

HILLTOP HIGHLIGHTS

Inside:

*Happy
Thanksgiving*



Join us for a festive

THANKSGIVING DINNER

Also:



The Share & Wear

Christmas Sale

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:

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(Water & Plumbing)
760-757-3937
Fax: 760-757-8177

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www.oceanaseniors.org

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Maintenance:
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Homeowner Concerns:
office@ocaoffice.org

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

Emergency Police:
911



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nurocke@verizon.net

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

The board of directors has a newly appointed member, Steven (Steve) Gillis. We welcome him and expect he will lend his experience to the challenges we are facing. Steve serves in place of the vacancy left by Tom Trompeter's resignation. Steve will be serving out the remainder of that term which expires with the March 2019 elections.

We are nearing the closing of the 2018 fiscal year and soon you will be seeing the 2019 budgets appear in your mailbox. A great deal of thought and work has gone into preparing the budgets to best serve the community. At this writing the reserve budget is in the hands of the reserve analyst. When his analysis is complete, the reserve budget will be reviewed and any necessary adjustments made before board approval and publication to owners.

As always, the budget is a work in progress. Conditions are continually changing and we were presented with a few unexpected expenses: primarily irrigation and electrical deterioration. Since no aspect of our infrastructure can be ignored or deferred indefinitely we are continually juggling priorities in order to keep everything moving forward.

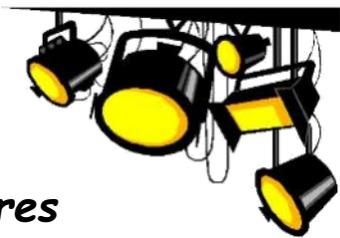
The women's restroom by the pool is on its way to remodel and we are hopeful that it will turn out to be a big improvement in function and aesthetics. So, too, is the painting and repair project in Unit #2. The board elected to include both homes and car sheds in the project so that we can stay on course with the long-range plan.

November is the time we are reaching out to form a nominating committee for the 2019 board elections. Please consider serving on this committee. We need five volunteers for the committee whose primary function is to seek good eligible candidates to run for the board in March

We are ever in critical need of volunteers. All of you have talents you can bring to the table so please consider volunteering. If you can spare the time and energy; we need you. It also is a wonderful way to meet your neighbors and serve the community at the same time.

NOTE: The Town Hall Meeting previously announced for November has been cancelled. We will schedule more Town Hall Meetings in 2019.

Spotlight on our Staff



Jose (Tito) Flores - Maintenance



Jose, or Tito as he prefers to be called, is one of our newer employees. Tito came to us seven months ago from a background of working for a landscape company; mostly in hard-scape installations.

Since Tito is a quiet guy, he may not be as familiar to you as some others on the maintenance team.

One aspect of working here that Tito especially likes is the physical side of the job, and we are happy about that. He enjoys assisting in the perma-liner projects and would like more training in that skill. His background makes him especially valuable on our retaining wall projects.

Some of the challenges Tito is looking forward to is learning more about the electrical jobs - changing ballasts and trouble-shooting. Also, he enjoys working with the people here both on the job and in the community.

When Tito is not working here he enjoys hanging out with his cousins, taking drives, working out (as if the work here isn't enough for him), and playing computer games

We thank you Tito for helping to make Oceana a better place to live.



Rumor Roundup

Rumors 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:

The lights on the trees at the clubhouse costs \$1,200 a month for electricity.

Fact:

The actual amount varies between \$3.00 and \$6.00 a month and provides added safety lighting for the parking lot and entrance as well as aesthetics.

Rumor:

The office is staffed by volunteers.

Fact:

Our management office staff are paid professionals with experience. Our Manager Patricia Orlando holds the same credentials as past managers here from a property management company. She had 15 years of experience with two well established property management firms before coming to us. She is well versed in Davis-Stirling and other HOA laws.

Rumor:

Our maintenance crew just rides around the property talking on their phones.

Fact:

Actually, the maintenance crew uses their phones to receive and clear work orders. It is an important function of their job. Since using this technology, the maintenance crew has been able to receive, complete, and clear record numbers of work orders for our community. Formerly they would have to return to the office after finishing each job to receive a paper work order. It also enables us to track the number of work orders handled and the time spent on each.

Rumor:

The amount each homeowner pays for landscape maintenance is only \$35.41 a month.

Fact:

True. We pay \$33,000.00 a month for landscape mowing, trimming, weeding for the entire property around homes and all the common areas, slopes, etc. \$33,000.00 divided by 932 = \$35.41. Have you hired a gardener lately? That amount doesn't bring very much service.



OCA TV GUIDE

Broadcasting on Channel 1960



Watch OCA TV 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



- Nov. 1 Bingo
- Nov. 8 Peter Seltser singing Oldies but Goodies
- Nov. 15 Music Men—Barber Shop Quartet
- Nov. 22 **No Coffee Hour**—Thanksgiving Day
- Nov. 29 Mike Chamberlain—Christmas Songs & Stories

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!

November Events



Saturday, November 3

We're TRAINING it to
Olvera Street!



Great exploring - Shopping -
Lunch on your own

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

Friday, November 9

**Calling All
Veterans & OCA Residents**

The Association is hosting a Veterans Day Event to honor all who have served. This is a wonderful opportunity to thank our veterans for their service. Veterans' attendance at this event will be appreciated by all our residents!

Your community appreciates you!

- Veterans will be announced and recognized.
 - Veterans: please wear your uniform (if you still have it and it still fits!)
 - Bring any pictures you would like to share.
 - Desserts & Beverages will be served.
- When:** Friday, Nov. 9, 1pm - 3pm
Where: Clubhouse Auditorium

Sunday, November 25

Deck The Halls

Join your neighbors and friends to help get our Clubhouse ready for the season:

- Trim the Tree
- Put up the Creche

3-5pm at the Clubhouse



Sunday, November 11

A reminder for those already registered:



Presented by the
**Star Theater
Coast Kids**



2 pm at The Star Theater in Oceanside

Thursday, November 29

Welcome to Oceana!

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

Festive Holiday Social

Thursday, November 29
5-7 p.m.

in the Clubhouse Library.

Learn more about our community, make new friends and enjoy light refreshments.



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

November Events

Fri., Nov. 16 & Sat., Nov. 17

The Share & Wear



Christmas Sale

Everything—

Christmas Stuff—Regular Stuff—

is on sale at rock-bottom prices!



You'll find
Everything
from **A to Z**
so Cheap
you'll swear it's free!

When: Friday, Nov. 16 &
Saturday, Nov. 17
10am - 2pm

Where: Clubhouse



Donations greatly appreciated!

Thursday, November 22

Join Your Friends & Neighbors For . . .

THANKSGIVING DINNER

Enjoy a Turkey dinner with all of the trimmings.



Catered by Ciao's.

Dinner served from 1-3pm
in the Clubhouse Auditorium.

Register in the Office:
Oct. 29 thru Nov. 16
Cost: \$15.00 per person
Residents and Guests



Periodic Events

Every Thursday at 6pm

A Sing-Along House Party!



Enjoy the music you grew up with from the 50s to the 80s, Karaoke style. Join us every Thursday at 6pm in the Clubhouse Auditorium. Bring your own snacks and drinks.

Monthly—Wednesday, November 7

Happy Hour

4-6pm at the Clubhouse Auditorium



BYOB and a snack to share.
(Taxis available if needed.)

Coming in December

Sunday, December 16

THE MUSICAL Annie



2 pm At The Star Theater

In Oceanside

Register:
Through Nov. 5
At the Clubhouse Lobby
Cost: \$12.00



Notices & Reminders



Election Day:

VOTE

November 6

"The only thing necessary for the triumph of evil is for good men to do nothing."

*John F. Kennedy
(Attributed to Edmund Burke)*



Service Dog Manners

When you meet a person with a Service Dog, please remember that the dog is *working*.

Do not do anything to interrupt the Service Dog while it is working.

Here are some rules for interacting with people with Service Dogs:

1. Speak to the person first. Do not aim distracting or rude noises at the dog.
2. Do not touch the Service Dog without asking for, and receiving, permission.
3. Do not offer food to the Service Dog.
4. Do not ask personal questions about the handler's disability, or otherwise intrude on his or her privacy.
5. Don't be offended if the handler does not wish to chat about their Service Dog.

OCA Endowment Fund

A Way to Help Our Community

For more information, contact Director John Vogt, 760-519-7554 or

jfredericvogt@gmail.com.

John Vogt



Neighborhood Watch

Community & police working together

What is Neighborhood Watch?

1. Neighborhood Watch is a police department facilitated community action and problem-solving program.
2. Neighborhood Watch encourages community collaboration as a way to maintain a healthy and vibrant neighborhood; an element shown by research to significantly reduce your risk for residential crime.
3. Through collaboration neighbors develop a plan to communicate and tackle issues like crime and suspicious activity.
4. Neighborhood Watch is not a guard duty.
5. Neighborhood Watch teaches neighbors to look at their community in a new way - understanding what is normal and identifying what is suspicious. Neighborhood Watch then teaches neighbors what resources to use and when to use them.
6. Through Neighborhood Watch you will learn:
 - a) About your neighbors
 - b) About the Oceanside Police Department
 - c) About crime and police activity in your area
 - d) How to effectively communicate with your neighbors
 - e) How to call the police and what to say
 - f) How to resolve the neighborhood issues that concern you



OCA Safety Committee

Oceana Wildlife Update

Coyotes and rats and rattlesnakes!

Oh My!

Since our coyote neighbors have been a recent and heated topic of discussion in Oceana, we've been learning some practical ways to protect our pets and make our community less attractive to them. Don't leave garbage, dog food or any edibles outside ever (this includes bird seed which attracts rats and rabbits—the coyotes favorite food). Discard all overripe fallen fruit, since this also attracts rats and rabbits. Don't leave bowls of water outside (Note: standing water also attract mosquitoes). Never leave pets outside unattended—remember, there are no fences in Oceana. Always keep Rover on a short leash and don't walk him on the side of the street closest to the open canyon areas where the coyotes live.

A few residents have also recently reported seeing rattlesnakes in our community. Just like the coyotes and rabbits, rattlesnakes are also native to this region and they've all been living here for hundreds of thousands of years. Here are a few safety tips for avoiding contact with this deadly reptile. If you are gardening or out for a walk do not reach into a bush where there might be a rattlesnake. Check it carefully first. Don't let your dogs run into a bush where they might get bitten. If you have to take Rover out for a walk after dark, carry a flashlight and watch your step. Snakes are cold blooded and sometimes like to warm themselves on the pavement in the evening.



Patricia McArdle

Trash Collection Update:

Small batteries ('D' size or smaller) may now be disposed of as follows:

Place your used small batteries into a baggie and lay the baggie onto the top of your recycle trash can for your normal scheduled trash pickup. The Waste Management people will pick them up and handle them separately.

We will no longer maintain a recycle receptacle at the Clubhouse for small batteries.

A New Group:

Write On

Writing for the fun of it.

A little girl was pounding away at the typewriter when her father asked her what she was writing. She said, "I don't know, I can't read yet".

If you can read, you can write. It doesn't matter if you use a quill pen or a computer. It doesn't matter if you have never written anything more than a letter or a shopping list. If you are interested in developing your writing skills, we are here to help.



We are a creative writing support group to encourage participants to express themselves in prose and/or poetry. We will do fun writing exercises in class and have a (optional) homework writing assignment for the following meeting. Members are encouraged to share what they write. Feedback is optional at the request of the writer. We will help you unleash your creative talents in a gentle, joyful, supportive atmosphere.

Our group meets Mondays 9-11am in the Art Room. All residents are welcome. For more information, call Alan at 760-224-6404.

Green Waste:

Some of this may sound a bit counterintuitive, but it really does make sense. Remember that green waste is organic plant material destined for the compost pile.

Green waste is:

Leaves, weeds, tree/shrub trimmings, wood scraps, sawdust.

Green waste is **NOT**:

Soil, containers, plastic or paper of any kind, doggy poop.

Any improper materials detected in a load of green waste will cause the entire load to be rejected and sent to common trash (more landfill!).

Please do your part to help the environment. Thank you.

Notices & Reminders Continued on page 19

Emerald Isle Golf Course



Junior Clinics -

We are excited to welcome Semetra Tour player, Natalie Vivaldi to our teaching team! Natalie is a native to North County, and played 4 years of college golf (three years at the University of Colorado, Boulder and one year at SDSU). She won the San Diego City Am in 2014, placed 22nd at the 2017 Colorado Women's Open and spent the 2018 season on the Symetra tour. Natalie will be putting together junior camps and clinics for us - be sure to contact the golf shop for more information and scheduled clinic dates.



Natalie Vivaldi

Happy Hour and Live Music Fridays - Enjoy happy hour Monday through Friday from 2pm until close! \$1 off all beer & wine. Join us on Fridays, 5-7pm to enjoy music by Jerry Vincent or by BaRel & Lana. Call or stop by the golf shop for the schedule of musicians' performances.



Karl

Please help us welcome our new pro shop pup, Karl! Karl belongs to Kassidy, loves a good belly rub, and will be making regular appearances in the golf shop.

November Tournament Events:

- Nov. 3-4 Women Lawyers Association of Los Angeles
- Nov. 7 PAE Engineering



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 -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-Thursday 10:30am -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 10:30am-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 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.

Write On -Mondays 9-11am in the Art Room. Info: Alan 760-224-6404.

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 Write On (Art Room) 9-11am 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
			
4 Daylight Savings Time Ends	5	6 9:30am Activities Cte.—Card Room 1:30pm Bunco—Card Room Election Day 	7 12Noon-Website Cte.-Computer Rm. 4-6pm  -Clubhouse Auditorium
11 2pm  -Star Theater 2-4pm Board Games Veterans Day	12	13 9:30am Arch. Cte. - Card room 10am OCA Book Club 12:30pm Oceana Bridge	14 10am Unit Advisors Cte.—Auditorium 6:30 Garden Club —Card Rm.
18	19	20 9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room	21 9:30am FMARC Cte. Mtg.—Card Room 6pm Safety Cte-Comp 6:30pm OSERT-Comp. Rm.
25 2-4pm Board Games 3-5pm Deck the Halls - Clubhouse 	26 9:30am Finance Cte.—Card Room	27 12:30pm Oceana Bridge	28 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 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 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 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- 1 Bingo	2	11am 3 TRAINING it to OVERA Street! -O'Side Transit Center
9am Coffee Hour- 8 Peter Seltser 9am Lndscp Cte.—Card Rm.	1-3pm Veterans Day 9 Event  -Clubhouse Auditorium	10
9am Coffee Hour- 15 Music Men	16 10am-2pm Share & Wear Christmas Sale 1pm OCA-TV Cte. —Admin. Conf. Rm.	17 10am-2pm Share & Wear Christmas Sale 
1-3pm 22  -Clubhouse Auditorium (No Sing-Along today)	23	24
9am Coffee Hour- 29 Mike Chamberlain 6pm <i>Welcome Committee -</i> <i>Festive Holiday Social</i> 	30	

OCA Group Membership

Activities Committee

Meets: 1st Tues. ea. Month,
9:30am, Card Room
Chair
Chuck Kruse
Jackie Moran Vice Chair/Events Coordinator
Ginny Romans Secretary
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
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, 335-6597
Kelly Byrne 335-6597
John Allison 714-496-3907
Georgann Gall 703-254-8916
Jon Katz 214-0221
Patricia McArdle Board Liaison
Alice Nolan
Steve Gillis

Reserve Planning Committee

Meets: 3rd Wed. ea. Month,
9:30am, Card Room
Chair
Bruce Cowgill
Joseph Egan
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
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: 1st Wed. ea. Month,
12pm, Computer Room
Chair
Anita Romaine
Steve Ashworth
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.

Every month, a member of the Oceana Safety Committee or the OSERT Committee attends the Oceanside Police Department's neighborhood watch meeting in order to bring you the latest information on keeping Oceana safe. At the most recent meeting, attendees were again encouraged to establish Neighborhood Watch (NW) groups in their communities. For both crime prevention and crisis management, NW can help improve the security of a community.

Having the ability to communicate quickly with neighbors and with first responders in emergencies can reduce panic, injury and property damage. One of the fastest and easiest ways for important messages to reach all residents of a community within minutes is via a Neighborhood Watch (NW) phone tree (or text tree for those with cell phones).



Here's how it works. When NW Block Captains receive an urgent message, they immediately call (or text) three neighbors in their group. Each of those three individuals calls or texts three more people, who call or text three more people and so on. Do the math (3-9-27-81-243-729-2187) and you'll see that in a very short time it's possible to notify all 2,000+ members of the Oceana community in case of an emergency.

Oceanside police officers had two more suggestions for us at their last meeting: 1. Due to an increase in car break-ins, keep your car in your garage or keep it locked with the windows rolled up and no valuables inside. 2. Telephone scams are on the rise. OPD recommends the following: Never give out personal information over the phone since the IRS, banks and other

financial institutions will never call you—they always send information or queries via mail or email. Also if you don't recognize a phone number when someone is calling you, don't answer the phone. If it's important, the caller will leave you a message. If the message asks you to provide financial or other personal information, don't respond and block the caller so they can't reach you again.

Please see the description of Neighborhood Watch published in the Notices and Reminders section of this edition of the Hilltop Highlights.

Pat McArdle, Kelly Byrne, Anita Romaine

OCA-TV Update

Although OCA-TV (Cox channel 1960) continues to run on life support, we are delighted to welcome our newest volunteer Beth Mushovic. Our dedicated group of four volunteers currently video tapes and provides daily showings of the most recent board meetings and town halls. We also keep the slide show updated with monthly meetings and event schedules. We're still looking for a community member familiar with Microsoft programming.

Patricia McArdle

Art Guild

THANK YOU to all participants and visitors to our Annual Oceana Art Show on October 21. We will have more detailed information in the December issue of Highlights.

Nielsine Archibald

Ceramics Group

Oceana ceramics group meets Tuesday, Thursday and Friday from 1 to 3 in the Art Room. Beginners to professional potters are welcome to join us and there is no charge, except to buy your own materials. We do provide slip and molds for pouring items and we have a limited amount of clay for use in your first project. Our seasoned ceramicists can give all the information to get you started on a fun, creative and new hobby. Please join us! Nielsine 760 730 5446 or Pat 442 297 7430.

Nielsine Archibald

OMUG (Oceanside Mac User Group)

A Special Message To All The Members of OMUG

At the last board meeting your Board voted to disband our group, and just to make sure we took an email vote later the week. Now you may be asking why? There are of course many reasons; declining membership, declining attendance at meetings, losing several of our key officers, and just running out of steam. We plan to have our regular meeting on October 10 at 6:30 at Oceania, but in a different room. Just look to your left where you see all the lights, and that's where we will be located. The Board hopes to see many of you there to discuss the plans for our future and also to help plan our November Holiday Party.

Carol Finkas, President
carolfinkas@mac.com

Activities Committee

Here in Paradise, another Summer is gone. I hope you had fun despite the heat. Activities tried to help by offering you lots to do. We started Summer with our Memorial Day celebration. It was a good old American picnic with fried chicken, baked beans, red skin potato salad and of course a bit of song. Our next big offering was July Fourth with a traditional Bar-B-Que and songs from the forties. Every August we have an ice cream social and this year was no different. We had one complete with root beer floats and sprinkles. Additionally, every Thursday it was coffee, donuts, information and more entertainment. Wednesday afternoons it was Party on the Plaza with conversation, drinks and a great spread of food. Lest I forget, Labor Day was burgers, hot dogs and Jimmy and Enrique. We even threw in a day trip where betting on the horses was the theme of the day. Be on the alert for more fun opportunities right here at Oceana.

We started the Fall with a Sock Hop to help us remember our glory days of the Fifties. The season continued with the Halloween party. On Thanksgiving we will have turkey, dressing, sweet potatoes, cranberries and pumpkin pie at a bargain price. The Activities Committee can only offer events. You show your support by attending our events. If you have an idea for an event, day trip or activity let us know. We are always open to new suggestions.

I thought I would tell you what one of the residents, who attended the Sock Hop, said about the event. "We thought the party last

night was one of the best in a long, long time. The food was scrumptious, (especially that Salad), the band was terrific, and I have never seen so many residents up and dancing. You guys did a wonderful job." There you have it, try our parties. You will be glad you did.

If events are not your thing, the Highlights magazine has a schedule of about 50 different things to do. Pickle Ball, card games, exercise, ceramics, art, woodshop and three pools are all here. Pick one and try it out.

A lot of your neighbors are involved in helping Oceana be a better place to live. We have a lot of committees open to new volunteers. This is an Active Adult Community and if you are not active, you are cheating yourself.

Now it is time for the usual commercial. We depend on Share and Wear income to fund our events. We need your donations. We need your money. Shop at Share and Wear.

Charles Kruse, Chair

Landscape Committee

Last July The Activities committee suggested that they would like to submit a proposal for plants to be installed at the entrance of the pool and at the sign to left of the club house. They said if the proposal was approved they would like to install the plants. The proposal was approved by the committee, but the planting was put off because of the heat.

In late August the Landscape Chair proposed to the Activities Committee that it could be a community project. That was agreed by both committees. Planting was scheduled for September 22 under the supervision of LaBahn's. Information was announced to the community



Activities & Landscape Committee Volunteers

by the Activity Committee along with flyers posted.

On Saturday, September 22 at 10:00AM 20 volunteers arrived at the club house. LaBahn's selected the plants and laid them out. The volunteers went to work and in 45 minutes all plants were in the ground. The activities Committee provided cookies and lemonade. Volunteers were introduced to Jen, the project manager, and Gregg, the on site supervisor. All volunteers enjoyed getting to know them and discussions on landscape issues continued until 12:00 PM.

The pride that volunteers of both committees had was evident by the conversations and the great look of the 25 plants that were placed in the ground.



Volunteers Actively Landscaping

Community pride in landscape projects is important for all.

It has been suggested that future projects of this type could be done in units, with the labor be contributed by units residents. At this time the Landscape Chair is in discussion with the board and management for the possibility of future projects.

The low water use projects have been completed in units 1 and 3. The location in unit 1 is above the failed slope on Vista Bella. The project in unit 3 is where the large ficus tree was removed last January. Residents are encouraged to visits these sites for inspection.

A reminder to residents: lawns are mowed on Wednesday and Thursday. Part of that process is crew members cleaning the area with blowers. Please take note that windows should be closed until the workers finish. We are on a six week cycle for general maintenance. Part

of that work may include crew members 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 received several requests for H/O paid projects, these 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.

Homeowners are requested to continue to use the green landscape service request form for service needed in regards to general landscape maintenance and irrigation. 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

Website Committee

www.oceanaseniors.org - have you tried it yet What are you waiting for? It's yours, as residents of Oceana you get to see what's happening here from news to forums to Share n Wear to pictures of Oceanans having fun!!

Right now we are looking for anyone who knows computers or is willing to learn more. Our mighty committee is dwindling and we need help keeping the website viable and up to date. Contact us by going onto www.oceanaseniors.org, click on **Contact Us** and in the first paragraph you will see the link to let us know your questions and comments. We look forward to hearing from you all.

What a wonderful place to live! It's Oceanside's best kept secret. Keep informed about what is happening on your very own Oceana website!!! - www.oceanaseniors.org.

Anita Romaine
President

Oceana Garden Club (OGC)

Fall is the time to plant bulbs for spring flowers. A local nursery will have bulbs raised for our county's climate.

Some sources say that as the weather in San Diego County is warm all year round, one can leave bulbs in the ground all year. Other articles say you can place the bulbs in the refrigerator at 38 degrees for six to eight weeks to simulate winter conditions and then plant.

When planting bulbs in the garden, loosen the soil and incorporate a handful of all-purpose fertilizer. Plant bulbs, points up, at a depth of three times the height of the bulb. Some experts like to plant bulbs in a cluster a few inches apart. Water well after planting and then only when needed. You can also plant bulbs in pots for indoor plants.

From the Kat's Garden website; Bulbs make lovely, inexpensive gifts during the holidays. They can be that perfect hostess or coworker gift. Most gardeners would be thrilled with just a bag of bulbs, but, sometimes you want to dress them up a bit. You can preplant bulbs in a decorated terra cotta pot. With just a little paint and some paint pens, it's easy to have a festive looking package that will also become the planting container. Place bulbs in a pot along with some soil but do not water. Once you water, they start to grow. Place green moss on top.

Enjoy the fall,

Teresa, OGC secretary



Monday Lisa

Proverbs

As any experienced conversationalist can tell you, ambiguity is the key to winning any argument. Following are a few popular proverbs and counter-proverbs that will allow you to turn a conversation in any direction you want. Who can argue with the wit and wisdom of our fore fathers, or even our five fathers?



*Actions speak louder than words.
The pen is mightier than the sword.*

*Look before you leap.
He who hesitates is lost.*

*Many hands make light work.
Too many cooks spoil the broth.*

*Clothes make the man.
Don't judge a book by its cover.*

*Nothing ventured, nothing gained.
Better safe than sorry.*

*The bigger, the better.
The best things come in small packages.*

*Absence makes the heart grow fonder.
Out of sight, out of mind.*

*What will be, will be.
Life is what you make it.*

*Cross your bridges when you come to them.
Forewarned is forearmed.*

*What's good for the goose is good for the gander.
One man's meat is another man's poison.*

*With age comes wisdom.
Out of the mouths of babes come all wise sayings.*

*The more, the merrier.
Two's company; three's a crowd.*

Notices & Reminders Continued from page 9

Pool Rules

A friendly reminder.

(NOTE: the best way to get another reminder like this is to break the rules.)

- Pool guests must be accompanied by residents at all times.
- A resident may bring no more than four guests per household to the pool.
- No glass containers of any type are permitted in the pool, pool deck or spa areas.
- No rough, noisy, disorderly conduct or offensive language is permitted within the Clubhouse complex.
- Guest swim hours are 11:00am to 1:00pm and 5:30 to 6:30pm.
- No jumping or diving into the pool is permitted.
- Use of the spa by persons under 14 years of age is prohibited by State ordinance.
- No more than eight persons are permitted in the spa at any one time.

Please use the facilities responsibly. They are here for everybody to use and enjoy—not to abuse.

OCA Management

Are You Properly Plumbed?

In 2009, the Governor of California signed legislation requiring that all noncompliant plumbing fixtures be replaced with water-conserving plumbing fixtures before January 1, 2019.

Noncompliant fixtures means any of the following:

- toilets that use more than 1.6 gallons of water per flush;
- urinals that use more than one gallon of water per flush;
- showerheads with a flow of more than 2.5 gallons of water per minute and
- interior faucets that emit more than 2.2 gallons of water per minute.

RECOMMENDATION: Have a plumber inspect your plumbing fixtures to make sure they are compliance. Use a licensed and insured plumber to change out fixtures throughout your home.



PARKING REMINDERS:

(quoting from the OCA Members Handbook, updated in 2015 and available on our website)

- When a resident has a contractor working at their home, they are responsible for the parking behavior of that contractor. Contractors can only park in designated normal spaces; not behind a home/garage thus impeding other residents' comings and goings.
- ALL residents in our community must have OCA blue & white stickers on the back windshield of each vehicle housed here.
- There is NEVER any parking in a red No Parking zone or on a sidewalk. These areas are designated by the Oceanside Fire Marshall and a car can be towed if parked in a red zone.
- Storing items in the garage may not interfere with parking at least one vehicle in the garage. It is an Oceanside City ordinance that all garages/carports maintain room for the parking of a vehicle. OCA has the authority to contact the Fire Marshall on any garage/carport that has been reported as a safety/fire hazard.
- It is also a City Ordinance that no carport/garage shall be used for business transactions.

We are saddened to report the recent death of Gordon Hunter, resident at 3760 VCS #46. Our condolences go out to Gordon's family and friends.



"Remember, not one word about his foreclosure."

Oceanside Community Association

Board of Directors General Session Minutes August 29, 2018

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on August 29, 2018 at 9:30 am at the Association Clubhouse Auditorium, 550 Vista Bella, Oceanside, CA 92057.

CALL TO ORDER

President Joan Jeffrey called the meeting to order at 9:40 am

Pledge of Allegiance led by Vice President Carol Finkas

Secretary John Vogt read the video disclaimer
Roll Call was led by Secretary John Vogt

ATTENDANCE:

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

Management: Patricia Orlando, CCAM
General Manager

AGENDA APPROVAL

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

Resolved: To approve the General Session Agenda of August 29, 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.

#02/66 The homeowner recently went on web to learn about coyotes and provided a short overview of what she found. She voiced her concern about the many coyotes and wants them removed from our grounds. Also asked

when the paint colors for Unit 2 will be chosen.

#05/73 This Homeowner provided positive comments on the paint projects that have been completed in Units #4&9. This member also inquired about an illegal fence extension and noted that the fence in question was blocking access.

#08/105 The homeowner noted that it would be a good idea to add the maintenance technician names and photos to the web-site. He appreciates knowing the names of employees.

#08/57 This resident reminded everyone that the donuts at the Board Meeting are donated by LaBahn's, the landscape vendor; he went on to thank LaBahn's for their contribution.

APPROVAL OF GENERAL SESSION MINUTES

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

Resolved: To accept the July 25, 2018 minutes as presented. Approved: Five members approved, one member abstained. President Joan Jeffery abstained due to her absence at the July meeting.

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

Holly Kennedy was unable to attend this Board Meeting. She provided information and updates which were presented by President Joan Jeffery.

Emerald Isle announced Peter John Muselman as a new member of the team in the golf shop. Peter John transferred from Pepperdine and is currently taking classes at Mira Costa, hoping to pursue a degree in Kinesiology.

This will be Emerald Isle's second year of hosting the local Special Olympics organization, providing the group access and use of the golf course on Thursday afternoons.

The Oceanside JV Girls Golf team will be utilizing Emerald Isle as their home course and hosting eight matches at Emerald Isle over the next two months.

Emerald Isle continues to upgrade the irrigation efficiency by installing new sprinkler heads throughout the course. It is an expensive and slow process, but they are committed to conserving and improving efficiencies.

The entertainment includes a new duo, BaRel & LaNa. It was noted that last Friday night they had the crowd on their feet and people were dancing on the patio. BaRel & LaNa will be back again on September 7th and Jerry Vincent will be here this Friday, the 21st.

Happy hour continues, Monday-Friday, from 2pm - close. Be sure to come down and enjoy \$1 off all drinks!

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

PRESIDENT'S REPORT

President Joan Jeffery provide an update on activities within the community. President Jeffery noted that volunteers are the life-blood of our community and without their help we would not be the great neighborhood we are. President Jeffery went on to present the current status of Share and Wear. "One of our foremost groups of volunteers are for Share and Wear. Share and Wear's thriving and survival depends on a reliable number of volunteers to keep the doors open and the merchandise moving. Lately they have been short on volunteers to the point of not opening on certain days for lack of someone to help. Share and Wear's contribution to this community may not be fully appreciated by all our residents. If you have ever attended a Coffee Hour, Welcome Committee Party, played billiards, periodic dances and special events, participated in a scheduled game or club here or had water from the dispenser you have benefited from their services. The income from the boutique and annex also pays for patio furniture and a major percentage of all Activities expenditures. When they must close their doors for scheduled store hours, customers are lost, sometimes for good. We are appealing to any who can spare 3 hours a week to step forward and help this dedicated group of volunteers and keep our valued resource in operation."

President Jeffery further discussed her participating in a recent planning department meeting at City Hall. A developer was asking for a three-year extension on a project that would have greatly negatively impacted the community forever. Among those speaking out against this extension was Frank Danczyk, one of Oceana's faithful volunteers from our Finance Committee. The project would have sent nearly 100 vehicles a day along Stagecoach Drive 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.

President Jeffery went on to note the many challenges that the Board is currently facing. They will be voting on appointment of a replacement for the resignation of Tom Trompeter today. There are many on-going projects: garages, landscaping, painting, and irrigation maintenance and repair. The Board's goal is to make measurable progress on the deferred maintenance while giving thoughtful consideration of the process and financing. The Board is committed to transparency in all actions that can be legally divulged and to prudent decisions on those we cannot.

We have come to the time where many of the "cost saving measures" have come back to bite us. We have used Bondo over rot, cut corners on paint and many other areas of our community. Our irrigation system has been glued together and improper materials used in the past. We are now paying the price of these false economies.

President Jeffery reminded the community that OCA is an employer, with or without a management company, and personnel matters cannot be discussed with the community. The Board is bound by employment laws and often cannot take actions until certain conditions apply.

Additionally, we have many rules, regulations and laws we must abide by. They can be frustrating; however, we as a community are also employers and we must not act out against our staff; they are only carrying out the procedures set out for them. We must respect our staff and each other.

GOLF CLUB INC.

Golf Course Update: The President of the Board of Directors for Golf Club Inc. requested that members be provided the following short update. The leaseholders of the golf course are current and up-to-date with their monthly rent payment. The leaseholders have never missed their monthly rent payment.

Resolved: To acknowledge the GCI report provided by President Joan Jeffery noting no action necessary.

SECRETARY'S REPORT

Secretary John Vogt presented a brief Executive Session Summary of the meeting held on July 25, 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 July Executive Sub-Committee meeting were discussed. Vice-President Finkas reminded the Board that they serve only as liaisons to the various committees, not as members, and so should not take part in the discussions unless invited to do so by the chairman.

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

TREASURER'S REPORTFinancial Report

Treasurer Charlie Wendt reported on the July 2018 financials providing information and a review of the Income & Expense Statement as well as an accounting of the reserve year-to-date expenditures. Some of the items included in the Treasurer's Report were a summary provided by the CPA, a recap of Reserve Expense which will be higher than our budget amount. It was further noted that there was an unexpected office expense due to the replacement of the server.

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

Delinquency & Collections Status Report

The delinquencies as listed on the aging report were included in the monthly packet for Board review. Treasurer Charlie Wendt provided a recap of the current delinquency report. Treasurer Wendt noted that delinquencies have decreased a significant amount.

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

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.

Lien Resolutions (2)

Pursuant to the Association's established Collection Policy and in accordance with Civil Code, to note two-member lien resolutions. The Board is being asked to approve a lien resolution on APN#160-181-37-00 and APN#160-181-26-00. Upon a motion made and seconded.

Resolved: To acknowledge and approve a lien resolution for APN#160-181-37-00 and APN#160-181-26-00. Approved: Unanimous.

EXECUTIVE SUB-COMMITTEE REPORTS**Activities Executive Sub-Committee**

The Activities Executive Sub-Committee minutes were included noting actions taken by the Executive Sub-Committee at the meeting held on August 7, 2018. The Board was asked by the Activities Committee to consider their new marketing plan as presented and to provide feedback and approval where necessary. Upon a motion made and seconded.

Resolved: To acknowledge and accept a motion to disconnect the lobby and computer room phones. Approved: Unanimous.

Architecture Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the August 14, 2018 Architecture Meeting. The Committee & Executive Sub-Committee voted on items as follows: fourteen applications were approved and/or ratified. Additionally, two applications were denied due to missing information. The master paint palette was approved and sent on to the Board for their approval. Included for approval are the individual unit colors selected for Unit #2. Upon a motion made and seconded:

Resolved: To acknowledge and accept as presented the August 14, 2018 Architecture Executive Sub-Committee minutes and approvals. To further acknowledge and approve the master color palette and the Unit #2 colors. Approved: Unanimous

Landscape Executive Sub-Committee

1) Vice President Finkas provided a short update on the Landscape Committee meeting of August 9, 2018. The Landscape Executive Sub-Committee met directly following the committee meeting. The Executive Sub-Committee approved two homeowner paid proposals and two Association paid proposals.

2) Water Usage Report

The Water Usage Report for July was been included.

Resolved: To acknowledge and accept the minutes as presented for the August 9, 2018 meeting. To further acknowledge and accept the Water Usage Report, with no action necessary.

FMARC Executive Sub-Committee: The FMARC Committee met on Wednesday, August 15, 2018. There were no motions or approvals by the Executive Sub-Committee. Director Rocke provided an overview of FMARC minutes and noted that the charter was tabled after much discussion.

Resolved: To acknowledge and accept minutes as presented noting no new approvals.

Additional Committee Business:

- 1) **Safety Committee** - The Safety Committee met on August 6, 2018, minutes for the August meeting were presented for Board Review. The Safety Committee continues to recruit for new volunteers and submitted for Board consideration the of approval Pat McArdle as new Safety Committee Member
- 2) **OSERT**- The OSERT Committee met on Wednesday, August 15, 2018. Minutes are one month behind due to the monthly schedule. July 18, 2018 minutes were presented. There were no new motions to present to the Board. President Jeffery noted that a new liaison would be assigned to this committee and the committee continues to recruit for new volunteers.
- 3) **OCATV**- The OCATV Committee met on July 20, 2018. The committee has not submitted minutes. Vice President Finkas reported that OCATV needs volunteers.
- 4) **Unit Advisors**- The Unit Advisors met on August 8, 2018. The minutes for the July 11, 2018 meeting were presented to the Board. (This committee is one-month behind in submission of minutes.) At their July meeting the Board approved Jay Norris and Pat Brinson as co-unit advisors and Beth Troxell as unit advisor. Additionally, the committee accepted various registrations. 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 August 20, 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 July 17, 2018 meeting. Upon a motion made and seconded:

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

GENERAL MANAGER REPORT:

The General Manger reported that there were 280 combined landscape, maintenance and administrative work requests submitted since last meeting. Along with the standard work requests one member of the maintenance team has been working side-by-side with NPL to clean-up the utility paint markings. This same technician will be re-painting the red fire lane lines throughout the areas that NPL has worked. This past month the maintenance team's area of concentration was catch-up on several electrical / lighting repairs, minor welding of handrails and a few camera scopes with drain line cleaning. The Landscape vendor continues to work on extensive irrigation repairs throughout the community. The General Manager requested that homeowners continue to report any sprinkler or irrigation leaks that are observed.

The accounting manager is assisting with the initial draft of the 2019 operating budget and the administrative team continues to update the data base with parking permit and age verification information. The administrative team is in the process of completing follow-up calls to all unit #2 homeowners regarding the repairs they are responsible for completing. The deadline for completion was August 10th. Approximately 2/3rds of the unit have completed their repairs. In our follow-up calls we have indicated that the repairs must be completed by the end of August, we are reminding owners that their delay in making repairs, delays the start of the actual painting. The Architecture Guidelines and Addendum have been combined into one document, the Association's attorney has reviewed and provided recommendations. Two Board Members are assisting Management in the completion of this project. The newly revised guidelines will be mailed to all owners for a 30-day comment period by the start of September.

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

UNFINISHED BUSINESS:

Women's Poolside Shower and Restroom Remodel.

Six general contractors were contacted to obtain proposals. PrimeCo, Scott and Jots-HOA Construction all declined to bid. ProTec, Appleton and RayCo participated in the bid process. The proposals were submitted using the Architectural drawings and specifications as approved by the City of Oceanside. (The architect was able to obtain approval for non-ADA compliant plans.)

Demolition and rebuild on all competing bids are also based on the Minimum Construction Specifications required Per California Code and as outlined in the architect's specifications. Materials and Fixtures on each proposal are all to the architect's specifications. The Minimum Construction Specifications were presented along with bids for Board consideration of approval. Pro-Tec provides the most competitive bid and indicates once started the job can be completed within a 10-day period. (Permits have been approved and are ready to be picked up by the approved contractor.) This is a reserve expense. The total that was budgeted for this item is \$47,000.00. \$8,621.86 has been spent on the Architecture fees and the permit fees. Upon a motion and seconded:

Resolved: To acknowledge the various proposals with Q& A. To approve Pro-Tec as the approved contractor noting this bid was the lowest in cost at \$34,485.00. Approved: Unanimous.

Valve and Hydrant Maintenance

The valves and hydrants require service and exercising at least once every 2 years. Our last service was in 2016. The Maintenance Department researched and contacted 4 providers. Our past provider i-water and a second vendor, Wachs were the only two vendors to submit bids. This is a planned reserve expense. Once the service and inspection has been completed we anticipate the need for additional repairs. The reports will be used to update and plan future reserve expenditures in this area. The i-water bid was submitted at \$11,085.00 and the Wachs bid came in at \$15,335.00.

Upon a motion and seconded:

Resolved: To approve the i-water proposal noting that the Reserve has been planned at \$10,000 for this area and year-to-date we have spent \$2,531.00. Approved: Unanimous.

Master Community Paint Palette

The Paint Sub-Committee working closely with the Sherwin Williams Colorist, Liz Olson developed a community wide paint palette and from

that community wide palette determined unit color palettes. There is a total of 21 schemes, 4 to 5 of these schemes have been chosen for each unit. The Architecture Committee approved the master palette and the unit #2 palette. The Board was asked to consider these same schemes for approval. Upon a motion and seconded:

Resolved: To approve the Master Community Paint Palette and Unit #2 schemes. Approved: Unanimous

NEW BUSINESS

Appointment of Board Member

Due to the recent resignation of Board Member Tom Trompeter, the Board of Directors voted on the appointment of a new member to complete the term. Interested members of the community included, Curt Conant, Steve Gillis and Ed Smith. A vote of members was taken by ballot and the results was, three members voted for Steve Gillis, two members voted for Ed Smith and one member voted for Curt Conant. Upon a motion and seconded:

Resolved: To approve Steve Gillis as a new Board Member finishing out the term through March of 2019. Approved: Unanimous.

ADJOURNMENT TO EXECUTIVE SESSION

President Joan Jeffery adjourned the General Session Meeting at 11:02 am. The next General Session is scheduled for Wednesday, September 26, 2018. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary

