

# HILLTOP HIGHLIGHTS

*Inside:*

## Meet the Candidates for the 2019 Board of Directors

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*Also Inside:*

**HAPPY  
BIRTHDAY**

*Myrtle Hanavan*

1 0 4



everybody's  
**Irish**  
on st. PATRICK'S day!

**A note to website viewers:**

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

**Contact Information:**

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

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

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

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

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

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

Emergency Police:  
**911**

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*St. Patrick's Day*

**Office Staff:**

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

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

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

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

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

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

**Bookkeeper** Glory Phillips  
accounting@ocaoffice.org

**Contact for all:** 760-757-3937

**Current Board of Directors**

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

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

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

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

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

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

**Office Information**

- The deadline to submit information for The Hilltop Highlights is the 1<sup>st</sup> Friday of every month. Please email to: [kwalter@ocaoffice.org](mailto:kwalter@ocaoffice.org).
- Have a payment to make or a work order to submit after office hours? Please use the new drop box located on the front/west side of the OCA Business Office. It is checked Mon. through Fri.
- How do I submit a work request? Both maintenance work requests and landscape work requests are available on our website: [www.oceanaseniors.org](http://www.oceanaseniors.org). After completion, you may submit your form via office@ocaoffice.org, by fax to 760-757-8177 or by visiting the Business Office. All work requests are prioritized with other scheduled work. We do respond to an emergency situation (e.g. sewer backups and exterior water leaks) within 24 hours. After normal business hours and on weekends emergencies should be reported to our live answering service at 760-757-3937.
- Are you moving? Do you have a neighbor who has moved or passed away? Please provide such information to Karen Walter at the OCA Business Office at [kwalter@ocaoffice.org](mailto:kwalter@ocaoffice.org).

**Director**

**Open**

**KEEP INFORMED**

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

**OCEANA**

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

**CITY OF OCEANSIDE**

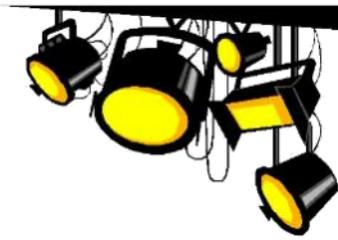
[WWW.CI.OCEANSIDE.CA.US](http://WWW.CI.OCEANSIDE.CA.US)

**SAN DIEGO COUNTY**

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

The monthly General Session Board of Directors' meeting will take place at 9:30 am on the last Wednesday of the month in the Clubhouse auditorium.

**Spotlight on  
our Staff**



**Joel Ortega  
- Maintenance Porter**



The spotlight falls this month on Joel our porter. The porter position is one that is somewhat new to our maintenance staff.

Joel's main duties are taking care of the common area buildings such as the clubhouse, office, and the buildings housing art, share and wear, billiards, wood shop, and lapidary. Joel keeps things clean and sets up for meetings and other activities. Some of his duties extend to the units tending doggie stations and other selected tasks.

In the four months Joel has been with us our buildings have never been so clean and we really appreciate that. Joel has years of experience as a porter, and some in construction. His former job was in low income housing and he has a good background of working with people with challenges and disabilities.

Joel is youngest of 8 children and a single father with a 30-year-old son. He has lived in the San Diego area for 8 years coming originally from Ventura. He says that the biggest difference and benefit of living here is that it is much quieter than the hustle and bustle of living so near Los Angeles.

Both on the job and off, Joel likes to help others and seeing the fruits of his labor. He takes real pleasure in accomplishment and making progress with any job he tackles. The improvement in the quality of cleanliness of our buildings is testimony to that.

Joel is not a party guy and derives satisfaction by working on his spirituality. He loves being by the beach, but does not go in the water. Joel, we appreciate your pleasant personality and the quality of work you bring to our community, thank you.



**A MESSAGE FROM THE  
BOARD OF DIRECTORS**

The first two months of 2019 have brought to a close two major projects carried over from 2018. The women's showers and restroom and the painting of the houses and garage repair in unit#2 are complete now.

Underway we have the document revision project, repair and painting of unit #3 homes with garage repair and paint.

Irrigation repairs and replacement, electrical repairs are in planning stages. At the reserve budget spending planning meeting we formulated a solid schedule for moving forward with the maintenance of our infrastructure.

This month we will be electing three members of the board. Please vote so that we will be certain to meet the required quorum. The members you elect represent you in the decision-making of matters most important to our community.

Thanks to our volunteers, especially the nomination committee for all the work you do for this important process.

**Announcing:**

**Activities Planning  
Town Hall Meeting**

**Saturday, March 2 at 10:00 am.**

**Topic: Ideas for Oceana Activities**

- What 's working & not working
- Likes & Dislikes
- Future activities suggestions
- Future suggestions if money was no object
- Image of what a perfect assortment of activities would look like
- Financing of Activities
- Ideas to:
  - ⇒ Boost current revenue streams
  - ⇒ Create new future types of revenue

# Governing Documents Review Project Continues

The second and third open meetings of the Governing Documents Review Project were held in February. We discussed the CC&Rs and the Bylaws. The result of the meetings was a number of suggestions to improve or clarify the existing documents. These suggestions have been compiled into drafts which have now been sent to the attorney for review. When the attorney sends back his suggestions, the documents will once again be presented to our community for discussion. Ultimately acceptance of the revised CC&Rs and Bylaws will be submitted to a vote of all homeowners.

Now we move on to the specific rules and regulations which govern our day-to-day lives together. In our two meetings in March we will be looking at the Members Handbook. It sets forth rules such as only 10 potted plants, garages must be kept open for vehicles and not used as storage spaces, and don't feed the rabbits and coyotes. The current Handbook fails to address some more recent issues such as electric car charging stations, patios on common space, and renovations to help handicapped members. Much of the discussion will boil down to a question of how much freedom our residents are to be given versus how much their freedom needs to be restricted for the common good. Very likely the Handbook will generate a lot of ideas and discussion. That's why we have scheduled two meetings to cover it.

The previous revision committee did a lot of work on a draft for a revised Members Handbook. That revised draft has been sent to everyone on our committee's email list for their consideration and input. We hope you can attend on March 6 and 20 to share your ideas and help prepare a revision which truly reflects the will of our members. You can also communicate your thoughts to the committee via email. Send your message to

**office@ocaoffice.org**

and write GOVERNING DOCS on the subject line.

Two sessions of each open meeting (10:00 and 6:30) are planned. The thought behind this is not that people need to attend both ses-

sions, but rather that, because an individual may have a conflict with one of the times, there are two opportunities to bring one's suggestions and comments.

## Open Meeting Schedule

(All meetings to be held in the Clubhouse)

<u>Date</u>	<u>Time</u>	<u>Topic</u>
Mar. 6	10am & 6:30pm	Clubmembers Handbook #1
Mar. 20	10am & 6:30pm	Clubmembers Handbook #2
Apr. 3	10am & 6:30pm	Architectural Guidelines
Apr. 17	10 am & 6:30 pm	Unfinished Business

Please join us and help us make Oceana the best it can be, providing we, the residents, with the quality of life we envisioned as we worked hard and saved for our retirement years.

**Directors Darrell Rocke and John Vogt**



## Rumor Roundup

Rumors are a fact of life. 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:

During the transition period from Seabreeze to self-management money was taken from reserves illegally.

### Fact:

**False!** For a period of time during the transition, the decision has been made to charge the reserves for our maintenance team hours used for reserve projects. The maintenance hours for reserve projects were logged and then the reserve funds were transferred to the operations budget. This is a completely legal method of accounting according to the HOA law code per Davis-Stirling. It also was a method utilized by some former boards.

After the change in officers of the board of directors took place it was determined that the continuation of this practice was not in the best long-term interests of the association and was discontinued.

At that same time, it was discovered in a review by our General Manager that some of the funds transferred (Approx.\$18,000) did not actually qualify as reserve funds and immediately notified the board of directors. This discovery was then discussed in the next General Meeting of the board and the board then voted to repay the funds to the reserve fund over a period of one year as prescribed by law. Each meeting thereafter it was communicated to the community members that an installment payment had been made until, after a period of eight months, the remaining amount was repaid to reserves in full. At no time were any funds missing from accounts. The books have been independently audited annually twice and monthly review has been performed for the last year. No discrepancies or irregularities were detected.

**Rumor:**

The Golf Club used to pay the association a lease payment each month and no longer does so.

**Fact:**

**False!** The golf club (Emerald Isle) leases the course through Oceana Golf Club, Inc. (OGCI), a separate for-profit corporation. OCA, as a not-for-profit corporation is the sole shareholder of that corporation. Emerald Isle continues to make payments to the OGCI corporation monthly.

In the past OGCI would periodically transfer funds to OCA in exchange for shares of stock valued at \$1.00 per share. We are soon due to have such an exchange; however certain legal issues must be resolved before the exchange takes place.

The funds continue to build in OGCI; and are to be used for the expenses such as insurance, legal, audits, etc. and to periodically provide funds to OCA.

This relationship has been confusing to members since nearly the inception. We hope to clarify, simplify, and proceed correctly in the future. Just because things were done a certain way in the past does not mean they were done properly. Please accept that all actions are being taken to ensure the best interests of our community.



This Photo by Unknown Author is licensed under CC BY-ND

## Notice of Annual Meeting For OCA

Saturday, March 16, 2019  
at 1:00 pm

Clubhouse Auditorium

**Purpose:**

- Election of three members to the Board of Directors for a term of two years.
- Owner approval of Reserve Funding Resolution to allow surplus funds at year's end to be applied to subsequent year's reserves.

**Quorum Requirement:**

A quorum (1/3 of eligible homeowners = 296) must be represented by written ballot or annual meeting will be re-scheduled.

You will find the profiles of this year's candidates on page 7 of this Newsletter.

**PLEASE VOTE!!**



***It has been suggested . . .***

that our rules be amended to allow residents greater freedom to build patios or make renovations for handicapped benefit. What do you think? Your opinion is wanted at the Governing Documents Revision Committee meetings on March 6 and 20 at 10:00 and 6:30 to review the Members Handbook.

# Notices & Reminders



## **VOTE** for the Oceana Board of Directors

It's that time of the year again when we get to **VOTE** for the new members to the Oceana Board of Directors. Hopefully, you were able to attend one of the forums or the meet-and-greet and had the opportunity to talk with the candidates. If not, the candidate interviews and Coffee Hour Candidate Forum, are available on OCA-TV at approximately 3:30 and 8:30 pm - right after the daily broadcast of the board of directors meeting. Check them out.

The candidates are:

- Carol Finkas, Incumbent Vice-President
- Sherry Jarrett, Incumbent Director
- Mike Thayer

By now, you should be in receipt of your Ballot and Candidate Info packet. The ballots can be received in the Admin Office at any time up to March 15 and then at the annual meeting on March 16<sup>th</sup>.

It is very important that you **VOTE!** A quorum of **homeowner** votes is required, at minimum, to be able to validate / certify the election. If a quorum (296) is not reached, the annual meeting must be re-scheduled. The winners will be announced and seated on the board at the March 16<sup>th</sup>, Annual Meeting.

A side note, any candidate or interested party(ies), that generates and distributes material / fliers, either for or against a candidate, or position, **MUST** identify themselves on the material.

And finally: **VOTE!**

## *Your Gift Can Live On For Generations*

### OCA Endowment Fund



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

[jfredericvogt@gmail.com](mailto:jfredericvogt@gmail.com).

**John Vogt**



*Myrtle Hanavan*

Myrtle celebrated her 104<sup>th</sup> birthday on February 8. She has lived at #11 in Unit 14 since it was first built in 1971. Please join us in wishing Myrtle a very

**Happy Birthday!**

And many more!



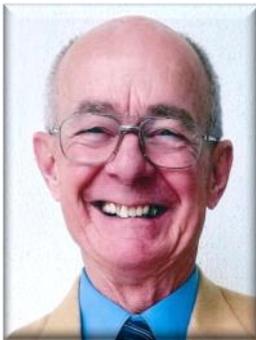
*Notices & Reminders Continued on Page 19*



## Meet the 2019 BOD Candidates

The following is our slate of candidates for election to the Board of Directors. Three positions are open and three candidates are running. Please read their comments here and, if you have not already done so, watch their taped interviews on OCA-TV. The new applicant is listed first, followed by the current BOD members.

### **The New Applicant:**



#### **Michael W. Thayer**

Retired LCDR from 30 years service in the U.S. Navy. Past Exalted Ruler (President) of Naval Elks Lodge #353, WA. Past Commander Military Officers Association, Dungeness Chapter. Past Commander American Legion Post 257, Laguna Woods, CA. Salesman: automobiles, Boyd Coffee Company. Security Guard - possess current guard card. Present memberships: Naval Elks, Military Officers Association, South Coast Chapter, Harley Owners Group, American Legion, Patriot Guard Riders.

from Pepperdine & have a graduate degree in math from UCLA. I have owned 4 successful businesses and have been a school administrator. I am a trained parliamentarian. I understand and am willing to commit the time necessary to fulfill this position. Over the past 2 years on the BOD, I have learned a great deal and wish to continue benefiting OCA with that knowledge. I love this community & will treat all homeowners equally & with respect. I will listen to all opinions and research an issue before making a decision. My only agenda is to serve Oceana!

### **Current Board Members:**



#### **Carol Finkas**

I have been on the Board of Directors for the past two years, serving as vice president for the most recent year. This 2-year experience has prepared me well to continue to serve and give back to the community I love. I also serve as Board Liaison to the Activities, Landscape, OCA-TV & Website Committees. I graduated



#### **Sherry Jarrett**

I am qualified to be on the Oceana BOD via my duties as the National Director of Marketing at AT&T from which I'm now retired, & my present business as a financial advisor. These past 2 yrs. on Oceana's BOD have given me a great sense of accomplishment. I'm willing to continue working toward restoring Oceana from past neglect because of the great team now working in Oceana's favor. In 2 yrs I've witnessed collection debt go from \$300K to \$35K, revamped bidding process to lower costs, the staff become a cohesive unit etc. I'm objective and I'm willing to explore options. I'm committed to repairing our infrastructure. In the end I will know I've done my part.



# OCA TV GUIDE

Broadcasting on Channel 1960



Watch OCATV Community Channel for updated Oceana Activities and Important messages from the Board and Community Manager. Updated daily by OCA-TV monitors.

## Daily Programming

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

## Exercise Opportunities

- 8:30 am      Stability Ball - Every Thur. and Sat.
- 11:00 am      Functional Fitness - Daily
- 4:30 pm      Line Dancing class - Every Sat. and Sun.

**Note:** OCA-TV will begin showing BOD Candidate interviews beginning Feb. 20. Check for the schedule.

### *Volunteer!*

We have a great crew working to make OCA-TV the best community channel available. But, we are always looking for more volunteers. Would you like to record activities in Oceana and/or create content for our daily TV programs?

**No experience necessary, we will train you.**

The OCA-TV Committee meets the 3<sup>rd</sup> Fri. each month at 1pm in the Admin. Conference Room. Contact Shirley Clinton for more information. Please join us.

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# COFFEE HOUR

*Get caffeinated. Get energized. Get dancing!*

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



- Mar. 7      Bingo - Loads of fun!
- Mar. 14      Adrienne Nims—A Musical Nod to the Irish
- Mar. 21      Choraleers—Our own favorite Chorus
- Mar. 28      Shades of Vegas—A musical tribute to Dean Martin and Frank Sinatra

**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!

## Saturday, March 23



### Dinner & Dance Party



Roast Chicken & Pork BBQ  
with all the trimmings!

Drinks too!

Line Dancing  
to the music of  
*Cut to the Chase*

And get your Picture taken  
at the Photo Booth!

Fun starts 6pm  
Cost: \$15.00 ea  
At the Clubhouse  
Sign Up by Mar. 21  
at the office.

*So, lose the dress,  
shoes & tie.  
Put on your boots  
and levis and come  
join the fun!*

## Saturday, March 23

# Welcome to Oceana!

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

## Spring Social



Saturday, March 23  
2-4 p.m.

in the Clubhouse Library.

Learn more about our  
community, make new  
friends and enjoy  
coffee & cake.

*If you are unable to attend this event,  
mark your calendar now for our next event in July.*

## Thursday, March 28



**MEETUP**

For a  
Two-Hour  
Boat Trip  
with

### Oceanside Adventures

For Whale & Dolphin Watching

Snacks  
and water  
available  
for purchase on  
board.  
Please dress  
warmly!

Meet at O'Side  
Harbor by 2:15pm  
Cost: \$34.00 ea  
Sign Up by Mar. 18  
at the office.

Afterward: Optional Meetup at  
**The Broiler**

For Happy Hour, and perhaps, their Dinner  
Special for \$6.00 at 6pm.

## Saturday, April 6

In Conjunction with SSS, the  
**You Make It,  
You Sell It  
SALE**



Whatever art or craft you are into,  
**if you made it, you can sell it**  
—along with **Share & Wear**—  
during the Apr. 6 Saturday Super Sale.  
We provide the table or easel, you pro-  
vide your stuff and make your sales.



Call the office at  
**760-757-3937**  
to get the details  
and to reserve a  
table or easel.

Clip out and save.

# Upcoming Activities for February, 2019

- March 13<sup>th</sup>     **St. Patty's Happy Hour at the Clubhouse - Enjoy an early evening with friends - wear the green! -bring a dish and BYOB!**
- March 23<sup>rd</sup>     **Wild, Wild West Dinner & Dance Party - Chicken & Pork BBQ - Line Dancing to the Cut to the Chase Band - Put on your western duds - Get your photo at the Photo Booth.**
- March 28<sup>th</sup>     **Meetup Event: *A Whale and Dolphin Watching boat trip with Oceanside Adventures. Meetup afterward at the Broiler for Happy Hour and their \$6.00 at 6pm dinner special.***

(See Reverse Side For Details)

## Coffee Hour



- March 7<sup>th</sup>     **Bingo - Test your luck with a fun game and prizes**
- March 14<sup>th</sup>     **Adrienne Nims - A musical Nod to the Irish**
- March 21<sup>th</sup>     **The Choraleers - Our own favorite Chorus**
- March 28<sup>th</sup>     **Shades of Vegas - A musical tribute to Dean Martin and Frank Sinatra**

## Sing-Along House Party

**Every Thursday at 6pm in the Clubhouse**

Bring your own snacks and drinks.

***Please cut out this page and post it for easy reference.***

***Remember that all of these activities are funded entirely by Share & Wear***

Clip out and save.

# Things To Do at OCA

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

**Board Games** -2<sup>nd</sup> & 4<sup>th</sup> Sunday 2:00pm. Info: Alita Jones 760-703-4110.

## Bridge

**Social Bridge** -Fridays 9:00am in the Card Room.

**Refresher Bridge Course**-Thursday 10:30am -Noon, Auditorium. Info: Betty Lotz 760-231-1529 or Karrie Lillicotch 760-722-8685.

**Bunco** -1<sup>st</sup> & 3<sup>rd</sup> Tuesdays of the month at 1:30 pm in the Large Card room. Info: Dona White (760) 533-2484.

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

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

**Chair Volleyball** - Monday and Thursday at 1:00 pm in the Clubhouse. For info: call Dave Freeman at 818-262-0788

**French Club** - Sunday 10:30am-Noon in the Clubhouse Library. Call Andre Waldor at 760-978-5447.

**Friendship Group** - Thursday after Coffee Hour at 11:00am in the Clubhouse Library. For info: Cara Frye at 760-529-9720

**Friends of Bill W.** -Wed. at 5:00 pm in the card room. Info: Lin Riley 760-730-3371.

**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 2<sup>nd</sup> Tuesday of each month in the Clubhouse Library.

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

**OSERT** -3<sup>rd</sup> Wed. at 6:30pm in the Computer room. Info: Patricia McArdle, 703-254-8916

**Pickleball** - Everybody: Mondays & Tuesdays at 2:30pm. Experienced players: Tuesdays at 9am. In the Clubhouse. Info: Steve Reigle.

**Pinochle** Mon. at 12:30 pm in the Card Room. Players are requested to arrive no later than 12:30 pm. Info: Joyce Poxon 760-859-6728.

**Poker** - Tuesdays 6-8pm. Contact Glenn Groth at 760-754-9646.

Also played Thursdays 6:30 pm. Contact Bob Hartman at 760-724-7604.

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

**Sing-Along** - Thursdays 6pm in the Clubhouse Auditorium. Bring snacks & drinks. Info: Glen Hemingway 760-518-5716.

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

## Water Aerobics

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

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

Info: Betsy 760-439-2879.

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

**Write On** -Mondays 10-11am in private home. 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 Hula Lessons 10am 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 (Private Residence) 10-11am Woodshop: 1-3pm	Ceramics: 1-3pm Computer Rm: 10-12am & 1-3pm 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 Putting Practice (Golf Course) 10am Share & Wear: 11-2pm Water Aerobics: 8-9am Woodshop: 1-3pm  <b>Admin. Office Open to 6:00pm</b>

**Other Scheduled Events**

Sunday	Monday	Tuesday	Wednesday
			
3	4	5 9:30am Activities Cte.—Card Room 1:30pm Bunco—Card Room <b>Mardi Gras</b>	6 10am & 6:30pm Gov Docs-Handbook 1 -Clubhouse Auditorium 12Noon-Website Cte. - Computer Rm.
10 2-4pm Board Games Daylight Savings Time Begins	11	12 9:30am Arch. Cte. - Card room 10am OCA Book Club	13 10am Unit Advisors Cte.—Auditorium  4-6pm -Clubhouse
17 	18	19 9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room	20 10am & 6:30pm Gov Docs-Handbook 2 -Clubhouse Auditorium 6pm Safety Cte-Comp. Rm. 6:30pm OSERT-Comp. Rm. <b>Start of Spring</b>
24 2-4pm Board Games	25 9:30am Finance Cte.—Card Room	26	27 9:30am Open BOD Mtg. 1pm BOD Exec. Session
31			

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 Friendship 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

Thursday	Friday	Saturday
	1	10am-2pm SSS  2  10am Town Hall Mtg. -Clubhouse
9am Coffee Hour- 7 Bingo	8	9
9am Coffee Hour- 14 Adrienne Nims 9am Lndscp Cte.—Card Rm.	15  1pm OCA-TV Cte. —Admin. Conf. Rm.	16  1pm Annual Homeowners Meeting -Clubhouse
9am Coffee Hour- 21 Choraleers	22	23  2-4pm Welcome Cte. Spring Social  -Clubhouse  6pm Wild, Wild West Dinner & Dance Party -Clubhouse
9am Coffee Hour- 28 Shades of Vegas  2:30pm Whale & Dolphin Watching Cruise - O'Side Harbor	29	30



## OCA Group Membership

### Activities Committee

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

### Architectural Committee

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

### Landscape Committee

**Meets:** 2<sup>nd</sup> Thurs. ea. Month,  
9am, Card Room  
Chair  
Ray Jacobs  
Kathleen Dowling  
Connie Ferguson  
Larry Lepley  
Carol Finkas Board Liaison  
Charlie Wendt Board Exec. Cte.

### OCA-TV Committee

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

### Safety Committee

**Meets:** 3<sup>rd</sup> Wed. ea. Month,  
6pm, Comp. Room  
Chair, 335-6597  
Kelly Byrne  
John Allison  
Connie Ferguson  
Georgann Gall 335-6597  
Jon Katz 714-496-3907  
Patricia McArdle 703-254-8916  
Alice Nolan 214-0221  
John Vogt Board Liaison

### Reserve Planning Committee

**Meets:** 3<sup>rd</sup> Wed. ea. Month,  
9:30am, Card Room  
Chair  
Bruce Cowgill  
Joseph Egan  
Mike Faulkner  
Patricia McArdle  
Ken Rishe  
Tain Soreboe  
Bob Wakeham  
Darrell Roche Board Liaison

### Unit Advisors Committee

**Meets:** 2<sup>nd</sup> 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:** 1<sup>st</sup> Wed. ea. Month,  
12pm, Computer Room  
Chair  
Anita Romaine  
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

## 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.

**Please take the time to lock up.**

Oceana is a fairly safe community but it's only as safe as we secure it. Twice I have been to the clubhouse recently and the main door was not secured properly. Another time someone had left the door open to the pool from the clubhouse.

We have to keep the doors around our clubhouse secure. Use your key. There are thieves that will take advantage of unlocked premises. This includes your vehicles and homes.

**Lock up, people!**

Email me for questions:

[kellyb3305@gmail.com](mailto:kellyb3305@gmail.com).

**Kelly Byrne**  
Safety Committee Chairperson

## Activities Committee

We are planning two events to highlight our facilities and show off the talents of our residents. In April a "You Make It Sale" will show off Art, Ceramics, Jewelry and anything else residents want to make and present for sale. Later this year we will have an Open House featuring demonstrations in our Art, Ceramics, Lapidary, etc. rooms. These events will be on Saturdays to allow working folks a chance to attend.

On the first Saturday in April our "You Make it Sale" will be in front of the Clubhouse. If you have something to sell, stop by the office and tell them whether you need a table or easel to display your wares. The fee for participating in the sale is a donation of 10% of that day's sales to Share and Wear.

As we did a few years back at the Information fair, other groups on campus will be asked to participate. For example, the Pickle Ball players will have a demo to show how their game is played. You will have an opportunity to understand what is available here at Oceana. We hope by seeing both what people made and where they made it, some folks will get active. The open House has not yet been scheduled but there will be lots of publicity.

In the meantime, we have lots planned for you in

March. On the 13th our Clubhouse Happy Hour from 4 to 6 will have a St. Patrick's Day theme. Bring your own bottle and a snack to share. The Thursday morning Coffee Hour has a fine lineup of entertainment. It starts with Bingo, then Adrienne Nims presents a musical nod to the Irish, the following week it's our own Choraleers and the final group of the month will feature a musical tribute to Dean Martin and Frank Sinatra.

Put on your Western wear and attend the Wild, Wild West party on March 23 at 6:00 PM. Dinner will feature both roast chicken and BBQ pork along with all the trimmings, dessert and drinks. Country music will be by the Cut to The Chase band. We will even have Line Dancing and a Photo Booth. All this for just \$15 a person.

There is still more in March. On March 28, we are going Whale Watching at the Harbor starting at 2:30. After the Whale Watching there will be an optional meetup at the Broiler for Happy Hour. The Whale watching boat ride cost is \$34 per person.

**Charles Kruse, Chair**

## Landscape Committee

Several years ago, because of the number of landscape complaints before the board, a homeowner forum was created. It was scheduled one hour before the board meeting. Homeowners were encouraged to attend and present landscape issues to the Landscape committee. This was very successful. The landscape committee along with the landscape vendor inspected each complaint and was able to correct the problem. Things have changed for the better, over the past three months homeowners have not attended. As a result the committee, board representatives and management have decided that the meeting is no longer needed. There will be no meeting in March or April. After that time if homeowners feel that there is a need we will again meet. In the meantime homeowners are encouraged to bring their concerns to the landscape meeting.

Sometimes when there is a problem, the solution causes other problems. Because of termites in the clubhouse and surrounding areas, those areas were tented. Result: one problem corrected, new problem created. When the buildings were tented so were the plants that surrounded the building, damaging them. The committee and LaBahn's have inspected the plants. It was decided to wait to see if the plants will come back.

We have been blessed with a lot of rain over the past two months. The result is that we have not had to irrigate, saving money and conserving water.

As mentioned in last month's Highlights the rain creates a problem with weeds, which the landscape crew has been working to eliminate. This now is an ongoing job. We ask homeowners to be patient as the crew works each unit.

Please continue to use the green landscape service request form for service needed to general landscape maintenance and irrigation. These requests will be given to the landscape contractor for attention.

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 and to become more aware what is being done.

**Ray Jacobs, Chair**

## OSERT

Next month, the Oceana Senior Emergency Response Team (OSERT) will publish in the Highlights, a condensed (pull-out) version of Oceana's Emergency Preparedness Manual. We urge you to read it, heed its recommendations and save the insert for future reference. These guidelines will help Oceana residents prepare in advance for emergencies that might require us to evacuate or shelter in place for days or weeks.

With the rainy season upon us, it's also easy to forget that southern California's ever-expanding wildfire season is arriving earlier every year. If you would like additional information on fire safety, the City of San Diego Fire and Rescue Department has created a detailed publication that focuses primarily on fire-related preparedness. You can download that manual at:

<https://www.sandiego.gov/sites/default/files/rsg-english.pdf>

A Spanish language version is also available.

The pullout guide that OSERT will publish in the April 2019 Highlights will provide basic guidelines to help Oceana residents prepare for any emergency. I'd like to share with you a personal example of why advance preparedness is so essential. When my family and I were transferred to Hawaii in September of 1992, we had just moved into our rental home and were starting to unpack. We were still sleeping with our kids on mattresses in the living room when at 5am on September 11, the tsunami/hurricane sirens went off all over Oahu. The deadly hurricane Iniki was approaching the channel between Oahu and Kawai with winds greater than 145 mph. I immediately jumped in my car and drove to our local Safeway to buy supplies. When I arrived, the parking lot was full, there were no shopping carts available and a line of customers stretched around the building. By the time I got inside, the shelves had been stripped of all essentials: batteries, flashlights, canned food, first aid kits and bottled water. Fortunately, our new neighbors came to the rescue when we lost power later that day.

Although Oceana is a senior community where

many residents are still working full time jobs, traveling, volunteering and leading very active lives, let's not forget our neighbors who may be disabled, homebound or otherwise unable to prepare for an emergency on their own. After requesting input from Oceana community members last year via an insert in the Hilltop Highlights, OSERT has begun compiling a list of residents who responded that they would need assistance in case of an emergency evacuation. These same individuals would also need help if we were required to shelter in place.

We urge everyone to read and save next month's OSERT Emergency Preparedness Guidelines insert. It will provide useful details for all residents (including those who are homebound) regarding the stockpiling of non-perishable food, water, batteries, meds and other emergency supplies. Finally, we would again like to invite community members (especially those with backgrounds in the military, fire-and-rescue, law enforcement or medicine) to consider joining the OSERT committee to ensure that our community is prepared for the next emergency.

**Patricia Mcardle**

## OCA-TV Update

The small but dedicated volunteer OCA-TV team is well aware that with the huge selection of programs available on our TV screens at home, OCATV does not do well in the ratings game. Despite this, our self-managed community channel (1960) does provide a useful service for residents. Newcomers will enjoy the two daily showings of "Welcome to Oceanside" at 7 am and 5 pm. All residents can keep up with Oceana's community activities by watching the slide show, which runs continuously between scheduled programs and is updated every month with details on local trips, club and committee meetings and other events of interest to residents. If you can't make it to a town hall or to the monthly board of directors meeting, both are screened daily on OCA-TV at 2 and 7 pm (board meetings) and 3:30 and 8:30 pm (other special meetings and events). There are also physical fitness programs offered several times every week.

Finally in this time of belt tightening, it's important that all Oceana community residents are aware of the fact that a small portion (around \$35) of your monthly HOA assessment pays for your access to Cox TV Essentials Channels. It also pays for two free digital television adapter (DTA) cable boxes. Oceana's bulk video service contract with Cox provides every home with access to more than eighty channels including all local broadcast channels, educational channels, NBC and Fox sports channels, the Food Network, cable news channels, the Hallmark channel and many more. Unless you subscribe to premium channels like HBO or you have a high definition cable box (for which Cox bills

*Committee Reports Continued on page 19*



# 2019 Resident Phone Directory Authorization Form

Oceanside Community Association publishes a Resident Phone Directory each July. It is distributed to the residents of this Association only. How would you like to appear in the Directory? Please provide your complete address and contact information. You may opt out from being listed at all or for either your phone number or your email address. Please submit only one form for your household, listing all residents.

**Important:** We need to keep our database current. To provide adequate services to our community, we need to know this information. It is not just for the phone directory. Please provide the requested information even if you choose to be an unlisted member of the community.

**All residents: Please complete this form and return it to the Admin. Office by May 31.**

**OCA Address:**

Admin Unit	Street Number	Street <input type="checkbox"/> Vista Campana South <input type="checkbox"/> Vista Campana North <input type="checkbox"/> Vista Bella	House Number
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**Resident Information:**

(Each 'Resident Name' block represents a separate listing in the Directory. Please list last name first.)

**Do Not** list any of my information in the Phone Directory.

Resident Name	<input type="checkbox"/> Resident	55 Yet?
	<input type="checkbox"/> Owner	<input type="checkbox"/> Yes
		<input type="checkbox"/> No
Resident Name	<input type="checkbox"/> Resident	55 Yet?
	<input type="checkbox"/> Owner	<input type="checkbox"/> Yes
		<input type="checkbox"/> No

**Do Not** share my phone information with members of the community.

Phone Number
Additional Phone Number

**Do Not** share my e-mail information with members of the community.

E-mail Address
Additional e-mail Address

**Complete and return this form by May 31**

Clip out, complete and send in.

# Emerald Isle Golf Course



We were very pleased to be featured in the San Diego Reader magazine in January, via an article written by local resident Chris Aherns who has a regular column that focuses on North County businesses and business owners. If you did not have a chance to see it you can check it out the San Diego Reader website, and here is an excerpt:

## Emerald Isle Golf Course concerned with every little bird...

### Even your abandoned pet turtle

By Chris Aherns, Jan. 21, 2019

It's been over half a century since comedian Jack Benny cut the ribbon signaling the opening of Emerald Isle Golf Course in southeast Oceanside. Since then the course has doubled its original hole count from nine to 18. Over the years improvements were added, but eventually the 56-par, 2,703-yard course fell into disrepair. That all began to change in 2014 when it was purchased by pro golfers Holly and John Kennedy. Now well manicured and attractive, a Wind in the Willows tranquility is present on the greens and, especially in the four ponds. While owls, hawks, herons, egrets, coyotes, and bullfrogs share the waters and adjacent land, the turtles are the stars of the show. These are mostly painted pond turtles, and native to North America, but there may be other varieties sharing the water. According to Holly, "Occasionally someone will stop by with a turtle they have found and ask if they



A Turtle at Emerald Isle

can place it in one of the ponds. We always say yes, so it's become a hodgepodge out there."

Many golf courses are considered detrimental to wildlife, but that it is not the case here. According to Holly, "We have set up bluebird boxes throughout the course, and we work closely with the Nature Conservancy and the Audubon Society to ensure that the grounds and the ponds are environmentally healthy. Our superintendent, Chuck Rieder is an animal lover and concerned with every little bird, frog, and turtle on the property He rescues everything from mice to hummingbirds and owls. He is just as passionate about our wildlife as he is about the golf course."

- Friday live music on the patio continues in March. Call the golf shop for our schedule and reserve the table of your choice!
- Saturday, March 16th we will be hosting our first annual Chili Cook Off! If you have a secret recipe that is a sure thing, be sure to call us to reserve your spot in the cook off!
- Join us for happy hour Monday-Friday from 2pm-close - \$2 domestic beers, \$4 wines and \$1 off all craft beers
- Hungry and on the go? Call us for a take-out order from the Emerald Isle Grill! 760-721-4700



EMERALD ISLE  
— GOLF COURSE —

Holly & John, Curtis, Luke, Tracy,  
Kassidy, Henry, PJ, Mike, Russ,  
Natalie, Chuck, and Karl the puppy.

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

Golf Shop Phone #:  
760-721-4700

*See You Soon!*

**Committee Reports Continued from Page 16**

you an additional \$8 per month plus \$5 more for "Contour advanced TV service") you should not be receiving a monthly cable TV bill from Cox. If you are currently paying \$8 per month for your high definition cable box and the additional \$5 per month for "advanced TV service", you can call Cox at 800-234-3993 for instructions on how to eliminate these fees by exchanging your HD cable box for one or two of the free standard cable boxes. Let the agents know that you are a resident of Oceana, which has a Bulk Video Service contract with Cox.

Patricia McArdle

**Notices & Reminders Continued from Page 8**

**AARP Tax Aide 2018**

The OCA office is now taking appointments. Call 760-757-3937 to make yours. Also, please stop by the OCA office and pick up the intake forms so you can have them filled out prior to your appointment.

For a return with a 1099B from a stock broker make your appointment for **mid-March!**

If you have not filed in the last 3 years, please let us do a return just to make sure that no one is using your Social Security number.

If you need to do more than 1 return, **please** make a separate appointment for each return.

If you are a shut-in, call Dave at 760-522-6554 or Tain at 760-777-2544.

**Things to Bring to the Appointment:**

- A Picture ID.
- Last year's return.
- All 1099s, Social Security Statements and W2s.
- If you itemized last year, bring all documents in support of schedule A, we will need them for the State Return.

**Where:** The OCA Art Room

**When:** Every Wednesday until April 10, 2019

**Times:** 1st appointment at 9 AM, last appointment at 12 PM

Your certified prepares are:

**Dave, Sandi, Diane, Carol & Tain**



**Did You Know?**



Daylight Savings Time (DST) began in an effort to save energy and provide workers with more hours of serviceable daylight during the long summer days. DST was first introduced in the U.S. in 1918. However, it was not until 1966, when the Uniform Act was passed, that all states had to either observe DST or pass a state law to abstain.

**DST Facts:**

Daylight Savings Time officially begins on the second Sunday in March at 2:00 a.m. local time. Clocks shift forward one hour, making the local time 3:00 a.m. It ends on the first Sunday of November at 2:00 a.m., when the time will reverse one hour back, which will make the local time 1:00 a.m. This time (2:00 a.m.) was selected to provide the least amount of inconvenience to businesses and citizens.

When Daylight Savings Time begins in the Northern Hemisphere, it is ending in the Southern Hemisphere.

Benjamin Franklin first proposed the idea of DST in 1784. He wrote An Economical Project for the Journal of Paris, wherein he discussed the cost of oil for lamps as well as working while it was dark, and sleeping while it was day.

Hawaii and Arizona do not use DST. Only part of Indiana used it, but since 2006, DST is used throughout the whole state.

**Remember:** Set your clocks ahead by one hour before going to bed on Sat., March 9.

**Some Feel . . .**

that our community should be much more stringent in its efforts to enforce the rules and regulations. What do you think? Your opinion is wanted at the Governing Documents Revision Committee meetings on March 6 and 20 at 10:00 and 6:30 to review the Members Handbook

# Oceanside Community Association

## Board of Directors

### General Session Minutes

#### December 19, 2018

#### NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on December 19, 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 9:35 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. Upon a motion made and seconded:

**Resolved:** To approve the General Session Agenda of December 19, 2018 as presented. Approved: Unanimous.

#### HOMEOWNER COMMENTS (3-minute limit)

This allotted time is set aside for members attending the meeting to address business of the Association with the Board. A three-minute time limit is permitted. Issues presented at this time will be taken under consideration and, with Board agreement and direction, placed as a future agenda topic.

Unit #2, #49: Marylin Brown asked about the painting project in Unit 2. She indicated that homeowners would like to know the colors selected.

#### APPROVAL OF GENERAL SESSION MINUTES

A. General Session Minutes of November 28, 2018

**Resolved:** To accept the November 28, 2018 General Session minutes noting that the Landscape item required one correction; verification and removal of Plant Palette approval. (Approval took place in October 2018.) Approved: 5 members in favor, one abstained, Carole Finkas abstained be-

cause she was absent from the last meeting.

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

President Joan Jeffery provided a short golf club update which had been provided by Holly Kennedy who was unable to attend.

- It was reported that on Friday, December 14, 2018, the golf club combined their staff holiday celebration with a special Christmas sing-along hosted by Jerry Vincent. Over 40lbs. of tri-tip sold out for that evening dinner special.
- The golf club announced three Holiday Packages which are being offered through December 25th. They also have a wooden 2018 Emerald Isle ornament that is being sold in the shop.
- Friday night live music on the patio continues. • Junior clinics with Natalie Vivaldi are available on Thursdays and Saturdays. Adult clinics with Mug are open on Fridays and Saturdays.
- There will be a special Food & Beverage offer in the January 2019 Highlights publication.

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

#### PRESIDENT'S REPORT

President Joan Jeffery reported and the 2018 year and the various accomplishments in Oceana.

We started the year with slope repair in Unit #1. This was over two years in the making. Geotechnical engineering studies had to be performed, contractors hired, and permits and inspections from the City of Oceanside passed. All that took what seemed like forever. We finish the year with the repairs made, a new V-ditch installed, and at long last the area re-landscaped. The slope withstood the recent extreme rain storm well, so we have hopes it will hold in the future. It was costly, frustrating, ugly, and progress was slow; but it is done, and we can now move on from that issue.

Several trees have been lost on the property, that too was costly. It is expected that some of them will be replaced as we implement the landscape master plan. The area where the large Fiscus tree was removed is now replanted and growing nicely.

The 2018 year began with an automobile entering a home. That house has been repaired and our expenses have been reimbursed by the driver's insurance company.

Some of the major accomplishments during the year are:

- The driveway, apron, and parking area in the maintenance yard has been paved. (Mandated by Waste Management and the City of Oceanside)
- Several electrical conduit lines were installed (Mandated by SDG&E) This will be a continuing project.
- The stacked garages on Vista Campana S. in Unit #8 were repaired.
- Unit #4 garages and homes were repaired and painted.
- The women's poolside showers and restroom has been remodeled (Expected to be finished by year-end)

- The office interior was painted.
- The card room was painted.
- The common area recreational buildings were tented for termites.
- Drains were installed in Unit #14, #10 and #11
- A comprehensive database has been created in AppFolio
- Delinquencies have dropped from approximately \$150,000 to \$44,000. Many delinquencies are being collected and the high-dollar accounts are diminishing.
- We are fully staffed in both the office and field maintenance departments
- A paint palette for all units was adopted
- Unit #2 painting and garage repairs are underway
- The side streets in Units #8, #9, #7 & #5 have been slurry coated by NPL to repair the damage made by the SDG&E project projected and at no costs to us
- New house number signage has been installed throughout the community
- Faded, unreadable signage has been removed from many locations
- V-ditches were inspected and repaired throughout the property
- A Blueprint for reserve funding was adopted . The unused bus stop enclosure by the office was removed
- Several committee charters were updated
- The governing document revision project was restarted
- Hundreds of work orders have been received and processed by the office and maintenance teams
- Randy is researching the potential cost savings of in-house projects versus contractor hired.
- Evaluations are being made and documented for all major maintenance issues by Randy in partnership with members of the RPC. This will give us a better picture of needed projects, more accurate costs estimates, and the locations of past maintenance and ongoing maintenance projects.

This is just a list of the highlights, there were innumerable repairs, upgrades, and improvements that took place here in Oceana in 2018.

In addition, a vast variety of activities were enjoyed by residents. All thanks to the Activities Committee, Share & Wear, and our valued team of volunteers on numerous committees and clubs.

As we move forward into 2019, we will continue the progress we have made. We realize there will be challenges. Many are known to us and there are always the unknown. The recent downpour created some damages to a few homes and those are being evaluated at this time. The painting in Unit #2 will most likely be completed in early 2019, depending on weather. The new shutters have arrived, so once the painting is completed on the homes, they will be installed.

We look forward to 2019 confident we are in a good position and equipped to handle any situations as

they arise. The board is committed to maintaining the property to accepted standards at the best costs possible to ensure good value for our investment there.

Safe and Happy Holidays to you all!

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

**SECRETARY'S REPORT**

Secretary John Vogt provided a short update on the executive session of November 28, 2018. The Executive Session Meeting was held on November 28, 2018 following the General Session. Topics of discussion included legal matters inclusive of delinquency and collection cases. The two compliance matters that were heard at the November Executive Sub-Committee meeting were discussed. The Board was provided information on pending insurance and/or reimbursement claims. There was one approval to reimburse an owner for damages related to water intrusion due to defective stucco. The Board reviewed proposed contracts for a new IT service provider and CPA firm. The Board approved the recommended IT provider and determined to stay with the current CPA. The meeting ended after approximately 90 minutes.

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

**TREASURER'S REPORT**

**A. Financial Report**

Board Members were provided financial statements and necessary supporting documents in accordance with Civil Code. Treasurer Charlie Wendt reviewed, the CPA's Report, the Cash Position report, the Balance Sheet, Accounts Receivables and Payables. Treasurer Wendt noted that delinquencies make up most of the receivables. Payables appears high due to a water bill that was not yet processed, the women's restroom and Unit #2 outstanding balances. Results year-to-date are very close when comparing budget and actuals. Treasurer Wendt noted that the Activities Committee improved their bank balance which is currently \$6,700.

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

**B. Delinquency & Collections Status Report**

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

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

**C. Fine Report**

A listing of the unpaid fines that have been approved and applied to various member accounts was included with the monthly financials. Treasurer Wendt reviewed the current fine report, noting that \$1,000 in fines were paid this past month.

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

**D. Lien Resolutions (0)**

Pursuant to the Association's established Collection Policy and in accordance with Civil Code, to note no

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

#### E. Annual Resolution- AB2912, Sec. 5. 5502

An amendment to Assembly Bill 2912 becomes effective January 1, 2019. A portion of the amendment sets requirements for transfer of funds greater than \$10,000 and states that the transfer shall not be authorized without prior written consent of the Board. Per the Association's attorney the intent of this bill does not require a resolution to process monthly accounting activities which are completed by on-line payment. To safeguard against the argument of intent the attorney has recommended an Annual Resolution approving the continued on-line payment of the monthly invoices in excess of \$10,000.00. The recommended resolution will also outline the various accounting safeguards that are currently in place. Upon a motion made and second:

**Resolved:** To approve the on-line monthly bill-paying of invoices in excess of \$10,000 which include the Cox Communication invoice and the Oceanside Water Department monthly billing. To further note the safeguards that are in place. There are two management sign-offs indicating that the invoices have been reviewed prior to payment. Two Board members review the general ledger entries and sign-off on checks and payments processed on a weekly basis. Finally, the CPA and the Finance Committee complete a monthly review of all accounting activities. Approved: Four members in favor, one member abstained, John Vogt abstained, one member opposed, Darrell Rock opposed.

#### EXECUTIVE SUB-COMMITTEE REPORTS

##### Activities Executive Sub-Committee

Treasurer Charlie Wendt reviewed the Activities Executive Sub-Committee submitted minutes for the December 4, 2018 meeting. The Sub-Committee approved minutes from the last Executive Sub-Committee meeting. Additionally, the Sub-Committee approved Pat Kelly as a Share and Wear Volunteer.

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

##### Architecture Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the December 11, 2018, Architecture Meeting. The Committee & Executive Sub-Committee voted on items as follows: twelve applications were approved. Two applications for emergency roof repairs were ratified and acknowledged as approved by the Executive Sub-Committee. One emergency roof repair will be handled as an emergency and ratified a next month's meeting. Upon a motion and seconded.

**Resolved:** To acknowledge and accept as presented the December 11, 2018 Architecture Executive Sub-Committee minutes and approvals. Approved: Unanimous.

##### Landscape Committee

Vice President Carol Finkas provide the Landscape update. The Landscape Executive Sub-Committee met on December 13, 2018, directly following the Landscape Committee monthly meeting. The Executive Sub-Committee approved the minutes from their

last meeting. The committee approved three proposals that will be expensed to the reserve budget, three additional proposals were approved to be expensed to the operating budget and three homeowner paid proposals were approved. There was one proposal tabled for further evaluation.

##### Water Usage Report

The Water Usage Report for November was presented noting that there was a reduction in water usage for November 2018 as compared to November 2017 and 2016. This report was presented as information item with no action required.

**Resolved:** To acknowledge and accept the minutes as presented for the December 13, 2018 meeting. To acknowledge and accept the Water Usage Report, FYI, with no action necessary.

#### COMMITTEE REPORTS (Non-Board Executive Sub-Committee)

**Reserve Planning Committee** - Director Darrell Rocke reported that the Reserve Planning Committee (formerly FMARC) met on December 12, 2018. Although the committee did not have a quorum discussion took place with those in attendance and minutes will be presented next month.

**Resolved:** To acknowledge no action necessary this item was reported on as an information item.

**Safety Committee**- The Safety Committee did not meet in the month of December. There are no minutes for the month of December. November minutes were included.

**OSERT**- The OSERT Committee meets on the third Wednesday evening of each month. The December 19, 2018 meeting did not take place. Currently there are no minutes and no new motions to present to the Board.

**OCATV** - The OCATV Committee did not meet in December. There were no minutes or new motions to present to the Board.

**Unit Advisors** - The Unit Advisors did not meet in the month of December. There were no minutes or new motions to present to the Board.

**Finance Committee**- The Finance Committee met on December 17, 2018. Due to the timing of the meeting minutes are one month behind. Included for review were the Finance Committee Meeting draft minutes from the November 19, 2018 meeting. The Finance Committee has indicated that they will be reviewing their charter at their next meeting. Additionally, the Investment Policy will be reviewed at the next meeting.

**Resolved:** To acknowledge and note that at this time there is no Board action needed.

#### Governing Documents Ad Hoc Committee Update

Secretary John Vogt provided an update to the homeowners. Directors Rocke and Vogt are ready to begin their assigned task of reviewing and updating OCA's Governing Documents. A message in the Janu-

ary Hilltop Highlights will introduce the plan for carrying out this assignment and will invite all members of the OCA community to be part of the committee. Prior to the first meeting on January 16, a reminder message will be sent via email to all those for whom we have an email address, using a list compiled by the office staff from the Oceana Directory.

In addition to the invitation to attend the open meetings and share their thoughts and ideas, Oceana members are being offered the option of contacting the Governing Documents Committee by sending an email to the office (office@ocaoffice.org) and writing on the subject line in Capital Letters: GOVERNING DOCS. All such messages will be forwarded on to Directors Rocke and Vogt.

The clubhouse has been reserved for the first and third Wednesdays of each month. Each day the committee meets it will hold a morning session at 10:00am and then an early evening session at 6:30pm so those who still have day jobs can give their input. After the first few meetings, we can decide when and how to continue our meetings. Our goal is to complete this big project by June.

**INITIAL OPEN MEETING SCHEDULE**

DATE	TIME	PLACE	TOPIC
January 16, 2019	10am & 6:30pm	Clubhouse	SWOT*
February 6, 2019	10am & 6:30pm	Clubhouse	Bylaws
February 20, 2019	10am & 6:30pm	Clubhouse	CC&Rs

We expect to build on the hard work done by the committee which worked on the governing documents a couple years ago. Their work has been reviewed and revisions suggest by OCA's attorney (Kriger). It has been suggested that a new review by an attorney might be useful, so we start our project with advice regarding any changes in the laws which must be considered. We ask the Board for direction through two questions.

1. Does the Board feel such a review at the outset is a good idea and worth the expense it will entail?
2. If so, should we use the attorney or legal firm that made the review a couple of years ago or does the Board prefer engaging a new attorney or legal firm?

We are eager to get going on this project and ask all who have an interest in the well-being and future of Oceana to assist us with their thoughts and ideas. Upon a motion and seconded:

**Resolved:** To acknowledge and accept the ad-hoc committee plan as presented by Secretary Vogt. Approved: Unanimous

**GENERAL MANAGER REPORT:**

General Manager Patricia Orlando reported that the administrative team is working to ensure all vendor proposal and invoices for work completed in 2018 are submitted to accounting on a timely basis. The Board, at last month's meeting, approved the current CPA to complete an audit for 2018 and the filing of the 2018 tax returns. The administrative team at the start of 2019 will begin training on a new module of the property management database. Once trained, we will have the ability to accept on-line work requests and payments from homeowners in the AppFolio database.

Additionally, we will be able to send "email blasts" to those members who provide their email address and provide permission for email communication.

The General Manager further noted that there were 145 combined landscape, maintenance and administrative work request submitted since last meeting. Approximately 90 work requests were completed and closed out since last meeting.

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

**UNFINISHED BUSINESS:**

**A. Maintenance Department Updates**

Maintenance Supervisor Randy Newman provided a brief update on the progress of various projects since the last meeting. Projects included:

- The Maintenance Team completed striping and waxing the Auditorium floor and did some touch up painting as needed.
- The Card Room is getting a small face lift, it was recently painted, and new LED light fixtures were installed.
- Red lining will resume next week, and the maintenance team will finish up Unit #8 before moving to Unit #9.
- Unit #2, power washing has begun alongside of wood repairs and the new shutters have arrived. RayCo has added more crew members to the job.
- The Maintenance Department has identified additional areas that require improved drainage. Some new drainage was completed prior to the rain. After this last major rainfall additional areas are being prioritized for the installation or improvement of drainage.
- Re-lining is up-to-date and will resume in December with two re-linings being completed in December.
- Maintenance Supervisor Randy Newman with the assistance of the RPC Chairperson Bruce Cowgill began garage inspections in Unit #8 and was able to get through approximately three quarters of the Unit. Inspections will continue as time and weather permits. The findings will be used along with additional documentation on file in order to prioritize 2019 repairs.
- The remodel of the women's poolside shower and restroom is progressing. Tile was on back-order and additional time was needed in order to complete the additional wood rot repairs.

**Resolved:** To acknowledge the updates as presented by Randy Newman, Maintenance Supervisor, no action needed.

**B. Unit #8, House #110**

The Board was provided a proposal for the necessary repairs at the October 2018 meeting. Board members requested that each vendor revise their bid, to include the removal of the wrought iron "cage" at the entrance of the home but to remove the costs of re-installing since the new owner does not want this re-installed. There was no costs savings provided from any of the contractors, reassembly of the original wrought iron was not a time-consuming item in the totality of the job. Director Rocke and Maintenance Supervisor Randy Newman assisted in Q&A. There

were three proposal presented and Director Rocke moved to accept the bid from Prestige Construction at a cost of \$37,600. Upon a motion and seconded:

**Resolved:** To approved Prestige Construction and to further note this is a 2019 Reserve item to be expensed to GL9029 Exterior Painting and Repairs which has been allocated a total of \$116, 977 for 2019. Approved: Unanimous

**NEW BUSINESS**

**A. RV Parking Lot- 2019 Slurry Seal**

Repair, slurry and striping of the RV lot has been planned for 2019 on the reserve study. Three proposal were provided along with Maintenance Supervisor Randy Newman's recommendation. The bid comparisons were discussed along with conversation related to the clubhouse lot. Director Rocke presented this information to the Board and motioned to accept Aztec paving as the preferred vendor. Director Rocke's motion was voted down. Five members opposed, one member in favor. Director Rocke was in favor. Further Discussion and Q&A took place.

**Resolved:** To table this item, requesting that the Maintenance Supervisor obtain competing bids for the clubhouse parking lot in addition to the RV lot. To further agree to re-evaluate these bids next month.

**B. Unit #7, House #3**

In November, a water test was completed, and the test verified that a water intrusion in this home occurred due to failing moisture barrier, failed weep screed and failed stucco. Proposals have been obtained from three vendors with Matrix being the lowest bid at \$1,620.00, and the recommended vendor if using an outside contractor. Maintenance Supervisor Randy Newman has inspected and feels that due to the size of the job it can be completed satisfactorily in-house at a cost of approximately \$575.00 which includes labor and materials. Upon a motion and seconded:

**Resolved:** To approve to have this project completed in-house. Approved: Unanimous

**C. Termite Treatment Business Office**

Included for Board consideration is the inspection report and proposal for termite treatment of the business office. Competitive bids were not obtained as Knockout has been the preferred provide and has in the past provided the most competitive pricing. The proposal calls for tenting the entire building at a cost of \$1,600. It was questioned and noted that there is a two- year warranty. Upon a motion and seconded:

**Resolved:** To approve the Knockout Pest Control proposal to perform the termite treatment I tenting of the business office at a cost of \$1,600.00. Approved: Unanimous

**Roundtable**

At this time members of the Board are asked to suggest items to be included as agenda and discussion items at the next meeting. Discussion took place on the Governing Documents and the direction that the Board wants to take. It was requested that the attorney be apprised of the committee's goal for the date of completion. It was further requested that attorney

Joel Kriger prepare the draft bylaws by the first community meeting which has been scheduled for January 16, 2019. Upon a motion and seconded:

**Resolved:** To approve attorney Joel Kriger as the preferred attorney continuing the work started two-years ago by the prior committee. Further, to update the current draft transferring necessary and recommended changes to the updated and current template being used by the Kriger firm. To further approve the time and expenditure of the committee co-chairs arranging a phone or person-to person meeting prior to the first community I committee meeting. Approved: Unanimous.

**ADJOURNMENT TO EXECUTIVE SESSION**

President Joan Jeffery adjourned the General Session Meeting at 11:17 a.m. The next General Session is scheduled for Wednesday, January 30, 2019. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary



**It has been suggested . . .**  
that our rules be amended to allow residents greater freedom to build patios or make renovations for handicapped benefit. What do you think? Your opinion is wanted at the Governing Documents Revision Committee meetings on March 6 and 20 at 10:00 and 6:30 to review the Members Handbook.