

HILLTOP HIGHLIGHTS

Wishing You A

Joyous

HOLIDAY SEASON

And A

NEW YEAR

Of

Happiness

And

Good Health



A note to website viewers:

This page does not appear in the printed version. Please scroll down to see the rest of this month's Hilltop Highlights. And, since the printed version is done only in black & white, you can see, here, the full color of the original design.

Contact Information:

Office Phone:
760-757-3937
24 Hour Emergency
(Water & Plumbing)
760-757-3937
Fax: 760-757-8177

Website:
www.oceanaseniors.org

Accounting:
accounting@ocaoffice.org

Maintenance:
maintenance@ocaoffice.org

Homeowner Concerns:
office@ocaoffice.org

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

Emergency Police:
911



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“I stopped making a list. Nothing is considered naughty anymore!”

Office Staff:

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porlando@ocaoffice.org

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trichardson@ocaoffice.org

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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 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.

2017-2018 Board of Directors

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

Vice President Carol Finkas
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carolfinkas@mac.com

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760-519-7554
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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

CITY OF OCEANSIDE

WWW.CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

WWW.SANDIEGOCOUNTY.GOV

December's General Session Board of Directors' meeting will take place at 9:30 am on December 19 in the Clubhouse auditorium.



A Message From the Board Of Directors

We are now heading into the end of another year. And we still have a few big projects ahead of us, mainly the repairs and painting of the garages and homes in Unit #2.

By this time, you have received the 2019 budgets in the mail. Please note that it is an aggressive plan to move forward on a lot of projects that either have been deferred or unrecognized for some time.

It is truly hoped that better progress is made in 2019 on long-standing landscape issues. Meticulous planning must be made in light of the state of our aging irrigation system. We must take a very organized and intelligent course in coordinating the replacement/repairs of the system with new planting if we have any expectation of success. To plant without adequate irrigation or to repair/replace irrigation without planning the planting makes no sense. So, the landscape committee will be working closely with LaBahn's in order to make wise decisions about how we proceed. Haste and a desire to see quick results has ended in mistakes in the past and we do not want to repeat that history.

Our newly-named Reserve Planning Committee (formerly FMARC) is busy collecting data on all our major components in order to provide more accurate information to our Reserve Specialist. This will be a real benefit to the future reserve planning process. With more detailed information we will have increasingly more exact figures as to the true expected costs of pro-

jects such as painting, garage repairs, irrigation, etc. This all feeds into making better decisions. For the first time in years we will have detailed data on our property. You will be hearing much more about our RPC (ResPC comes very close to Respect) in the coming months.

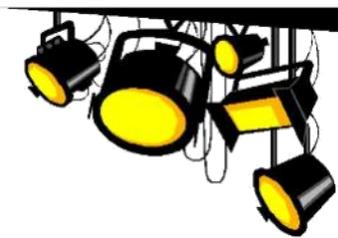
As your board members we are sensitive to the fact that these expenditures require some sacrifices on the part of owners, but realize we too share in that sacrifice. There is light at the end of that tunnel (no it is not a train coming) when the catch-up work is completed and we again begin to build our reserves to unprecedented levels.

At the October board meeting we voted for an Ad Hoc Committee to resume the document review process. They are busily at work fine tuning our governing documents so that they are in line with contemporary standards and more readable and understandable. It is a long and laborious process, but a sorely needed one.

We are thankful for all of our dedicated team of volunteers who really make the difference in our community. Remember there are only 12 employees and 7 board members; we could never get everything done without you. We always need more of you to lend your very special talents to help us build a better place to live.

Happy Holidays to You All!

Spotlight on our Staff



Teresa Brown



Teresa has the spotlight fall on her this month. Teresa has been working in our office since May as the Administration and Committee Assistant. While she is cross-trained on all office assistant positions, her main responsibilities are to the BOD, and the Activities, Compliance, and Architecture committees.

What Teresa especially enjoys is the variety of the job; it keeps things fresh and new; also, the company of her workmates. She likes being helpful, making a difference and contributing to progress.

Teresa hopes to become better known to the residents and have more recognition. (Sometimes she gets confused with Tracy.) Let's help her achieve individual identity here at Oceana.

She comes to us with 32 years of experience in higher education in Rhode Island. Teresa was Director of Student Facilities and served in a judicial capacity with student behavioral issues. When it came time to retire, she headed to Southern California where she had visited with friends for many years. (It's the weather, you know.) Being a planner and organizer, she put her life in order and was on her way to us.

Teresa was widowed as a very young mother and takes real satisfaction that she was able to nurture her son to a strong, independent and successful man with a wife and two children. She takes pleasure in seeing her son instilling the same values in her grandchildren.

Since Teresa has spent the majority of her life caring for others, she considers now is the time to take care of her own needs. Happiness is of utmost importance to her and she is happiest when she is going to the beach, decorating her home (she is schooled in décor), light gardening, gathering with friends, wine tasting, watching movies and plays, attending street fairs, and of course, shopping. Her future plans include exploring more of our wonderful area and the adventures that await.

Thank you, Teresa, for your sunny attitude and the abundant skills you bring to us!



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.

It has been a slow rumor month, so we only have one for you.

Rumor:

The personal information we are asked to provide to the office makes us vulnerable to identity fraud and elder abuse.

Fact:

The information that the office is required to collect from us is for the protection of the entire community. The age identification documents must be kept on file in order to provide proof of age in the event of an audit. Just saying we have checked the credentials is not enough; verifiable proof must be available in the records.

As for providing vehicle license information, that too can be helpful if the owner of the vehicle must be contacted in the event of an accident or it must be moved in an emergency.

Our employees and board members are required to sign confidentiality agreements to legally keep your information private.

In the past months the employees have prevented potential elder abuse by stepping in to ensure your rights are protected. Some cases involve private contractors taking advantage of our residents. One resident was told that \$5,000 in car repairs were necessary. Randy investigated and determined a good detail would correct the matter for about \$200.

In another situation a resident with dementia was living in squalid conditions that posed a serious health hazard. Patricia and Karen got the proper authorities involved and the resident is getting appropriate care and the home is back in good condition.

Please be assured the staff, the regulations, and the board are looking out for the best interests of all living here in Oceana.



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



- Dec. 6 Toe Tappers fun and lively Christmas Show
- Dec. 13 Children from Head Start perform and receive gifts from Giving Tree
- Dec. 20 Our Own Choraleers Musical Christmas Program
- Dec. 27 White Elephant gift Exchange

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!

Notices & Reminders



Holiday Schedule Changes:



- 8:30am Landscape Q&A, 9:30am Open BOD meeting, and 1pm Executive Session normally scheduled for December 26 will take place on December 19.
- 9:30am RPC Meeting, normally scheduled for December 19 will take place on December 12.
- Sing-Along House Party is cancelled for December 27 and January 3.
- Art Studio closed December 13 thru January 2.
- Share and Wear closed December 21 thru January 2.
- No Unit Advisors meeting this month.
- No OCA-TV meeting this month.

A Sing-Along House Party!



There will be no Sing-Along House Party on Thursday, December 27 or on Thursday, January 3, 2019. We will resume our normal schedule on Thursday, January 10, 2019.

The Gift That Keeps On Giving!

Oceana Community Association Endowment Fund



The gift that keeps on giving - Perhaps you remember when RCA Victor used that slogan to sell color TVs in the 60s or when Kodak used it to advertise its cameras in the 70s. Why not consider a gift to yourself and your neighbors this Christmas - a gift that will keep giving for years to come? The OCA Endowment Fund is one way you can make such a timeless gift.

Gifts to the Endowment Fund are invested, and only the interest is used from year to year to improve our community. 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.

John Vogt

Headstart Holiday Tree

In the Clubhouse lobby after Nov. 15th you will find a lovely Christmas tree with very special ornaments on it. Each ornament has a Headstart child's name and age on it. We ask our residents to take an ornament off the tree and purchase a gift for that child at a value of about \$15.00. Wrap the gift nicely, tag it for that child and place it in the RED bin in the Clubhouse lobby.

On Dec. 13th at Coffee Hour these Headstart students will join us and provide some entertainment. At some point during Coffee Hour Santa Claus will visit and pass out the gifts to the children!! Very cool, right?

A Share & Wear Bonus

Coming Soon—Look for Details:

Share & Wear's
You Make It, You Sell It Sale

In conjunction with a S&W Super Sale, anything you make—art, ceramics, jewelry, baked goods—get a table and sell your stuff. Our only restriction: you must make it yourself.

The Fungus Among Us

Mushrooms growing in lawns are common occurrences, especially during rainy weather or times of heavy irrigation. They live off decaying organic matter in the soil, often decaying tree roots, and are not harmful to the lawn. They will naturally disappear as they age or they may be collected and composted, knocked down with a rake or hoe, or mowed over with your lawnmower.

Mushrooms should never be collected and eaten unless you are expert in their identification. To the novice gardener, many poisonous mushrooms can look very similar to edible ones. Don't take a chance. Typically mushrooms in turf areas are harmless. However, humans and animals should not eat them.

LaBahn's

Scam Warning



A resident received the pictured check and luckily wisely called First Choice Bank and found out this is ANOTHER scam against seniors. As this resident investigated further she found out this is becoming common and once a person deposits the fake check, difficulties begin.

COX

If you are new to OCA you might not realize our contract with Cox includes each home having basic cable and 2 miniboxes per home. One of the advantages of having the miniboxes is the ability to watch our own Channel 1960 that transmits announcements of upcoming events, Board of Directors General Session meetings, Town Hall meetings and up to date happenings in our community.

Irrigation Schedule

Landscape irrigation is currently scheduled for Monday, Wednesday and Friday evenings.

Emerald Isle Golf Course



KENNEDY GOLF

Happy Holidays

From Emerald Isle!

We are pleased to continue live music on Fridays from 4-6pm through December!

- Dec. 7 - BaRel & LaNa
- Dec. 14 - Jerry Vincent
- Dec. 21 - BaRel & LaNa
- Dec. 28 - Jerry Vincent

Our very own LPGA Tour Professional, Kassidy Teare, and Semetra Tour Professional, Natalie Vivaldi, will be offering holiday clinics for juniors and adults, including our very popular Wine & Wedges class. Call the golf shop for dates and details!

Upcoming Events at Emerald Isle

Dec. 2 - Emerald Isle Owners 4rd Anniversary Golf Tournament



For the month of December we will have great sales and new merchandise for the holidays, and for every \$100 gift certificate purchased you will receive a free round of golf at Emerald Isle!



www.EmeraldIsleGC.com

Golf Shop Phone #: 760-721-4700

EMERALD ISLE
— GOLF COURSE —

See You Soon!

December Events

Sunday, December 16

THE MUSICAL



2 pm At The Star Theater
In Oceanside



For those already registered.

Coming in January

Wednesday, January 9, 2019

Take a Tour of the



GIA

**Gemological Institute
of America**



Dare to be dazzled!

*Tours are limited to 15 adults.
So, sign up early to ensure
your place.*

When:

Wednesday, Jan. 9
9:30am to 11:am
Be there by 9:15am

Where:

GIA
5345 Armada Drive
Carlsbad, CA 92008



Note: Each guest must have a photo ID
(Driver's license, passport, etc.) to gain entry.

Sign-up begins
Dec. 13 (only first
15 accepted). No
cost for the tour.

After the tour:
**Lunch at The
Strauss Brewery!**
(Your tab)

Periodic Events

Every Thursday at 6pm

A Sing-Along House Party!



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

A special treat: The two weeks before
Christmas, Dec. 13 & 20, we will be singing

Christmas Carols!

So, dust off that eggnog recipe, bake up
those Christmas cookies and join in the holi-
day festivities!

Also, to accommodate everyone's busy holi-
day festivities, there will be no Sing-Along on
December 27 or January 3, 2019.

Monthly—Wednesday, December 5

Happy Hour

4-6pm at the Clubhouse Auditorium



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



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

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 Barilotti at 760-967-2157.

Knitting -Thurs. at 10:30am in the Card Room. Info: Karen Jacobson 760-757-2477 or Dee Wylie 760-231-9577.

Lapidary Shop -Mon. thru Thurs. 1-3pm. Info: John Pitarresi at 760-917-6631.

Line Dancing -Thursdays 3pm-4pm in the Auditorium. Info: Shirley Thralls at 760-433-3164.

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.

Pinocle 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 Library. Info: Alan 760-224-6404.

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



Events Scheduled Every Week—By Weekday

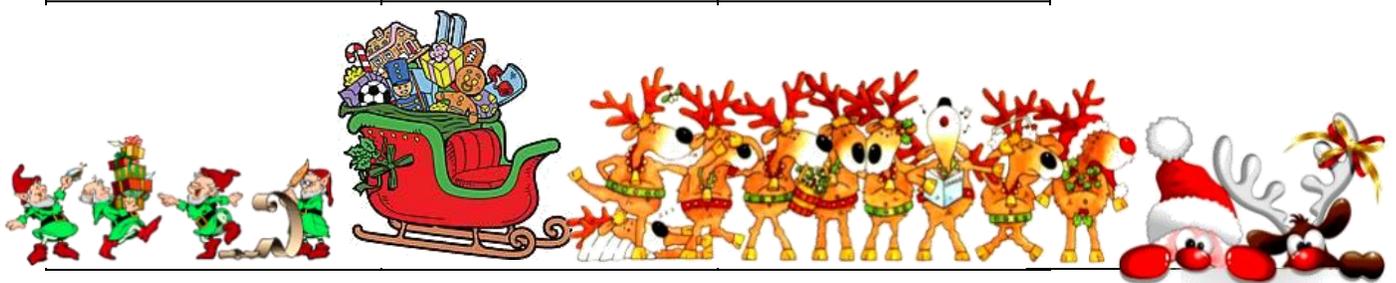
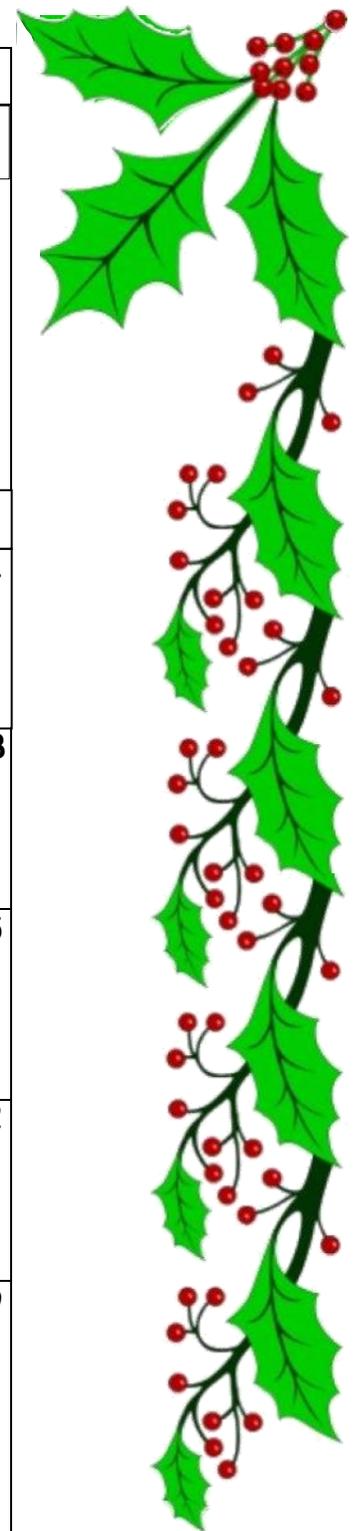
Every Sunday	Every Monday	Every Tuesday	Every Weds.
<p>French Club 10:30am-Noon</p> 	<p>Art Room Open: 1-3pm Chair Meditation 10am Chair Volleyball: 1-2pm Keep Fit Class: 8:30am (Auditorium) Lapidary Shop: 1-3pm Mah Jong: 1-4pm OA Help for Eating Disorders: 6pm Pickleball: Open Play 2-5pm Pinochle: 12:30-4pm Share & Wear: 11-2pm Trivia: 7-9pm Water Aerobics: 8-9am Write On (Library) 9-11am Woodshop: 1-3pm</p>	<p>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</p>	<p>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 Putting Practice 10am (Golf Course) Share & Wear: 11-2pm Water Aerobics: 8-9am Woodshop: 1-3pm</p> <p style="text-align: right;">Admin. Office Open to 6:00pm</p>

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
<p>2</p> <p>Begin: חנוכה</p>	<p>3</p>	<p>4</p> <p>9:30am Activities Cte.—Card Room 1:30pm Bunco—Card Room</p>	<p>5</p> <p>12Noon-Website Cte.-Computer Rm. 4-6pm  -Clubhouse Auditorium</p>
<p>9</p> <p>2-4pm Board Games</p>	<p>10</p> <p>End: חנוכה</p>	<p>11</p> <p>9:30am Arch. Cte. - Card room 10am OCA Book Club</p>	<p>12</p> <p>9:30am RPC Mtg.—Card Room 6:30 Garden Club—Card Rm.</p>
<p>16</p> <p>2pm  —At the Star Theater</p>	<p>17</p>	<p>18</p> <p>9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room</p>	<p>19</p> <p>8:30am Lndscp Q&A 9:30am Open BOD Mtg. 1pm BOD Exec. Session 6pm Safety Cte-Comp. Rm. 6:30pm OSERT-Comp. Rm.</p>
<p>23</p> <p>2-4pm Board Games</p>	<p>24</p> <p>9:30am Finance Cte.—Card Room</p>	<p>25</p> <p></p>	<p>26</p> <p>Begin: </p>
<p>30</p>	<p>31</p> <p>New Year's Eve</p>		

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 Line Dancing: 3-4pm 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 
		Saturday
		10am-1pm S&W SSS 1 

Thursday	Friday	
9am Coffee Hour- 6 Toe Tappers Christmas Show	7	8
9am Coffee Hour- 13 Children from Head Start 9am Lndscp Cte.—Card Rm. 6pm Sing-Along - Christmas Carols.	14	15
9am Coffee Hour- 20 Choraleers Musical Christmas 6pm Sing-Along - Christmas Carols.	21 	22
9am Coffee Hour- 27 White Elephant gift Exchange No Sing-Along today.	28	29



OCA Group Membership

Activities Committee

Meets: 1st Tues. ea. Month,
9:30am, Card Room

Chuck Kruse Chair
 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)

Bill Loftus Chair, U 9
 Mary Hall U 7,7A
 Tony Hoople U 10,11
 Harold Marsh U 8
 Eric Monce U 12, 14
 Paula McDonald U 2,6
 Jay Norris U 5
 Ed Smith U 1,1A,3,4
 Darrell Roche Board Liaison
 Charlie Wendt Board Exec. Cte.

Landscape Committee

Meets: 2nd Thurs. ea. Month,
9am, Card Room

Ray Jacobs Chair
 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

Colleen Eidson Chair
 Shirley Clinton
 Patricia McArdle
 Beth Mushovic
 Carol Finkas Board Liaison

Safety Committee

Meets: 3rd Wed. ea. Month,
6pm, Comp. Room

Kelly Byrne Chair, 335-6597
 John Allison 335-6597
 Georgann Gall 714-496-3907
 Jon Katz 703-254-8916
 Patricia McArdle 214-0221
 Alice Nolan
 Steve Gillis Board Liaison

Reserve Planning Committee

Meets: 3rd Wed. ea. Month,
9:30am, Card Room

Bruce Cowgill Chair
 Patricia McArdle Secretary
 Joseph Egan
 Tain Soreboe
 Bob Wakeham
 Darrell Roche Board Liaison

Unit Advisors Committee

Meets: 2nd Wed. ea. Month,
10am, Clubhouse Auditorium

Shari Flanders, Co-Chair, 754-0020
 Donna Wendt, Co-Chair, 453-2223

Unit

1 -	Ron Landsel	231-7586
1A -	Linda Langworthy	562-301-1346
2 -	Holly Dale	951-283-9682
	Suzanne Condren	434-8266
3 -	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

Anita Romaine Chair
 Steve Ashworth
 Gene Barilotti
 Don Betts
 Steve Reigle
 Carol Finkas Board Liaison

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



(NOTE: No area code, assume 760.)

Committee Reports

2018 Art Show

The 2018 show had fewer participants than 2017, but as one visitor said the overall quality was much better and we will go with that nice compliment. We had a total of 23 entrants including oils, water colors, photographs, quilts and stitchery, jewelry, models, stained glass and ceramics. And we had 86 visitors sign in. Thank you to all the participants and visitors.

Just as last year, we did not award prizes to our entrants.

Our focus was to showcase our resident's artistic endeavors. Our past experience has shown that competition can be stressful for entrants as well as the organizers, and may produce a few ruffled feathers.

We had a raffle drawing for various ceramic pieces donated from the Ceramics group. The raffle went over well. There was a drawing every 15 minutes and winners were able to choose the piece they wanted from the group of pieces.

For refreshments we had iced tea from the Activities committee and each entrant donated one dozen cookies. Cups also came from Activities and napkins were donated. We did buy ice and a few other items but those were paid for by the Ceramics group so there was no real cost for this activity.

We do want to thank the many volunteers for all their support. A special **Thank You** goes to the maintenance and office staff and of course Shirley Thralls for her piano playing which added to the ambiance of the day.

Committee: Pat Christie, Judy Graves, Mary Hall, Joanie Katz, Nielsine Archibald.

Nielsine Archibald,
Co-chair



OSERT

Oceana now has an experienced HAM operator, Mario Badua Jr. This is a great asset for our community in times of emergency when all other modes of communication are down. Even when disaster strikes thousands of miles away as with the hurricanes that hit the east coast earlier this year, Mario was receiving messages from HAM operators in areas where all other comms were down. He would convey messages by phone to local Oceanside families concerned about the post-hurricane status of their relatives on the east coast. If you are interested in obtaining a HAM license, check out

<https://www.oceansidecert.org/amateur-radio/resources>

for more information. The OSERT volunteer team also has point-to-point hand-held radios for local communications in case all other means of transmission are down. We will be testing these radios around the community in the coming months. OSERT welcomes more volunteers as we gear up to promote Neighborhood Watch throughout our community of more than 900 homes.

Pat McArdle

Share & Wear

HAPPY HOLIDAYS from Share and Wear

As we end another year I want to thank each and everyone of our great volunteers at S&W. Without our dedicated volunteers we could not function.

Thank you as well to the Oceana Community for their generous contributions.

As many of you may or not know we have had to make some changes to S&W operating schedule. We are now open Mon - Thurs 11am -2pm.

The Super Sat. Sales will continue without change on the 1st Sat. of the Month 10am - 1pm.

S&W will be closed for the holidays from Dec 21st 2018 until Jan 2, 2019.

Linda Garcia



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.



Information from Oceanside Police

If you have a life-threatening emergency, dial 9-1-1

If it is not life-threatening, call the **Non-Emergency** line of the OPD (Oceanside Police Department)

(760) 435-4911 or (760) 435-4900

Add these numbers to your contact list

The dispatcher at either line will direct you on how to handle situations such as vandalism or a burglary with in suspect in sight, or maybe you are watching a suspicious person in the common area and you are at a safe distance.

If you are not sure on how to handle a situation, **do call** the non-emergency line, they are professionals who will know what to do 24-hours a day 7-days a week.

After your incident has concluded, please advise the OCA office by phone or email:

office@ocaoffice.org

If you have questions, please plan to attend the next Neighborhood Watch meeting sponsored by OPD. Date, time and location will be posted in the Hilltop Highlights.

Pat McArdle, Kelly Byrne, Anita Romaine

OCA-TV

OCA-TV is looking for volunteers with experience in MS Windows task scheduler and Windows media player. Oceana residents Steve Gibbs and Isela Moncada (who have their own video production company Circa 71 Media) have created a stunning video of the recent OCA Fashion Show. Our current (and very small) crew of three OCA-TV volunteers needs help programming new time slots so we can broadcast this and other videos of interest to our community.

Patricia McArdle

Oceana Garden Club (OGC)

Knock, knock!
Who's there?
Lettuce.
Lettuce who?
Lettuce in, it's cold out here!



They say maintaining a Winter Garden is easy. If you live in areas where it rains, Mother Nature does the watering for you. Of course, if she is on vacation, you'd best be there to take care of the job yourself.

Generally there are fewer weeds growing, and fewer insects in the colder weather—**except** snails and slugs. They tend to like the colder weather, and the moisture that comes with winter.

"Many cool weather crops are slow growers, so planting in early Fall gives them lots of time to mature." (Lucy Heyming)

Vegetables that thrive in drought conditions or with little water will grow much faster and be ready for harvesting much sooner.

Keeping your garden free of weeds and other debris will slow down the wild animals that are likely to come in and steal your produce. Rabbits, raccoons, and possums are well known garden hunters. We have seen all of these animals here in Oceana.

Did you know that some people use (human) hair clippings in their gardens to keep critters away. Many animals will avoid the area because they don't like the smell of humans. The hair will eventually break down and act as a sort of fertilizer to help the plants grow. Check with your local beauty shop for clippings.

Plant your winter crops closer together to prevent erosion from any hard rains. Great winter vegetables include all the lettuces and spinach, broccoli, and cauliflower. Root vegetables such as beets, carrots, and radishes, are good in cooler weather. Other vegetables good for winter planting are onions, kale, snow peas, and snap peas. Of course, these are just a few of the choices out there.

Have fun, meet new people, volunteer!

If you are interested in a garden plot, please pick up an application from the business office, complete and return to the office. The OGC Chair will retrieve the applications.

Plots come up all the time. If you receive a Garden Plot, **USE IT**. There are too many plots not being planted, and others wanting the opportunity to join the club. Use it or lose it.

Lori

Activities Committee

I want to thank you for your support this year. We end the year with a full calendar of fun things to do. This is only possible because you folks participated. Card players played poker, hand and foot, bridge and other card games. Exercise types played chair volley ball, pickle ball, water volley ball, and water aerobics. We have artists, ceramics experts, jewelry makers, wood workers and knitters. I realize I only skimmed the surface here and missed some people such as the trivia players, meditators, sing-along types and the Tai Chi faithful. It takes a community of active adults to support our full calendar of events. The Activities Committee thanks all of you who participate.

A special thanks to who attended our parties. We held a Super Bowl party, Wild Wild West event, St. Patrick's dinner, Kentucky Derby, Memorial Day, July 4th, 50s Sock Hop, and Halloween party. These events are bargains and include dinner, wine and beer, dessert and a live band. The committee plans the events, decorates, arranges for caterers or self-caters. However, without you, there is no event. Thank you for your continued support and if you have any suggestions, please contact one of us.

To keep you informed on both Oceana news and Activity plans, we have a Coffee Hour every Thursday morning in the clubhouse starting about 9. Our volunteers arrive early to get everything ready. Coffee, table decorations, donuts, an agenda of announcements and a few jokes must be ready for your arrival. Entertainers are booked in advance. A thank you to all who make this possible. This includes all the coffee hour attendees.

As they say, nothing's free, it all costs money. The Activities do not take anything from your monthly dues. We do charge a few dollars for all our events and parties, but the ticket prices fall short of paying the full cost. Entertainment alone typically costs at least \$400. We depend on the income from Share and Wear. Your donations and shopping generate the income Activities depends on. A great big thank you to our Share and Wear volunteers. It only works if the community participates, so again thank you.

We also need to thank the many, many volunteers to Oceana's various committees without which this place would not function. A special shout of thanks to our Board Members for their time, talent and thick skins. We need to also recognize the fine work the office staff and maintenance crew do on our behalf.

Charles Kruse, Chair

Website Committee

Merry Christmas

How fast did this year go by? Guess when life is good and you have friends and family around to fill the time, the days go by quicker. But what to do if they aren't so good? Do I have just the thing for you - go to:

www.oceanaseniors.org

- get online and find something to do. Volunteer to help out in the many groups we have here in Oceana from Share n Ware to the Library to Pickleball to card games galore! No reason to be alone and watch TV all day (unless it's Channel 1960 Oceana TV), get up and move those feet or at least get your mind moving.

If you are looking for something to do, Oceana Website committee is 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.

Now what are you waiting for? Choose what interests you, go to that group to see what they are doing, sign up and have a wonderful life here in Oceana!

To end 2018 just right, put oceanaseniors.org as a favorite on your computer. Put the link on your front page, set Google to open with oceanaseniors.org so you can see what's happening first everyday! Here's something to look up - in Oceana's Photos, you will find a special photo of a celebrity that was here in Oceana many years ago. He was a star during the 30's to 60's and knew someone here in Oceana. He came up to visit and cut the ribbon - can you guess who he is? Well, get online and check it out!!!

Merry Christmas to all and to all have a fast, fun, and festive year!

Anita Romaine, President



Reserve Planning Committee

In October our name change was approved by the Board of Directors. FMARC (Facilities, Maintenance and Reserve Component Committee) has been changed to RPC (Reserve Planning Committee). Our charter has also been changed. We accomplish long range planning for the community. RPC undertakes detailed planning for exterior painting, repair of HOA carports and garages, paving, electrical upgrades and all other reserve items. Our recommendations are then presented to the Board for approval. A copy of the charter is available on our website and in the library and for those interested.

At present our focus is more near term. The recent increase in dues is meant to be used for repair and/or replacement of reserve items such as those mentioned above. Time has not been kind to our aging infrastructure. The years of inadequate maintenance funding have taken their toll in certain areas. RPC is now beginning to prioritize the needed maintenance and repair work for 2019 and beyond.

Bruce Cowgill, Chair

Art Guild

Hi fellow artistes. We know December is a busy time for all of us, therefore we will not have regular studio hour from December 13 through January 2. If you have time early in the month come in and show off your Holiday projects.

David Finkas



Oceanside Community Association

**Board of Directors
General Session Minutes
September 26, 2018**

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on September 26, 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 9:34 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
Steve Gillis, Director

Management: Patricia Orlando, CCAM
General Manager
Randy Newman, Maintenance Supervisor

AGENDA APPROVAL

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

Resolved: To approve the General Session Agenda of September 26, 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.

#11/34 The homeowner expressed his dissatisfaction with cement repair work that had been completed in Unit #11 at the completion of the gas-line replacement project. This homeowner feels that the Association should consider go-

ing back to a professional management company.

#02/26 The homeowner indicated her concern over the watering schedule and the fact that some homeowners have hoses and they are watering the area surrounding their homes.

#01/40 The homeowner thanked the maintenance team and staff for their support in handling an emergency call in which a post within a carport was hit and needed repairs.

APPROVAL OF GENERAL SESSION MINUTES

The minutes of the General Session Meeting of August 29, 2018 were presented for approval.

Upon a motion made and seconded:

Resolved: To accept the August 29, 2018 minutes noting there is one correction on page 11 item #4; change registration to resignation. Approved: Six members approved, one member abstained. Director Steve Gillis abstained as he was not a member of the last meeting.

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

Holly Kennedy provided information and updates for the upcoming month.

Emerald Isle announced Kassidy Teare as a new member of the team. Kassidy joins Emerald Isle with a long list of accomplishments.

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 entertainment continues on Friday nights. Additional entertainment will be added on Saturday from 3:00 to 6:00 pm.

Emerald Isle will be hosting a Breast Cancer awareness fundraiser in October.

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

PRESIDENT'S REPORT

President Joan Jeffery provided an update on activities within the community. President Jeffery noted that things have finally calmed down in the community as far as big equipment roaring through the neighborhoods and incessant digging goes. SDG&E has completed their work and we are now looking forward to making repairs and improvements to the property.

President Jeffery noted that the Board has had to deliver several difficult messages to members recently; however, noting members have asked for greater transparency and unfortunately that is what it turned out to look like.

President Jeffery went on to remind members that the new year promises a \$25 raise in the monthly dues. All of this extra money will be used to fund our reserve projects. Patricia has

aggressively approached the 2019 operating budget and has creatively planned that portion of the budget for no increased funding in the monthly assessment for 2019.

The OCA budget is composed of two segments:

Operating; which covers the normal operating expenses for our association: staffing, utilities, basic landscaping, legal, supplies, etc. Any monies borrowed from the reserve fund to cover shortfall in the operations budget must be repaid to reserve within 12 months. This year we are spending at a rate of 97% of the operating budget, so we are in good shape there. It is anticipated the same will hold true for 2019.

Reserve; which is apportioned into several line items such as electrical, garage repairs, painting, master plan landscaping, capital expenditures, etc.

The greater demands on reserve funds come from these major components:

Painting and Garage Repairs: We are committed to making appropriate repairs to the homes and garages in each of the units undergoing painting. We have moved from a 5/10-year painting schedule (5 trim / 10 stucco and wood siding) to a straight 10 guarantee painting schedule. This is taking place over about a five-year process. The more complete repairs being made are more expensive, but in the long term will pay off.

Electrical: These repairs uncovered by the gas line replacement were never previously included in reserve studies, now they will have to be.

Irrigation: The gas line repairs and having professional irrigation audit has shown that our irrigation is at the end of life cycle and anticipated costs for irrigation upgrades has been underfunded. The audit can be viewed in the library in the landscape binder. Please do not remove this information from the library, it is for access to all in the community.

Landscaping: Since the master plan for landscaping was not implemented this year due to the demands elsewhere, we hope to begin that process in 2019. We are working on some ideas to get that going and you will hear about them as formalized.

The good news is that as we collect the additional dues beginning in January, we should start to see improvements in our community. The homes and garages will be sounder as they are painted. The irrigation upgrades should help with lowering water consumption somewhat while helping our plantings grow and look better.

The electrical will not be as visible, but we will have the peace of mind that we are making progress on this much needed project. The Utilities Commission has provided a document outlining specifically what we as an association must provide in this project and what SDGE is responsible for. We ultimately are obligated to respond

to their timelines; however as long as we make progress they will work with us. What at first seemed to be a three-year project may be stretched to five or slightly more.

In closing, President Jeffery noted that as the community moves forward with the planned improvements our property will become more valuable as we do so.

Resolved: To acknowledge the 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 August 29, 2018. Topics of discussion included personnel matters, which included the announcement of a new maintenance supervisor. Additional items discussed included legal matters inclusive of delinquency and collection cases. There was one bad debt approved for write-off. The Board discussed at length their goal to keep to the blueprint and holding to no increase in funding needs from the monthly assessment to the operating budget for 2019. The Board agreed that the new Architectural Guidelines would include an updated policy which states no new or replacement pavers would be allowed. Secretary Vogt took the opportunity to remind members that the endowment fund is a good choice to consider for those members that have no family or heirs.

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

TREASURER'S REPORT

Financial Report

Treasurer Charlie Wendt reported on the August 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 were lower than planned for the month of August.

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#160-341-23-00 and APN#160-340-316-00. Upon a motion made and seconded.

Resolved: To acknowledge and approve a lien resolution for APN#160-341-23-00 and APN#160-340-316-00. Approved: Unanimous.

EXECUTIVE SUB-COMMITTEE REPORTS

Activities Executive Sub-Committee

The Activities Committee minutes were included noting there was no new actions taken by the Executive Sub-Committee at the meeting held on September 4, 2018. Vice President Finkas noted that volunteers are always needed and welcome.

Resolved: To acknowledge and accept the report with no action necessary.

Architecture Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the September 11, 2018 Architecture Meeting. The Committee & Executive Sub-Committee voted on items as follows The Committee & Executive Sub-Committee voted on items as follows: fifteen applications were approved. One application / owner was required to submit additional details of the roof replacement plan in order for the committee chair to further review. It was noted that all flashing should be painted to match fascia trim color and permits are required for new roofs.

Resolved: To acknowledge and accept as presented the September 11, 2018 Architecture Executive Sub-Committee minutes and approvals noting no further action necessary.

Landscape Executive Sub-Committee

1) Vice President Finkas provided a short update on the Landscape Committee meeting of September 13, 2018. The Landscape Executive Sub-Committee met directly following the committee meeting. The Executive Sub-Committee approved five Association paid proposals. There were no homeowner paid proposal considered this month. The Committee approved the resignation of Jim Boyd as a committee member and approved Connie Ferguson as a new member of the committee.

2) Water Usage Report



The Water Usage Report for August was included.

Resolved: To acknowledge and accept the minutes as presented for the September 11, 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, September 19, 2018. The August minutes were presented due to the timing of this monthly meeting. There were no new proposals being presented to the Board.

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

Additional Committee Business:

- 1) Safety Committee - The Safety Committee met on September 19, 2018. There were no minutes presented for Board Review. The Safety Committee continues to recruit for new volunteers and submitted for Board consideration the of approval Pat McArdle as a new Safety Committee Member. It was noted the Director Steve Gillis would be the new liaison for the Safety Committee. Director Gillis commented on the positive impact that neighborhood watch groups can have on a community and encouraged the Safety Committee to continue working towards this goal.
- 2) OSERT- The OSERT Committee met on Wednesday, September 19, 2018. There were no minutes submitted. There were no new motions to present to the Board. President Jeffery noted that Director Steve Gil-

lis would be assigned to this committee and further noted that the committee continues to recruit for new volunteers.

- 3) OCATV- The OCATV Committee met on September 21, 2018. The committee has not submitted minutes. Vice President Finkas reported that OCATV needs volunteers.
- 4) Unit Advisors- The Unit Advisors met on September 12, 2018. The minutes for the August 8, 2018 meeting were presented to the Board. (This committee is one-month behind in submission of minutes.) The Board is being asked to consider Gisela Lauer as a new advisor for Unit #3 and Jeff Kern to Unit #9, additionally, to accept the resignation of Tom Burke. Upon a motion made and seconded.

Resolved: To acknowledge the various committee minutes. To accept and approve Pat McArdle as a new Safety Committee Member. To further accept the various unit advisors as new volunteers and the resignation as outlined. Approved: Unanimous

- 5) Finance Committee- The Finance Committee met on September 17, 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 August 20, 2018 meeting.

Resolved: To acknowledge the Finance Committee minutes as presented. To note no action necessary at this time.

GENERAL MANAGER REPORT:

The General Manager reported that the new Maintenance Supervisor, Randy Newman has been on board since the start of the month. Randy has been out in the community with the maintenance technicians, meeting our current vendors and introducing some of the vendors he has worked with in the past to our community in order to obtain project bids. Randy brings extensive facilities experience to the community. Most recently he worked in the capacity of a regional supervisor covering properties in three states. Additionally, General Manager Patricia Orlando reported that we have onboarded a new porter, Joel Ortega.

There were 242 combined landscape, maintenance and administrative work requests submitted to the business office since last meeting. The maintenance team is in the process of repainting the red stripes on fire lanes in all of the units that were recently slurry sealed. Throughout the community, there have been many minor electrical issues involving rewiring of pagoda lights that the team has worked to repair. The landscape vendor continues to work on extensive irrigation repairs throughout the community.

The General Manager reminded residents to continue to report any sprinkler or irrigation leaks that are observed. Watering is now 4 evenings a week, Monday, Wednesday, Thursday and Friday evenings.

Unit #2 Paint colors were approved by the Board at the August general meeting. It was reported that the paint committee will begin meeting with homeowners to choose colors. Painting and Association repairs will start the week of October 1st.

The women's poolside restroom remodel project was approved by the Board at the August meeting. It is anticipated that this project will start by mid-October

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

UNFINISHED BUSINESS:

A. Unit #2 Carport Repairs and Painting

The Board was asked to reconsider the structural repairs and painting of the carports in Unit #2 this year. The roofs and gutters can be considered as a separate job and planned for the start of 2019. RayCo is the approved vendor for the repair and painting of the homes. RayCo has adjusted his bid downward by approximately \$15,000 if he is given the opportunity to complete the carport repairs and painting together with the homes. Carport repairs inclusive of siding, support posts, trash doors, replacement of damaged fascia and painting totals \$106,600. 000. (Pac West's bid for the same work is \$124,540.00.) Q&A and discussion took place. Members discussed aspects of the RayCo bid and one member questioned the character and quality of the work being done by outside vendors.

Resolved: To acknowledge for approval the RayCo carport structural repairs and painting. To further note that Year-to-Date through August 31, 2018, reserve expense total \$721,294. 00. Inclusive of outstanding approved projects, unit #2 house and carport repairs and painting, the anticipated remaining expenditures through year-end would be \$461,385.00 totaling \$1,182,971.00 for the year. Approved: Six members in favor, one member opposed. Director Steve Gillis opposed.

NEW BUSINESS

Approval of the Draft 2019 Operating and Activities Budget

Prior to this meeting, Board members were provided an opportunity to review a first draft of the 2019 draft budget. Members provided input to the General Manager, on cuts and or changes in order to keep to the proposed blueprint of no more than a \$25.00 per month increase to the assessment. The operating budget

that was presented requires no increase in funding from the monthly assessment. The proposed \$25.00 increase goes directly to the funding of the reserve budget and will generate \$1,137,633.00 in reserve funds for 2019. The Activities Budget has been planned by the Activities Committee. The proposed budget generates \$32,500.00 and covers all of the proposed activity expenses for 2019. Discussion took place, one member objected to the landscape and groundskeeping proposed numbers. Upon a motion and seconded:

Resolved: To approve the 2019 draft Operating and Activities Budget as presented. Approved: Six members in favor, one member opposed. Director Darrell Rocke, opposed.

2019 Community Sign Proposal

Chuck Kruse submitted a sign proposal for Board review and consideration. The first step in the proposal recommends the removal of nine parking regulation signs along Vista Campana and two redundant signs posted near the wood shop. Chuck proposed obtaining input from the Unit Advisors at the start of the new year as to where we may need new signs. Chuck is requesting \$500 to begin this portion of the sign project at the start of 2019.

Resolved: To approve the removal of nine parking regulation signs along Vista Campana and two redundant signs posted near the wood shop. Approved: Unanimous.

ADJOURNMENT TO EXECUTIVE SESSION

President Joan Jeffery adjourned the General Session Meeting at 11:06 am. The next General Session is scheduled for Wednesday, October 31, 2018. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary

