium	<b>26</b>	<b>27</b> 6-9pm The OCA <b>MONSTER MASH</b> - Auditorium 

## OCA Group Membership

### Activities Committee

**Meets:** 1<sup>st</sup> 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:** 2<sup>nd</sup> Tues. ea. Month,  
9:30am, Card Room  
(Agenda deadline: 1<sup>st</sup> 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:** 2<sup>nd</sup> Thurs. ea. Month,  
9am, Card Room  
Chair  
Ray Jacobs  
Kathleen Dowling  
Larry Lepley  
Carol Finkas Board Liaison  
Charlie Wendt Board Exec. Cte.

### OCA-TV Committee

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

### Safety Committee

**Meets:** 3<sup>rd</sup> Wed. ea. Month,  
4:30pm, Comp. Room  
Chair, 335-6597  
Kelly Byrne 335-6597  
John Allison 714-496-3907  
Georgann Gall 214-0221  
Jon Katz Board Liaison  
Alice Nolan  
Vacant

### FMARC Committee

**Meets:** 3<sup>rd</sup> Wed. ea. Month,  
9:30am, Card Room  
Chair  
Bruce Cowgill  
Joseph Egan  
Steve Gillis  
Craig Libby  
Patricia McArdle  
Tain Soreboe  
Bob Wakeham  
Darrell Roche Board Liaison  
John Vogt Board Exec. Cte.

### Unit Advisors Committee

**Meets:** 2<sup>nd</sup> Wed. ea. Month,  
10am, Clubhouse Auditorium  
Shari Flanders, Co-Chair, 754-0020  
Donna Wendt, Co-Chair, 453-2223

#### Unit

1 -	Ron Landsel	231-7586
1A -	Linda Langworthy	562-301-1346
2 -	Holly Dale	951-283-9682
	Suzanne Condren	434-8266
3 -	Gisele Lauer	754-0296
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 -	Jeff Kern	908-420-1853
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:** 1<sup>st</sup> Wed. ea. Month,  
12pm, Computer Room  
Chair  
Anita Romaine  
Gene Barilotti  
Don Betts  
Steve Reigle  
Carol Finkas Board Liaison

(NOTE: No area code, assume 760.)



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

# Committee Reports

## OCA Safety Committee



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.

**IF YOU DON'T WANT IT STOLEN.  
LOCK IT UP.**

There is an increase in thefts from vehicles this summer. Please lock up your car, roll up windows and do not leave valuables in the vehicle. Try to park in your garage if it is your work truck or van. Lock up your residence if you leave.

Thieves look for the easy crime. Make your car and home hard to break into.

**Pat McArdle**

## Share & Wear

Ever hear a rumor that was so untrue that you wondered how it started? Well we're here to dispel this rumor:

**Share & Wear is not closing!**

Changes are coming, and we're definitely refining some aspects but we're **not closing!**

As of October 1, 2018:

- Share and Wear will be still be open Mondays, Tuesdays, Wednesdays & Thursdays from 11-2 pm, but we will be closed Fridays.
- Any non-resident of Oceana must be accompanied by an Oceana resident. Unfortunately, this is due to ADA restrictions, which we are compelled to abide by.

The good news: Every first Saturday of the month is "Super Saturday" where everything is 50% off and **the public is welcome!** We even provide you with bags, unlike other California retailers, so no need to drag the bags along!

**Spread the word!**

Drag out all of that old stuff that you no longer want, or need—that is occupying valuable space or just gathering dust, and donate it to Share & wear. You can get a tax deduction! Visit

Share & Wear to shop for that treasure you have been looking for, and get it for pennies on the dollar. You benefit both ways, and so does Oceana.

Every activity put on by Oceana is funded by revenues from Share & Wear. None of that funding comes from your monthly dues. So, whether you donate, buy, or both, you are helping yourself **and** your community. Take advantage of this unique Oceana institution. Be a part of the solution to keep the variety of what Oceana offers going.

**Oceana, Come on Down!**

**Sandy Vogt and Linda Garcia**

## Website Committee

In the best kept secret, Oceana, there is a place you can go to find everything you want to know about your community -

**[www.oceanaseniors.org](http://www.oceanaseniors.org)**

- that's the place to be!! Let's say you saw there was a dance event happening and you forgot what time it was starting and the office is closed. What to do!? Click on

**[www.oceanaseniors.org](http://www.oceanaseniors.org)**

to find the flyer that the Activity Committee made up just for you, well, and others, too. Or you heard there was a special event coming up in November and the flyer is not out yet in the Clubhouse. Who would you ask, where would you go for that information?

**[www.oceanaseniors.org](http://www.oceanaseniors.org)**

Simple as that!

You want to go swimming with your company and their kids and you forgot what time are the guests allowed to swim. Phooey! Where to go?

**[www.oceanaseniors.org](http://www.oceanaseniors.org)**,

that's where!

What a wonderful place to live! Our own little community on the hill. Oceanside's best kept secret. And we all make it that way. Congratulations! Now pat yourself on the back. You've learned how to use the computer to keep yourself well informed.

**Anita Romaine**

p.s., Check out our website for our most recent posting about Share & Wear. They are **not** closing!

## Architectural Committee

### Work With Us!

Ten of your neighbors volunteer several hours each month reviewing improvements that homeowners wish to make to enhance their individual living space. These volunteers visit the properties and review the paperwork submitted by the homeowner outlining their plan of action and identifying what the project includes and who is going to do the work. The volunteers meet monthly to review the submitted architectural requests to determine if the project is compliant with City Codes, HOA CCRs and safety as well as esthetic considerations. None of these volunteers are reimbursed for their personal time in trying to represent the collective interests of ALL Oceana homeowners. They strive to assist homeowners to successfully complete their plans in a safe and orderly manner.

The work of the Architectural Committee is extremely important to every Oceana homeowner. For most residents, their personal home is their biggest financial investment and the Committee strives to protect the value of each homeowner's investment by insuring the work meets compliance and safety requirements for our community. No homeowner wants a neighbor installing electrical or gas lines without the proper permits and/or the proper contractor who can guarantee the work is completed properly.

Unfortunately, there are an increasing number of projects being initiated without approval and without regard for their neighbors' best interests in maintaining our overall property values and our collective safety. Additionally, the price of housing is increasing the interest of investors who purchase and "flip" the property without following reasonable regulations that apply to all of us.

PLEASE plan ahead and work with your Architectural Committee to help us to maintain a safe and orderly environment that we can all enjoy each and every day. If you see work being conducted that may or may not have prior approval, please check with the OCA Office. Those who volunteer their time and talent are here to serve the interests of every homeowner in Oceana. Please give us the chance to help you have a successful experience undertaking whatever upgrades to your home that you wish to initiate.



If you are planning a project, please pick up an Architectural Request Form from the OCA Office. All requests need to be completed along with all pertinent information and turned into the OCA office by the 1st of the month. The Architecture Committee meets on the 2<sup>nd</sup> Tuesday of the month to review and approve all requests. You will receive a letter a few days after the meeting outlining the results of your Architectural Request along with a brightly colored placard to place at your home to indicate that your project is an approved project. If you are not sure whether your project needs to go to the Committee, ask in advance. Remember not to start a project before proper approval is granted by the Committee. Please be a good neighbor and follow the instructions relative to home improvement projects. We are here for you!

**Bill Loftus**  
Chair, Architectural Committee

## Activities Committee

Every Thursday we will have Coffee Hour with entertainment, speakers and, for a dollar, Coffee and Donuts. Our Day Trip will be a meet up at the Harbor on Oct. 9 for Happy Hour and \$10 Fish and Chips. Our annual Halloween party will feature a great meal, drinks and a super band for dancing. Depending on the weather, POP which is every Wednesday afternoon by the pool with shared snacks and BYOB, may give way to Happy Hour inside. Those with an interest may participate in Painting, Ceramics, Jewelry and Billiards. We have 50 activities to pick from and their schedules are in the Highlights. All of this of course has a positive impact on our property values. Without a healthy, vibrant set of activities, many prospective buyers will simply go elsewhere. Activities are brought to Oceana without asking for a penny from your monthly dues. Of course, bringing all this to Oceana costs money, it is not free. Activities income is from our resale store, Share and Wear. Without strong Share and Wear income, no activities. We need your help.

It's not complicated—Share and Wear depends on three things. We need stuff to sell, customers to buy the stuff and volunteers to sell the stuff. All three areas are in trouble. First, we need more donations. If you or a neighbor cannot use your garage because it is full of excess stuff, donate it to Share and

Wear. If you are downsizing, relocating or just want to make room for new furniture, call Share and Wear. We will be glad to pick up anything in saleable condition. With a new season coming on, you might want some new clothes. Make room for the new by donating the old to Share and Wear. We really, really need your donations. (And consider S&W as a possible source for the new!)

Second, we need more shoppers. S&W shopping is intended for our residents, their families, friends and care takers. Please stop by and check out the Boutique and Annex. You may be pleasantly surprised at our variety and prices. We need more shoppers. Shopping at Share and Wear is a Win-Win for you and Oceana.

Third, to keep the store open we need a sales staff. All we ask is for three hours a week. We work in teams from 11 until 2, on days you choose. Volunteers are trained and will work as part of a team. Our volunteers are friendly, fun folks who would love to work with you.

Changes are coming to Share and Wear:

1. Starting in October, you can depend on it being open Monday thru Thursday.
2. Online sales will allow you to shop from your computer.
3. Parking lot sales.

Remember, Activities are self-funding thru Share and Wear. No dues money comes to Activities. A fun, healthy vibrant community depends on you. Do something, get involved.

Finally, there is a rumor circulating that Share and Wear is closing. That is simply not true. I do not know how this one stated but whoever is spreading it needs to stop.

Charles Kruse, Chair

## Oceana Senior Emergency Response Team (OSERT)

OSERT is continuing to explore opportunities for members of our community to form neighborhood watch groups. Such groups are a great way to get to know your neighbors and—in case of an area-wide emergency during which we would all need to cooperate—Neighborhood Watch groups can speed up the sharing of critical information. They are also recommended by the Oceanside police to enhance crime prevention and make our community a safer place to live. A significant increase in car thefts and break-ins in the San Luis Rey Valley has prompted more community members to meet with the Oceanside Police and establish their own Neighborhood Watch groups. It's better not to wait until crime increases in

our neighborhoods before taking this important but easy step. Contact members of the OSERT, Safety or Unit Advisors committees for more information.

Oceana residents who live alone should also be aware that there is an Oceanside Police program, which allows elderly seniors who live alone to be checked on by the OPD senior volunteer patrol. If you or any of your neighbors are interested in signing up for this program, contact OPD crime prevention specialist Ashley J. Sanchez at 760-435-4440 or:

[ajsanchez@ci.oceansidepolice.com](mailto:ajsanchez@ci.oceansidepolice.com).

Finally, Santa Ana winds are coming this fall. Check last month's Highlights for suggestions on protecting yourself and your animals from heat stroke. Stay safe, stay alert and get to know your neighbors.

Kelly Byrne, Anita Romaine, Pat McArdle

## Art Guild

If you still have not turned in your application form for the Art Show, now is the time to do it. Hope to see many of our regulars at the show. If you have not participated before, come by any Monday or Wednesday and ask your questions. We would love to see anyone interested in watercolor or acrylic painting any afternoon, haven't painted before, we will provide supplies for your first month.

David Finkas

## OMUG (Oceanside Mac User Group)

We have missed many of you at our meetings. You have missed a lot of great information and fellowship with your "Apple" friends. This month we will have a collection of discussions on small but important topics, plus, of course, questions and Answers. Remember we now meet on the second Wednesday, Oct. 10, 6:30 in the Club House.

Carol Finkas

[carolfinkas@mac.com](mailto:carolfinkas@mac.com)

## Oceana Garden Club (OGC)

Hello from the Garden Club! Please remember if you find some gently used garden tools while cleaning for the holidays, the Oceana Garden Club will take them off your hands! Just Call Teresa, 949-243-5566, to arrange pick up or drop off at the garden.

Save the date for our next OGC meeting on October 10, 2018 at 6:30 pm in the card room at the club house. Agenda TBD.

If you think you would like to try some hobby gardening, complete an application that you can obtain at the office. This application will get you on the wait list for the next growing season. You can also sign up to be a garden helper if you're not sure about the commitment needed to garden the whole year.

This time of year the garden growing season slows down and it is time to think about trying to grow the cool weather vegetables. Broccoli, spinach, cabbage, cauliflower, and some root crops do better in cooler weather.

Enjoy the fall,

**Teresa, OGC secretary**

## OCA-TV Update

OCA TV continues to operate on life support with its three volunteers. We provide the Oceana community on Cox channel 1960 with daily broadcasts at 2 and 7 pm of the previous month's board meeting. At 3:30 and 8:30 you can view a recording of the most recent town hall. An informational slide show that is updated every month with dates and times of committee meetings and special events, shows throughout the day. Check the TV schedule for exercise classes. We're still looking for volunteers with video taping/editing experience and for people with experience programming in MS code.

**Patricia McArdle**

## Landscape Committee

LaBahn's workers have noticed poison oak growing on the west side of Vista Bella between the stop sign and the dog park. Also, poison oak is growing on the east side of the dog park, but not in the park. Be advised not to walk dogs in those areas.

Landscape workers will soon be trimming lantana. When trimmed, Lantana will look a bit woody and unattractive. But, it will grow back to be more attractive and healthy.

The committee is concerned about a few residents who have been negative about the work we are doing and the process it takes to get things done. Be assured the committee is aware of areas that are in need of improvement. It seems that after explanation the same residents continue to be negative and criticize.

We always welcome concerns and try to respond and explain the issues we face. Please remember committee members are volunteers who put in a lot of time doing the work that needs to be done.

A reminder to residents: lawns are mowed on Wednesday and Thursday. That process involves cleaning the area with blowers. Please close your windows until the workers are finished. Also, we are on a six week cycle for general maintenance. That work may involve cleaning with blowers. Again, residents are asked to close windows while the work is being done.

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 implemented several homeowner-paid projects. They have been very successful.

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.

Landscape packets are available in the library for those who are interested.

Homeowners are requested to continue to use the green landscape service request form for service needed in regards to 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 request is submitted and is in process for correction. 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**

*A society grows great  
when old men plant trees  
whose shade they know  
they shall never sit in.*

- Greek proverb

# Did You Know?

## Halloween

**H**alloween originated as a pagan Celtic festival in parts of Northern Europe, mostly around what is now the UK. It derives from a popular celebration with ties to the Celtic festival of Samhain, a celebration of the end of the harvest. This was also the Celtic New Year, the day when spirits walked the Earth. It was believed that many of those spirits were evil and would terrorize the living. The Celts got creative and wore disguises to fool the ghosts into thinking that they, too, were spirits and would, therefore, be left alone.

In Christian times, Halloween became a celebration of the evening before All Saints' Day. The name Halloween comes from the longer name 'All Hallow's Eve'. Immigrants from Scotland and Ireland brought the holiday to the United States.

Door-to-door 'trick or treat' may date back to the Middle Ages when poor folks would dress up and go door-to-door on Hallowmas (November 1st), receiving food in exchange for prayers for the dead on All Souls Day (November 2).

In early Celtic celebrations, turnips or other root vegetables were used in place of pumpkins (pumpkins are a New World item). A burning lump of coal was placed inside the hollowed out vegetable and carried during the festivities.

Of course, we can never forget the influence of Washington Irving's 'The Legend of Sleepy Hollow' has had on the American psyche. The Headless Horseman and his tossed pumpkin are an integral part of our national lore.

**A Side Note:**

The Guinness Book of World Record holder for the heaviest pumpkin was attained in October 2011 with a pumpkin weighing in at 1,818 lbs. 5 oz.



Notices & Reminders Continued from page 9

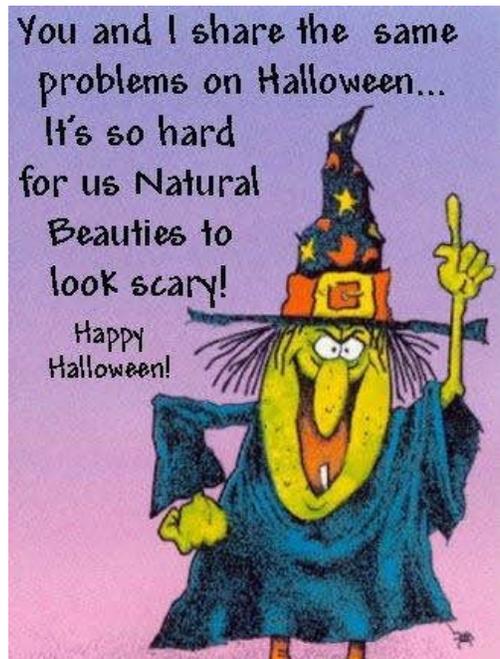
an interface to San Ramon Drive, a street that would go right next to the bird and animal sanctuary, and therefore would create a major hazard for these birds and animals.

Entrance and exit would, in the main, go through Stagecoach Drive, a short segment of Vista Bella, Vista Rey, and then onto El Camino Real. We think this would place a heavy burden of congestion onto these streets.

And, finally, this area of Oceanside doesn't have many parks, and may be better served by leaving the space open and free from development. Indeed, the Northeast corner of this property could have some beautiful nature trails in the ravine/hillside, and maybe even a small park.

Thank you very much for your time and attention!

We are saddened to report the recent death of Carl Nyboer, long-time resident at 3890 SVC #17. Our condolences go out to Carl's family and friends.



## Professional Property Management Company vs. Self Management?

**R**ecently, the board of directors was asked to consider the pros and cons of self-management vs. using a property management company. Without going through the process of gaining several bids and comparing costs, this is a preliminary evaluation of how we have either profited or lost because of the recent change.

### Property Mgt. protections to OCA:

This is overestimated by proponents. Our contract indemnified the property management company even if we acted on their advice on a matter that became a legal liability. They were exempt from any liability even if they were in the wrong.

### Credentials of the General Manager:

Our present General Manager has 15 years in property management and has managed similar size communities as well as mid-rise, high-rise and commercial properties. Patricia is accredited with the same or superior levels of qualifications as the previous general managers employed through management companies. Patricia participates in annual education and law seminars in order to stay current on new codes and procedures.

### Overhead costs:

We would be responsible for all the salaries and benefit costs for our employees with the management company but would be paying an additional 5% for management fees. There were also other management fees of approximately \$5,000 a month. That was subject to increase annually.

We were paying expensive courier costs daily to send our accounting and other communication materials to the head office for processing. That no longer is necessary.

The management company collected fees on our escrows (when houses are sold); we are collecting that money expected to be approximately \$50,000.

Our delinquencies have shrunk by nearly \$200,000 since we are following up on late payments and liens ourselves, and with the support from the collections department of our legal firm.

We were bound to the corporate policies of the management company. Because we are free to establish our own benefits package we were

able to reduce 3 half-day holidays on Fridays before all 3-day holidays during the year. This equates to 1½ days a year per employee that has been saved.

### Accounting:

This change turned out to be much costlier than expected. The amount involved in computers, programs, and man-hours were underestimated and we were placed in the position of manual conversion rather than an electronic one.

Benefits have come now that the conversion is complete. Our reports can now be corrected within a day rather than the sometimes months through our property management firm. Check transactions are coded and reviewed by staff and two board members. Routinely, checks are created weekly; however, one can be cut in a matter of minutes if required rather than the several-day process previously experienced.

Our reports are clear and any errors quickly resolved. They are reviewed by the Finance Committee and a CPA monthly.

### Other advantages of self-management:

Here are but a few. An extensive database has been created for our owners' records. Usually questions about accounts can be answered quickly and accurately. For the first time in recent history we can say that we meet the age requirement ratios here with confidence. Work orders are being tracked and closed daily giving us a clear picture of the maintenance activity.

### What is lost with self-management?:

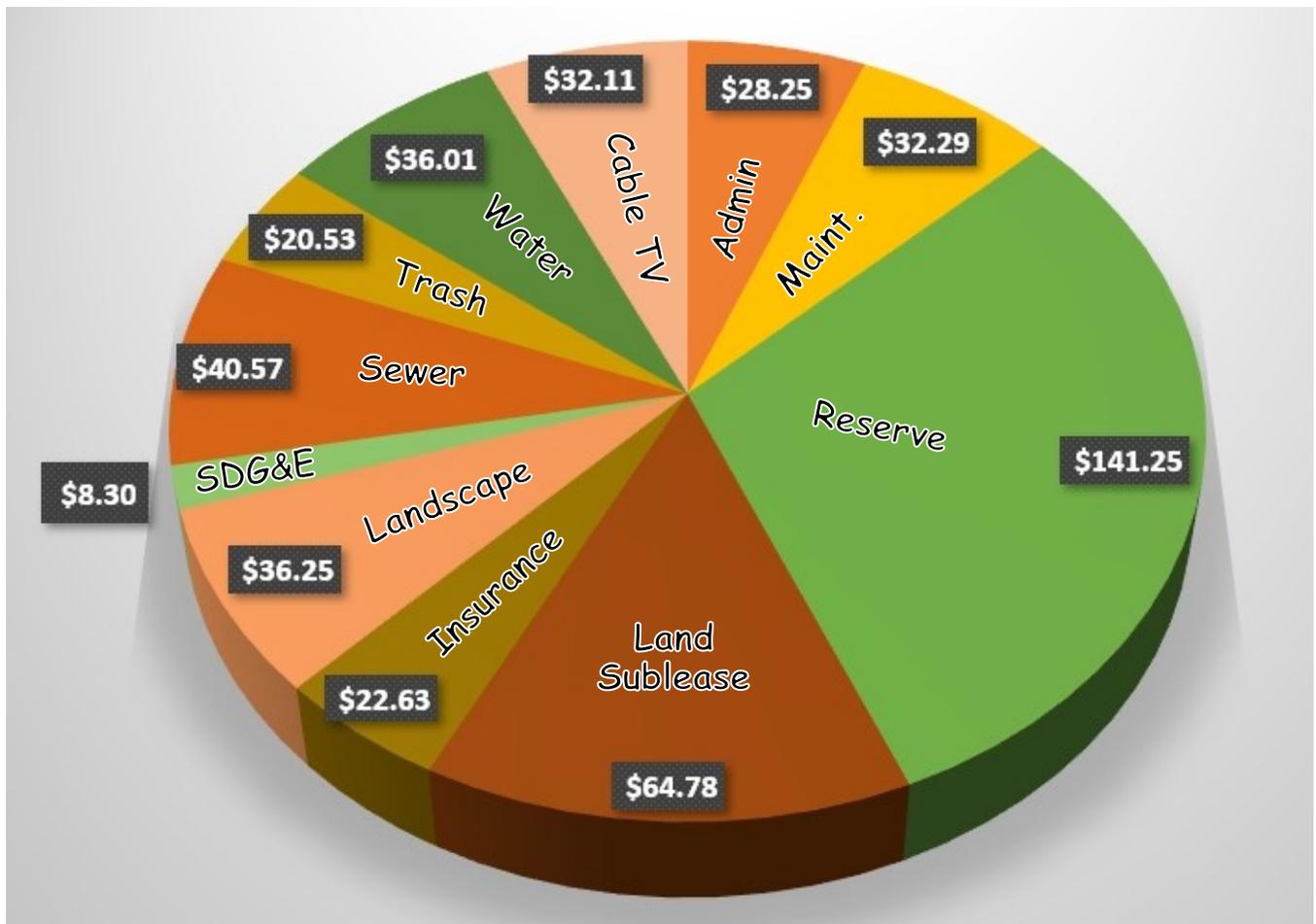
The biggest disadvantage is a lack of an HR department. To assist us with this aspect we had hired a Human Resources attorney. Further we have appointed a HR Executive Subcommittee. This committee includes the property manager and will give a place our employees can come to as an avenue of job-related resolutions when necessary.

With all the related costs of conversion behind us, our focus is on managing our budget and maintenance projects. While we are not opposed to consideration of a management company we must weigh the added operational costs, the loss of policy freedom, and the income and economies loss against whatever benefits we see with returning to a management company.

## How Do We Use Your Monthly Membership Fee?

The chart below depicts the break-out of OCA's expenses from an individual monthly membership fee. The fee assumed for this analysis is \$462.98. The amount by expense category is shown on the right. No matter what an individual homeowner's fee is, the proportions of allocation to the budget are the same.

Expense Category	Amount	Percent
Administrative Dept. Expenses	\$28.25	6.10%
Maintenance Dept. Expenses	\$32.29	6.97%
Reserve Expenses	\$141.25	30.51%
Land Sublease	\$64.78	13.99%
Common Area Insurance	\$22.63	4.89%
Landscaping Expenses	\$36.25	7.83%
SDG&E	\$8.30	1.79%
Sewer	\$40.57	8.76%
Trash & Waste	\$20.53	4.44%
Water Usage	\$36.01	7.78%
Cable TV	\$32.11	6.95%
<b>Total Expenses</b>	<b>\$462.98</b>	<b>100.00%</b>



# Oceanside Community Association

## Board of Directors

### General Session Minutes

#### July 25, 2018

#### NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on July 25, 2018 at 9:30am at the Association Clubhouse Auditorium, 550 Vista Bella, Oceanside, CA 92057.

#### CALL TO ORDER

Vice President Carol Finkas called the meeting to order at 9:30 am  
Pledge of Allegiance led by Secretary, John Vogt  
Secretary John Vogt read the video disclaimer.  
Roll Call by Vice President Carol Finkas

#### ATTENDANCE:

Present: Carol Finkas, Vice-President  
John Vogt, Secretary  
Charlie Wendt, Treasurer  
Darrell Rocke, Director  
Sherry Jarrett, Director

Absent: Joan Jeffery, President  
Tom Trompeter, Director-(resigned effective July 24, 2018)

Management: Patricia Orlando, CCAM General Manager

Anthony Nigro  
Maintenance Supervisor

#### AGENDA APPROVAL

The Board reviewed the General Session Meeting Agenda for approval. The agenda was accepted as published. Upon a motion made and seconded:

**Resolved:** To approve the General Session Agenda of July 25, 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.

**09/36**-Homeowner requested follow up on a report regarding comparison between self-managed oversight and management company oversight.

**08/57** - Homeowner discussed the garage repair project. In speaking with the contractor in late June, it was noted that they are moving very slow. Sometimes, there are two workers, other times three workers. Right now, his garage door is not working.

**05/73** -Homeowner would like copy of management emails regarding the common area fences.

**1A/06** -Homeowner asked for information about the symbols of Stats for all investments.

**09/63** -Homeowner asked about the process of how to fill the vacant Board of Directors position.

**08/105**-Homeowner commented on the oversight for

maintenance and landscape projects. Two story garages and other places need further follow up. The repairs on the rotted areas are not being done correctly. Shear's Strength is biggest concern in various places on structure due to potential earthquake problems. He and others will be having a discussion after this meeting.

#### APPROVAL OF GENERAL SESSION MINUTES

The minutes of the General Session Meeting of June 27, 2018 were presented for approval.

Upon a motion made and seconded:

**Resolved:** To accept the June 27, 2018 minutes as presented. Approved: unanimous

#### GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

Holly Kennedy, a representative from the Emerald Isle Golf Club gave her updates.

The new expansion project is complete.

A local TV show filmed at the Golf Club about San Diego Small Businesses. The show will be shown in the fall, hoping to have a big crowd for the showing.

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

#### PRESIDENT'S REPORT

In the absence of President Joan Jeffery, Vice-President Carol Finkas presented a short update on the status of events and projects within the community. She commented that for every privilege, there is a responsibility; asking for homeowners to actively participate and support the community's efforts to be a great little place to live.

**Resolved:** To acknowledge the Presidents report provided by Vice-President Carol Finkas noting no action necessary.

#### SECRETARY'S REPORT

Secretary John Vogt presented a brief Executive Session Summary of the meeting held on June 27, 2018. Topics of discussion included personnel matters, legal matters inclusive of delinquency and collection cases. Additionally, the Board approved one collection case to move forward to foreclosure. The Compliance matters that were heard at the June Executive Sub-Committee meeting were discussed.

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

#### TREASURER'S REPORT

##### A. Financial Report

Treasurer Charlie Wendt reported on the June 2018 financials providing information and a review of the Income & Expense Statement as well as an accounting of the reserve year-to-date expenditures.

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

##### B. Delinquency & Collections Status Report

The delinquencies as listed on the aging report were included in the monthly packet for Board review.

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

##### C. Fine Report

A listing of the unpaid fines that have been approved and applied to various members accounts was included with the monthly financials.

**Resolved:** To acknowledge and accept the report as

presented noting no action needed at this-time.

D. Lien Resolutions (0)

Pursuant to the Association's established Collection Policy and in accordance with Civil Code, to note member lien resolutions. There are no lien resolutions this month.

**Resolved:** To acknowledge no new lien resolutions this month.

EXECUTIVE SUB-COMMITTEE REPORTS

A. Activities Executive Sub-Committee

The Activities Executive Sub-Committee minutes were presented noting actions taken by the Executive Sub-Committee at the meeting held on July 3, 2018. The Committee accepted as new Share and Wear Volunteers, Carlyn Yenger, Kathie Draper and Nancy Foltz. The committee further approved Barbara Allen as a new Activities Committee member.

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

B. Architecture Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the July 10, 2018, Architecture Meeting. The Committee & Executive Sub-Committee voted on items as follows: fifteen applications were approved; one application was ratified, and one application was tabled in order to obtain more information. Additionally, one application was denied. There was approval to appoint Jay Norris to the Architecture Committee. Lastly, the Executive-Sub Committee of the Board requested that the full Board review the newly suggested procedure for an Approval Sign to be included with the ARC approval letter. Upon a motion made and seconded:

**Resolved:** To acknowledge and accept as presented the July 10, 2018 Architecture Executive Sub-Committee minutes and approvals. To further acknowledge and approve of the notification sign as presented. Approved: unanimous

C. Landscape Executive Sub-Committee

1) The Landscape Executive Sub-Committee Minutes met on July 12, 2018. Minutes and approval are one month behind due to submission deadlines. The June 14, 2018 minutes, approvals, and recommendations have been included. The Executive Sub-Committee approved four homeowner paid proposals and three Association paid proposals. (Due to the timing of this committee meeting, minutes are submitted for the previous month.)

2) Water Usage Report

The Water Usage Report for May has been included.

**Resolved:** To acknowledge and accept the minutes as presented for the June 14, 2018 meeting. To further 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, July 18, 2018. Due to the timing and submission deadlines, the Executive Sub-Committee's June 20, 2018 minutes and approvals were not available last month and are included for review. July minutes were submitted within the submission deadline and have also been included.

**Resolved:** To acknowledge and accept minutes and approvals as presented.

E. Additional Committee Business:

1) Safety Committee- The Safety Committee met on July 2, 2018, minutes for the July meeting have been included for Board Review. To further note that the Safety Committee, OSERT and Unit Advisors are continuing to work on the formation of neighborhood watch groups.

2) OSERT- The OSERT Committee did not submit meeting minutes for June and July minutes are pending and will be included in next month's packet. May minutes have been included.

3) OCATV- The OCATV Committee met on July 20, 2018. The committee has not submitted minutes for June or July, minutes will be included in next month's packet.

4) Unit Advisors- The Unit Advisors met on July 11, 2018. At this time the July 2018 minutes have not been submitted. Included in this packet are the minutes for the June 13, 2018 meeting. As noted at the June meeting Joe Hussey's resignation was accepted by the committee. The committee accepted the resignation of Holly Dale as secretary, and John and Kay Long as co-unit advisors of unit #12. The Committee approved Jay Norris and Pat Brinson as co-unit advisors for unit #12, #1 -#53. The Committee has submitted an application for Beth Troxell to be approved as a unit advisor. Jeane Minsky' letter of resignation has also been included. Upon a motion made and seconded:

**Resolved:** To acknowledge the various committee minutes. To accept and approve the appointment of Jay Norris and Pat Brinson and Beth Troxell as unit advisors. To accept the various unit advisor resignations as outlined. Approved: Unanimous

5) Finance Committee- The Finance Committee met on July 16, 2018. Due to the timing of the meeting minutes are one-month behind. Included in this packet are the Finance Committee Meeting minutes from the June 18, 2018 meeting. Additionally, the Finance Committee Chair has asked for the Board approval in the appointment of a new committee member, Frank Danczyk. Upon a motion made and seconded:

**Resolved:** To acknowledge the Finance Committee minutes as presented. To consider Frank Danczyk for approval as a new member of the Finance Committee. Approved: Unanimous

6) Paint Sub-Committee-The Paint Sub-Committee provided minutes from their July 11, 2018 meeting. Sherwin Williams Consultant Liz Olson was on hand to present a palette for the entire community. Once sample boards have been prepared by Liz Olson, they will be passed on to the Architecture Committee and Board of Directors for their approval. The Sub-Committee submitted a revised charter and requested the Board consider this charter for approval. Upon a motion and seconded:

**Resolved:** To acknowledge the Paint Sub-Committee minutes as presented. To acknowledge consideration and approve the revised Paint Sub-Committee Charter. Approved: Unanimous

GENERAL MANAGER REPORT:

A. There were approximately 277 combined landscape, maintenance and administrative work requests submitted since last meeting. Along with the standard work requests the maintenance team has worked to repair a number of water-line breaks and valve repairs as discovered in conjunction with the NPL project. (NPL has now reduced their staff to a small group that is cleaning-up

and completing cement and asphalt repairs.) The Maintenance Technicians completed a large repair to a broken water line in Unit #14 which required digging a 5ft. section under the concrete, repairing, and replacing the concrete. In addition, in Unit #9 they repaired a 7ft. sewer line that had collapsed. The maintenance team continues to be on schedule with two drain re-linings per month. Additionally, they recently completed the installation of a new vertical v-ditch on the Unit #1 slope. The Administrative team is not currently working on any special projects, the day-to-day upkeep of the database, work order flow and follow-up has kept everyone very busy.

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

**UNFINISHED BUSINESS:**

**A. Unit #2 Repairs and Painting-Contract Review and Discussion**

Letters were mailed to all Unit #2 homeowners outlining the repairs that each homeowner is responsible for. Owners were asked to have their repairs completed within 30-days which allows for completion by Friday, August 10, 2018. The contract with the approved vendor, Pacific Western has not been signed as we are still negotiating the cost of the shutters. Once shutter pricing can be confirmed we will be able to move forward and anticipate starting the Association repairs by the end of August. With the approval of palette colors by the Architecture Committee and the Board, the Paint Committee will then be called upon to assist with homeowner choosing their colors. It is anticipated that painting can begin in September.

**Resolved:** To acknowledge this update with no action necessary.

**B. NPL Slurry Seal Update**

Provided for the Board is a slurry seal map outlining the various areas that are in process of being completed by NPL. The Slurry seal has been completed in Units #8 and #9, (There is an area of Unit #9 in which a resident's guest drove over a portion of the wet slurry and damaged it. This matter is being presented to the Compliance Committee for their follow-up.) Cement repairs are currently taking place in Unit #11. The next stage in the slurry process will be Units #5 and #11, followed by Unit #7. Homeowners will be notified 72-hours in advance and the administrative staff will work closely with NPL to ensure where necessary homeowners are provided assistance.

**Resolved:** To acknowledge this update with no action necessary.

**C. Architecture Guidelines and Architecture Addendum**

For a second time in May, an addendum to the Architecture Guidelines was sent out to members for a 30-day comment period. Based on a number of comments that were returned and in order to ensure accuracy, it was decided to send the addendum along with the Architecture

Guiltiness to the Association's attorney for his review and input. The attorney has provided his comments and corrections which have been reviewed by two Board Members. Additional questions and comments have been sent back to the Attorney. Once completed, a final draft of the combined documents will be sent to owners for another 30-day review and once ready for approval will be placed back on the agenda for a vote by the Board.

**Resolved:** To acknowledge this update no action necessary at this time.

**NEW BUSINESS**

**A. Proposed Mission Statement for the Board**

Director John Vogt submitted for the Board's consideration a proposed Mission Statement. Director Vogt provided his rationale and proposed resolution allowing for discussion and Q&A. Upon a motion made and seconded:

**Resolved:** To acknowledge and approve the proposed Board Mission Statement. Approved: Unanimous

**B. Blueprint to Address Reserve Fund Needs**

The Board of Directors has been working together to determine a manageable method of getting OCA back on track as a well-maintained community while maintaining the necessary reserve funds. Director Vogt shared the main elements of this Blueprint which was agreed upon by the Board at their last Executive Session.

**Resolved:** To acknowledge this update with no action necessary at this time.

**ADJOURNMENT TO EXECUTIVE SESSION**

Vice President Carol Finkas adjourned the General Session Meeting at 11:02 am. The next General Session is scheduled for Wednesday, August 29, 2018. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary

Oceanside Community Association Report on Accounting Review—July 31, 2018		
Procedures	Date Performed	Comments
1. Review Bank Reconciliation		
Balances	8/13/2018	Balances match
Tie amounts to statement	8/13/2018	done
Re-add columns	8/13/2018	done no variances
Observe O/S amounts tie to subsequent Period	8/13/2018	Done
Compare to prior period	8/13/2018	Done
2. General Ledger Review		
Scan GL for unusual transactions	8/13/2018	Done found nonthing unusual
Scan GL for Classification issues	8/13/2018	Classification was good
Compare Beginning balance to period prior	8/13/2018	Done
Scan GL for large amounts and unknown vendors	8/13/2018	Done and found nothing
3. Review Replacement Accounts		
Compare balance to prior period ending	8/13/2018	Done
Review expenses looking for unusual amounts	8/13/2018	Done and found nothing
Check classification of reserve expenses	8/13/2018	Classification looked correct
Reclaculate ending balance	8/13/2018	Done
4. Review classification of accounts and Financial Statements		
Examine Balance Sheet and Income Statement	8/13/2018	Done and it looks ok
Review classifications and presentation	8/13/2018	Classification good
Conclusion: Reviewed FS and reconciliations and found accounting to be done correctly		