

HILLTOP HIGHLIGHTS

Inside:

Memorial Day

Join Our Celebration!

Also Inside:

RUN FOR
THE ROSES



See it on Big-Screen TV



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

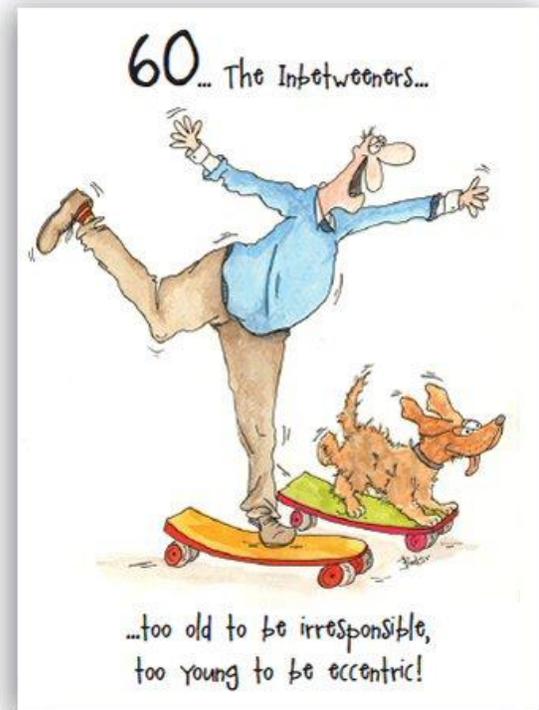
Emergency Police:
911

Table of Contents

A Message from the Board	3
Rumor Roundup	3
Governing Documents Revision Report	4
Did You Know?.	5
Notices & Reminders	6
Humor: Military Time	7
OCATV Guide.	8
Coffee Hour	8
Events:	9-10
Things To Do at OCA	11
Calendar.	12-13
OCA Committee Members	14
Committee Reports	
OCA Safety	15
OSERT.	15
Garden Club	15
Activities	16
Humor: A Cowboy Named Bud	17
Emerald Isle Golf Course	18
Phone Directory Authorization Form.	19
BOD Meeting Minutes, 02/27/2019	20



This newsletter is written and published by OCA residents for OCA residents. Production of this newsletter is made possible by the advertisements and flyers contained within it. The Oceanside Community Association does not assume responsibility for offerings made by advertisers or for inaccuracies or omissions in the copies provided by them to the publisher. The Association does not endorse the advertisers found within this publication.



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

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 Jeffrey Surowiec
760-590-0352
jasurowiec@yahoo.com

Director Michael W. Thayer
949-540-9784
libertycard@gmail.com

Office Information

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

KEEP INFORMED

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

OCEANA

WWW.OCEANASENIORS.ORG

CITY OF OCEANSIDE

WWW.CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

WWW.SANDIEGOCOUNTY.GOV

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



A MESSAGE FROM THE BOARD OF DIRECTORS

Why do projects sometimes take so long? We have a number of projects planned for 2019 and some left over from 2018. Many times, projects seem to go on much longer than we would expect. Why does this happen?

The answers are as varied as the projects, but here are a few:

Women's Showers

- City ordered changes - additional or changed plumbing lines
- Back-ordered materials - believe it or not this involved tile, partitions, and of all things mirrors. You might ask, why not just go to Home Depot? It was Home Depot in the case of the mirrors.
- Change order disputes; Randy disputed contractor change order charges. It delayed work a bit, but saved us \$4,000 in extra charges

Painting in Unit #2

- Weather/Rain
- Many shutters were damaged in shipment and replacements are being manufactured and were back-ordered as well.

Beyond the above we must recognize that we are experiencing a labor shortage in all industries. Contractors and vendors are not as eager to bid, negotiate, or perform as in down market times. Also, those news reports of severe storms, feet of snowfall, train derailments, semis flipping over, flooding, etc. can affect the timely arrival of shipments and the condition of the contents.

While it seems as though recent projects could try the patience of a Saint, they eventually do end and in time become a dim memory. The good news is that when they do end, we are left with the progress and good results.



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: In order to run for a seat on OCA's board of directors, you must be nominated by a member of the Nominating Committee.

False: Every BoD' election season, notices are printed in the Hilltop Highlights, on OCA-TV and on OCA's website encouraging Oceana homeowners to run for the board.

The purpose of the Nominating Committee is to organize the public candidate forums and other election activities that take place prior to the elections. Although members of the Nominating Committee are asked to encourage their friends and neighbors (who own homes in Oceana) to run for the board, anyone who owns a home in good standing in this community and who submits the required paperwork, can have their name added to the ballot. You do not have to be invited to run by the Nominating Committee.

Governing Documents Revision Report

After twelve 90-minute sessions stretched over four months, the review of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) has been completed, and the draft document is ready to be sent to our attorney for his careful review. After that, we will have the opportunity to discuss it in a town hall meeting before finally putting the revised CC&Rs to the community for an adoption vote.

We are confident that the members of our community will see the revised document as better organized and much clearer and easier to understand than the current (1997) version. We also hope you will see that, while more than 90% of it is the same as the current version, there are some very desirable improvements. Let me share a few of them with you.

Expanded Privileges

In keeping with state law, the revised CC&Rs will clearly state that Homeowners have the right to install solar energy and electric car-charging stations and the right to make needed improvements to accommodate disabilities.

The paragraph on home occupations is revised to make it clear that business activities are allowed as long as they do not disturb one's neighbors, undermine their quality of life, or impact the residential character of our community.

Greater Stability for our Community

The revised CC&Rs will place a cap on the number of rental units allowed in our community. The cap will be set at 200 (21½ %). There will also be a provision that short-term rentals must be for at least 90 days. New owners who buy their home after the new CC&Rs are enacted will need to wait until the number of rentals falls below 200 before they can rent out their place. Current homeowners will be "grandfathered in" with the right to rent their home and to pass along such rental rights to their heirs.

Greater Protection for Homeowners

A more detailed Exhibit D clears up some of the previously disputed questions regarding which maintenance items are the Homeowner's responsibility and which are the Association's.

An internal dispute resolution section states that every homeowner has the right to request a hearing before the Board—a request which the Board cannot refuse.

Helps for Neighbor-to-Neighbor Relationships

The new document spells out procedures to help resolve neighbor-to-neighbor conflicts such as when an untreated termite infestation moves into a neighboring home or when one's leaky roof causes damage to the neighbor's adjoining residence.

The revision addresses the issue of parking: Vehicles must never be parked in a way that blocks or hinders other residents from free and easy access to their garages or carports. No boats, trailers, trucks, or RVs shall be permitted to be parked on lettered streets or driveways, except for short-term loading and unloading. Parking SUVs and larger pick-ups which do not fit in one's garage will require registering them with the office.

Clarification of Gray Areas

The revision clearly spells out who may live in Oceana to assure that we meet the legal requirements to remain—and continue to enjoy the benefits of—a 55-and-older community.

It states how the Association is to proceed when personal property is moved out into the Common Area and left there.

Compliance with the Law

Our attorney will check our CC&Rs for compliance with all laws, such as a "Notice of Airport in Vicinity...The property may be subject to some of the annoyances associated with proximity to airport operations (for example: noise or vibration)."

Protection of the Golf Course

If the proposed addition to our CC&Rs is adopted, there will be additional safeguards to assure that the golf course cannot be sold without a vote of the homeowners.

In addition to the benefits listed above, the revised CC&Rs are shorter in length than the previous, which should make them easier for people to read and understand.

If you have any questions or suggestions, you may contact the chairmen of the Revision Committee by sending an email message to office@ocaoffice.org. Write GOVERNING DOCS in the subject line, and the message will be forwarded directly to the undersigned.

The next sessions of the review project will be Wednesdays, May 1 and 15, at 10:00 and 6:30. We will be looking at the Bylaws. You are invited!

**Mike Thayer and John Vogt,
committee co-chairmen**



Armed Forces Day

History

Armed Forces Day is a day to recognize members of the Armed Forces that are currently serving. In 1947, the Armed Forces of the US were united under one department which was renamed the Department of Defense in 1949. President Harry S. Truman supported the creation of a day for the nation to unite in support and recognition of our military members and their families. On August 31, 1949, Secretary of Defense Louis Johnson announced that Armed Forces Day would take the place of other individual branch celebrations, and all branches of the military would be honored this single day. Armed Forces Day takes place on the third Saturday in May.

Facts & Quotes

- The creation of Armed Forces Day was announced on August 31, 1949 by Secretary of Defense Louis Johnson. It was meant to replace separate Army, Navy, Marine Corps and Air Force Days.
- According to the US Dept of Defense, as of 2013, there are 1,387,493 personnel serving in active duty in the United States; 1,259,000 are serving in the different reserve branches.
- As of September 2011, there were just over 214,000 women serving in active duty. That is 14.6% of all active duty personnel.
- One of the best ways to keep peace is to be prepared for war.
- *General George Washington*

Top Events and Things to Do

- Attend a parade or a military air show.
- Send a care package to military personnel stationed overseas. Free flat-rate boxes are available at USPS. Use these to mail to military bases for a low cost.
- Fly the American Flag.
- Visit a local Veteran's Hospital or Nursing Home to show your gratitude.
- Honor Military Working Dogs by donating to the ASPCA or other charitable organizations that protect and serve these heroic animals.

Did You Know?



History

Cinco de Mayo is a celebration of the Mexican Army's victory over France during the Franco-Mexican War. During Mexico's war with France, the US was engaged in its Civil War. Cinco de Mayo celebrates the Mexican victory at the Battle of Puebla. This battle was a significant turning point for the US as well. The French were US Confederate Army supporters. During the Battle of Puebla, their attention became so focused on the battle with Mexico that the US Union Army forces were able to advance and gain significant ground. It is considered a minor holiday inside Mexico. However, in the US, Cinco de Mayo not only celebrates the victory at the Battle of Puebla, but also serves as a celebration of the culture and heritage of the Mexican people.

Facts & Quotes

- According to the 2011 Census, there are 33.6 million US residents who claim Mexican origin.
- Over 60% of US residents claiming Mexican origin live in either California or Texas.
- Cinco de Mayo literally means 5th of May.
- In 2012, Mexico was the third largest trade partner with the US, with over \$494 billion traded.
- Cinco de Mayo has come to represent a celebration of the contributions that Mexican Americans and all Hispanics have made to America.
- *Joe Baca, California Congressman.*

Top Events and Things to Do

- Attend a Cinco de Mayo Festival. Popular such festivals can be found in San Antonio, Los Angeles, Chicago and Houston.
- Go eat or have drinks at a Mexican restaurant.
- Make [Margaritas](#) with Mexican [tequila](#).
- Attend a Parade.
- Make a piñata with your friends. A piñata usually contains sweets or treats that fall out once it has been smashed open.

Notices & Reminders



Lecture on Medical Cannabis

A growing number of senior citizens in the U.S. are using cannabis (marijuana) products to sooth what ails them. Cannabis is now legal in California for both medical and recreational use. This industry has developed a plethora of salves, tinctures, teas and other edible, drinkable and smokable products that are regulated by the State of California. Although the city of Oceanside does not permit cannabis dispensaries inside its city limits, it does authorize home deliveries from licensed cannabis dispensaries in San Diego County.

If you would like to learn more about the many medical uses of cannabis, mark your calendars for **9 am Thursday, August 15**, when **Coffee Hour** will host a presentation by Kandace Howes, Executive Director of the Orange County Branch of the National Organization for the Reform of Marijuana Laws (a forty year old non-profit). Kandice will explain the different types of cannabis products and their medical applications. For more information on seniors who are using cannabis products, read this article in the Sacramento Bee newspaper.

<https://www.sacbee.com/news/nation-world/national/article228368044.html>

Patricia McArdle

Pets

Many of us simply cannot live without them. But having a pet entails some serious responsibilities. No, we are not going to lecture on pet care or abuse issues. Those are concerns for your own conscience. Our concern is how your pet ownership affects your neighbors.

How would you like it if your neighbor came into your yard, dropped his drawers and defecated? You wouldn't like it one bit! You would probably be outraged! So, why do you think that allowing your dog to defecate in your neighbor's yard, without cleaning it up, is OK with your neighbor? There are about 20 doggie stations around the neighborhood to deposit dog doodoo. So, when walking your dog . . .

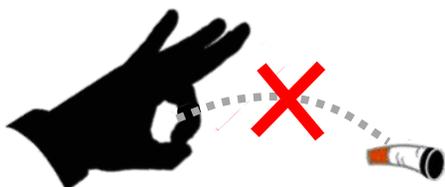
Scoop the Poop!

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



We are saddened to report the death of Theresa Heyden who lived at 3890 VCS #75 and of Lorraine (Lori) Testa who lived at 3890 VCS #92. Our hearts go out to their families and friends.

Ban the Butts!



Tri-City Hospital Foundation:

Recognizing the Signs and Symptoms of a Stroke.

- Come out and enjoy lunch while hearing the life saving, heartfelt, story of Larry Hull and how Dr. Gene Ma saved Larry's life at Tri-City Medical Center
- Dr. Ma will also discuss how to recognize the signs and symptoms of a stroke.

"Dr. Ma saved my life, and his quick thinking and outstanding care helped me recover completely from my stroke. It is a miracle," says Tri-City Medical Center patient Larry Hull. "I'm now doing the things I did before my stroke, like playing golf."

Larry Hull

**May 14
11:30-1pm
Lunch Provided
Sign-up in Clubhouse
by May 10**



A Sign to Remember



Hold It, Pardner!



Don't even think about doin' anything else until you go to Page 19, fill in the form and send it into the Admin Office. If you live here, we need your info.

Your contact information is essential in case of an emergency.

And, if you authorize it on the form, we will include your information in the upcoming 2019-2000 OCA Directory. Inclusion in the Directory is not required - but submission of your contact information is!

Military Time



On some air bases, the military uses one side of the field and civilian aircraft use the other side, with the tower in the middle serving both. One day, at one of these fields, a call from an aircraft called in asking, "Hey, Tower, what time is it?"

The tower answered, "Who is calling?"

The aircraft answered, "What difference does it make?"

The tower responded with, "It makes a lot of difference. If you are a civilian aircraft, it's three o'clock; if you're an Army aircraft, it's 1500 hours; if you're a Navy aircraft, it's 3 bells; if you're an Air Force aircraft, the big hand is on 12 and the little hand is on 3; and if you're a Marine aircraft, it's Thursday afternoon and 120 minutes 'til Happy Hour."



OCA TV GUIDE

Broadcasting on Channel 1960



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

Daily Programming

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

Exercise Opportunities

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

Volunteer!

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

No experience necessary, we will train you.

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

COFFEE HOUR

Get caffeinated. Get energized. Get dancing!

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



- May 2 Bingo with Prizes and Laughs
- May 9 Nathan James Sings to the Ladies
- May 16 Home Post, City of Oceanside Recreation Department
- May 23 Our Favorite Pianist Robert Parker
- May 30 Trivia. Bring your Memory

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, May 4

Monday, May 27



Watch the
Run for the Roses

On Big-Screen TV
And, Yes, It's Free!

- Bring your favorite Pot-Luck dish to feed 4 to 6
- Join our Racing Pool and Root for your Favorite
- Enjoy a Free Mint Julep
- Dress for the Occasion—A prize will be given for the Best Derby Hat!



2pm 'til Whenever
Clubhouse
Bring a Pot-Luck
dish for 4-6

Call
760-757-3937
For questions



With Honor & Gratitude
We Remember

Oceana is Pleased to Announce

**A Memorial
Day Celebration**

Featuring
**An All-American Grill
with Beer & Wine**

And
**Entertainment Poolside
by the**



Noon 'til 3pm
Poolside
\$11.00 per person
Sign-up by May 23

Call
760-757-3937
For questions

Clip out and save.

Upcoming Activities for May, 2019

- May 1** **Happy Hour**
BYOB and a Bubbling Disposition
4-6pm at the Clubhouse Auditorium

- May 4** **The Kentucky Derby - on Big Screen TV**
Free admission—bring a Pot-Luck dish for 4-6 people.
Join the racing pool—Free Mint Juleps—Prize for
the best Derby Hat.
2pm at the Clubhouse—and it's FREE!

- May 14** **Tri-City Luncheon with Information on Strokes**
- May 27** **A Memorial Day Celebration.**
Featuring an All-American Grill with Beer & Wine
Entertainment by Sweethearts of Swing
Noon - 3pm poolside for only \$11.00
(Sign-up at the office by May 23)
(See Reverse Side For Details)

Coffee Hour

- May 2** **Bingo**
- May 9** **Nathan James**
- May 16** **Homer Post - City of Oceanside Dept.**
of Recreation Director
- May 23** **Robert Parker**
- May 30** **Trivia**



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 or 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

Creative Writing Group -Mondays 10-11am in private home. Info: Alan 760-224-6404.

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: Alan Dolit at 760-224-6404.

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: Nancy McAdams, 760-963-2169

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 5:30pm 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 - Playing times Sundays, Mondays, Tuesdays, Fridays and Saturdays. In the Clubhouse. See the Calendar for specifics. 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.

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

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

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

Water Aerobics

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

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

Info: Betsy 760-439-2879.

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

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

Hilltop Highlights
Events Scheduled Every Week—By Weekday

May 2019

Every Sunday	Every Monday	Every Tuesday	Every Weds.
French Club 10:30am-Noon Pickleball Noon-5pm  	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: 5:30pm Pickleball: Open Play 2-9pm Pinochle: 12:30-4pm Share & Wear: 11-2pm Trivia: 7-9pm Water Aerobics: 8-9am Write On 10-11am (Private Residence) 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 10am (Golf Course) Share & Wear: 11-2pm Water Aerobics: 8-9am Woodshop: 1-3pm Admin. Office Open to 6:00pm

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
			10am & 6:30pm 1 Governing Docs. Rev. 12Noon-Website Cte. - Computer Rm. 4-6pm  -Clubhouse
5 	6	7 9:30am Activities Cte.—Card Room 1:30pm Bunco—Card Room	8 10am Unit Advisors Cte.—Auditorium 11am Reserve Planning Cte.—Card Room
12 2-4pm Board Games 	13 9:30am Finance Cte.—Card Room	14 9:30am Arch. Cte. - Card room 10am OCA Book Club 11:30am Tri-City Lunch - Info on Strokes - Clubhouse	15 10am & 6:30pm Governing Docs. Rev. 6pm Safety Cte-Comp. Rm. 6:30pm OSERT-Comp. Rm.
19	20	21 9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room	22
26 2-4pm Board Games	27  Noon-3pm Celebration —Clubhouse Poolside	28	29 9:30am Open BOD Mtg. 1pm BOD Exec. Session

Every Thursday	Every Friday	Every Saturday
Billiards: 10:30am Bridge-Refresher Course —(Aud.) 10:30am-12 Ceramics: 1-3pm Chair Volleyball 1-2pm Coffee Hour: 9am (See below) Computer Rm: 10-12am & 1-3pm Friendship Gp: 11:00am Knitting: 10:30am Lapidary Shop: 1-3pm Line Dancing: 3-4pm Sequence: 1-4pm Share & Wear: 11-2pm Sing-Along—Aud. 6pm Woodshop: 1-3pm	Ceramics: 1-3pm Choraleers: 1:30-2:30pm Computer Rm: 10-12am & 1-3pm Hand & Foot: 12:30pm Keep Fit Class: 8:30am (Auditorium) Pickleball: Open Play 2:45-6:30pm Social Bridge: 9-11:30am Tai Chi: 10-11:30am Water Aerobics: 8-9am and 1-1:45pm Woodshop: 1-3pm	Pickleball: Open Play 1-4pm 

Thursday	Friday	Saturday
9am Coffee Hour- 2 Bingo	3	10am-1pm SSS  4 2pm Watch the  KENTUCKY —In the DERBY Clubhouse
9am Coffee Hour- 9 Nathan James 9am Lndscp Cte.—Card Rm.	10	11
9am Coffee Hour- 16 Homer Post - City of O'side Dept./Rec. Dir. 4pm Garden Club —Card Room	17 1pm OCA-TV Cte. —Admin. Conf. Rm.	18 
9am Coffee Hour- 23 Robert Parker	24	25
9am Coffee Hour- 30 Trivia	31	

OCA Group Membership

Activities Committee

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

Architectural Committee

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

Landscape Committee

Meets: 2nd Thurs. ea. Month,
9am, Card Room
Chair
Ray Jacobs
Kathleen Dowling
Connie Ferguson
Larry Lepley
Sherry Jarrett Board Liaison
Charlie Wendt Board Exec. Cte.

OCA-TV Committee

Meets: 3rd Fri. ea. Month,
1pm, Office Conf. Room
Chair
Colleen Eidson
Shirley Clinton
Patricia McArdle
Beth Mushovic
Jeff Surowiec Board Liaison

Safety Committee

Meets: 3rd 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
Mike Thayer Board Liaison

Reserve Planning Committee

Meets: 2nd Wed. ea. Month,
11am, Card Room
Chair
Bruce Cowgill
Joseph Egan
Mike Faulkner
Patricia McArdle
Ken Rishe
Tain Soreboe
Bob Wakeham
Charlie Wendt Board Liaison

Unit Advisors Committee

Meets: 2nd Wed. ea. Month,
10am, Clubhouse Auditorium
Co-Chair, 754-0020
Donna Wendt, Co-Chair, 453-2223

Unit		
1 -	Ron Landsel	231-7586
1A -	Linda Langworthy	562-301-1346
2 -	Holly Dale	951-283-9682
	Suzanne Condren	434-8266
3 -	Gisele Lauer	754-0296
4 -	Jim & Bonnie Sanderson	
5 -	Teri Battaglia	714-458-6842
6 -	Steve Lawler	419-7011
7 (1-34) -	Donna Wendt,	453-2223
7 (35-62) & 7A	Beth Troxell	
8 -	Margarita Willis	433-2797
	Kathleen Pursell	439-9282
9 -	Jeff Kern	908-420-1853
10 -	Ray Flanders	754-0020
11 -	Shari Flanders	754-0020
	Diane Tucker	
12 (1-53) -	Jay Norris/Pat Brinson	509-939-1680
12 (54-98) -	Connie Ferguson	360-265-5558
14 -	Toby Roberts & Anita Romaine	
Sherry Jarrett	Board Liaison	

Website Committee

Meets: 1st Wed. ea. Month,
12pm, Computer Room
Chair
Anita Romaine
Steve Ashworth
Gene Barilotti
Don Betts
Steve Reigle
Carol Finkas Board Liaison

(NOTE: 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.

Do you feel safe in Oceana?

The Safety Committee is doing it's best to keep Oceana safe. We patrol the community in the black and white car as well as on foot. We work with OPD and the OCA management team and stay in touch with recent problems.

We are currently trying to organize a neighborhood watch in each unit. As of now, Unit 6 is the most organized with Unit 14 mobilized and ready to look out for each other.

If there are other units, please let me know. Send me an email. Come to our Safety Committee meeting or just go on a patrol with one of our volunteers.

It doesn't matter if you rent, own or are seasonal. We welcome all eyes and ears who look out for our community

Stay Safe.

Email me for questions: kellyb3305@gmail.com.

Kelly Byrne, Safety Committee Chairperson



OSERT puts on Tsunami training for Unit 14.

Finally—We need volunteers! OSERT is a small group of Oceana residents dedicated to making sure that our community is resilient and able to cope with an emergency even if help isn't immediately available. Please come to one of our meetings and get to know our small but dedicated team. No experience is required although we can always use the valuable skills of retired doctors, nurses, medics, police officers and military personnel. On May 15, OSERT will meet in the clubhouse computer room at 5pm. We meet on the third Wednesday of every month. Come join us!

Patricia Mcardle

OSERT

In April, every household in our community received with their Hilltop Highlights a copy of the Emergency Preparedness Handbook written for residents by the Oceana Senior Emergency Response Team. We urge you to save this handbook for future reference. It contains a wealth of useful information to help you prepare for and cope with natural and man-made disasters that could impact our senior community, especially if we are required to shelter in place for an extended period of time. The handbook also provides guidance on important emergency supplies (water, food, batteries, flashlights, etc) that you should assemble and store in your home. We hope you find our Handbook useful and urge you to keep it with your emergency supply kit.

Oceana Garden Club (OGC)

Meeting Notice: Tuesday April 16, 4:00 PM in the cardroom at the Clubhouse.

A new growing season is getting underway and new officers have assumed the duties that Sheri Skvarek, Teresa Chamberlain-Spradlin, and Frank Danczyk have so aptly completed. Nancy McAdams (17A) and Connie Ferguson (1B) are sharing the duties of chair person, Steve Ashworth (7B) will serve as secretary and Frank Danczyk (8B) will continue as our treasurer. The new officers wish to thank Sheri, Teresa and Frank for their past efforts to improve the Oceana Garden Club. We will strive to build on their work making the garden club a great experience for all of us.

The Garden Club welcomes new members; Beth Mushovic (11b), Bud Duncan (13a), Kevin and Sue Immel (13B), Renee Maricque (15B) Peggy Moore (20). Please take the opportunity to introduce yourselves and welcome them to our gardening community. We are sorry that Celena Hill is leaving Oceana and must vacate (13A). Also, Nicholas and Mimi are vacating plot (7A). Sheri Skvarek has given up her plot to become a helper for Teresa in plot (10).

Speaking of **Community**, We remind all members that the Oceana Garden Club is a community. Plot holders have an obligation to support the community by attending the few meetings we have each year, working on the committees established to maintain the common area and helping to make the gardening experience a pleasant one for all our members. A reminder that the use of any type of poison to control varmints is forbidden, use only traps. Use only garden safe chemicals for weed and insect control. Vinegar Weed Killer Recipe from Garden-Guides.com by Katie Leigh; Updated September 21, 2017



According to the USDA, vinegar can be used as an organic way to kill weeds in gardens and yards. However, the acid concentration of vinegar has a direct correlation to how effective it is as a weed killer. Household white vinegar, which is the type that is most widely available, has a 5 percent acid concentration. It can kill very young weeds (those that are less than 2 weeks old) successfully when sprayed directly on them. Fill a clean, dry spray bottle with white vinegar. Add a squirt of mild dish soap to the vinegar and swirl gently to combine. The dish soap will not kill the weeds, but it will help the vinegar stick to the weeds.

Spray the vinegar solution directly onto young weeds. Make sure to aim a direct stream onto the weeds. The vinegar can also kill grass and other young, delicate sprouts that may be growing in the same area as the weeds. However, white vinegar is too weak to infiltrate and kill roots, so it will not damage other plants if it doesn't come in direct contact with them.

Repeat the process daily to kill existing young weeds and keep new sprouts at bay.

Pull more mature weeds by hands, digging up their root systems with a spade. Keep an eye out for young weeds that may grow in those

spots; kill them immediately with the vinegar solution.

Another gardening blog adds epsom salt to the vinegar and soap solution. Mix 1 gal. vinegar, 2 cups epsom salt and $\frac{1}{4}$ cup dish soap for an effective weed control solution.

Several Oceana gardeners use "compost tea" for a combination soil conditioner and insect control. Oceanside residents can get up to 10 gals. free from El Corazon Compost facility, 3210 Oceanside Blvd. Oceanside, CA 92056, Phone: (760) 439-9920.

<http://agriserviceinc.com>

Compost is also free to Oceanside residents.

Stephen Ashworth, secretary
stephen@7palmsoceana.com
 (509) 592-0620

Activities Committee

On March 23, Activities sponsored the Wild Wild West party. Over 70 people attended and were entertained by a Western Band and feasted on BBQ chicken, pulled pork, coleslaw, potato salad, baked beans and dessert. For drinks, they had their choice of wine, soda, lemonade or beer. We started with Line dance lessons and plenty of practice time. Cowboy Movie trivia allowed Jim Romans as well as Deb and Don Betts to show off their Western Movie knowledge. Laula won the prize for Best Cowgirl and a guest won Best Cowboy. Someone at each table took home the succulent center pieces. The truth is everyone won: good food, a terrific band and a fun filled evening with friends. A member of the Activities Committee was told by a neighbor that they did not attend because no one invited them. Folks, we do our best to advertise our events. The ad itself is your invitation to join us.

Activities events are shown in the Highlights magazine. We advertise on the Oceana Web page. We have flyers throughout the campus bulletin boards. The doggie stations and clubhouse restrooms all have event flyers. The Clubhouse lobby has two easels, one for the current month and one for the next month with the schedule of events and flyers. Each Thursday morning at the Coffee Hour upcoming events are announced and any questions are answered. We realize we are still missing some residents. In March we tried also announcing Activities events via email.

We have two approaches to sending emails. The first is via an Activities database of email

addresses given to us by residents when they attended recent events. If you want to be sure you get the Activities emails, simply give Teresa in the office your name and email address. We will not flood your mail box with emails as we plan to only send out one a month. The second approach to sending emails is thru once a month use of the Office capability to send emails to Oceana Owners.

The first Town Hall meeting of the year was on Activities. We took suggestions from the audience on how to make things a bit better. One of the most popular suggestions was to try using emails to communicate to Oceana residents. The above paragraph is our response to the suggestion. If you get a couple of emails from us, please read before deleting.

The Town Hall meeting also resulted in revenue raising ideas. Sell advertisements on our Web page. Raise Coffee Hour prices, since furnishing Coffee and Donuts cost more than the \$1 we charge. A proposal to rent out the Library for small parties is being evaluated. Including Jazz and Classical Music in the Coffee Hour entertainment lineup was proposed. We documented four different ideas on how to build community. Finally, several residents had suggestions for our Day Trips. We appreciate all these ideas and you will see several implemented in the upcoming months.

You need not wait for another Activities Town Hall meeting to offer up ideas. Simply come to one of our monthly meetings in the Card Room, the first Tuesday of each month at 9:30. Remember to donate to and shop at our Share and Wear stores.

Charles Kruse, Chair



A cowboy named Bud . . .

was overseeing his herd in a remote mountainous pasture in California when suddenly a brand-new BMW advanced toward him out of a cloud of dust.

The driver, a young man in a Brioni suit, Gucci shoes, Raybans and YSL tie, leaned out the window and asked the cowboy, "If I tell you exactly how many cows and calves you have in your herd, will you give me a calf?"

Bud looked at the man, obviously a yuppie, then looked at his peacefully grazing herd and calmly answered, "Sure, Why not?"

The yuppie parked his car, whipped out his Dell notebook, connected it to his Cingular RAZR V3 cell phone, and surfed to a NASA page on the Internet, where he called up a GPS satellite to get an exact fix on his location which he fed to another NASA satellite that scanned the area in an ultra-high-resolution photo. He then opened the digital photo in Adobe Photoshop and exported it to an image processing facility in Germany.

Within seconds, he received an email on his Palm Pilot that the image was ready. He then accessed an MS-SQL database through an ODBC connected Excel spreadsheet with email on his Blackberry and received a response.

Finally, he printed out a full-color, 150-page report on his hi-tech, miniaturized HP LaserJet printer, turned to the cowboy and said, "You have exactly 1,586 cows and calves."

"That's right. Well, I guess you can take one of my calves," said Bud.

The young man select one of the animals and Bud looked on with amusement as the young man stuffed it into the trunk of his car.

Then Bud said to the young man, "Hey, if I can tell you exactly what your business is, will you give me back my calf?"

The young man thought about it for a second and then said, "Okay, why not?"

"You're a Federal Congressman", said Bud.

"Wow! That's correct," said the yuppie, "but how did you guess that?"

"No guessing required." Bud answered. "You showed up here even though nobody called you; you want to get paid for an answer I already knew, to a question I never asked. You used millions of dollars worth of equipment trying to show me how much smarter than me you are; and you don't know a thing about how working people make a living - or about cows, for that matter. This is a herd of sheep."

"Now give me back my dog."

Emerald Isle Golf Course



Updates from The Isle

April 7th we hosted our 4th annual Masters Tournament (sold out!). Our players enjoyed a fantastic Mexican buffet cooked by John and 1/3 of the field walked away with golf shop gift card prizes. April 14th the San Diego Junior Golf Association held a qualifier event for 7-10 year olds. The winners in each division received exemptions into the Junior World Championships happening in San Diego in July.

Don't forget that happy hour is Monday-Friday, 2pm-close, and live music continues every Friday, 5-7pm. The patio fills up so we encourage reservations - Reservations are accepted for 5pm - all other seating is first come first served.

Did you know that we serve great coffee and breakfast sandwiches every morning? Start your morning with a walk down to the patio and let us cook for you!

If you have not been down for a while be sure to check out our latest improvements - new patio table tops, chairs, umbrellas, market lights, and a horse shoe pit. And for weekly updates on what is happening at Emerald Isle be sure to stop in and we can register your email in our database.



EMERALD ISLE
— GOLF COURSE —

- Live music on the patio continues this spring, every Friday 5-7pm. Call the golf shop for our schedule and reserve the table of your choice!
- **Tournaments** - Our Annual Masters Tournament will be Sunday, April 7th - \$45/pp includes green fee, cart, food and prizes.
- 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

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

www.EmeraldIsleGC.com

Golf Shop Phone #:
760-721-4700

See You Soon!

Oceanside Community Association

Board of Directors
General Session Minutes
February 27, 2019

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on February 27, 2019 at 9:30 am at the Association Clubhouse Auditorium, 550 Vista Bella, Oceanside, CA 92057.

CALL TO ORDER

President Joan Jeffery called the meeting to order at 9:35 am

Pledge of Allegiance was 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
Sherry Jarrett, Director

Absent: Darrell Roche, Director
(resigned effective 2-25-19)

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 February 27, 2019 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 #05 House #03; This homeowner noted that a member of the community, Myrtle Hanavan, recently celebrated her 104th birthday and was recognized by the Mayor of Oceanside who joined in at her birthday celebration.
- Unit #7 House #18; This homeowner thanked

the Architecture Committee for approving her roof installation as an emergency request.

- Unit #2 House #66; This homeowner requested that the Board vote yes to the replacement of the carport roofs in unit #2.

APPROVAL OF GENERAL SESSION MINUTES

The Board reviewed for approval the General Session Minutes of January 30, 2019. Upon a motion made and seconded:

Resolved: To accept the January 30, 2019, General Session minutes as presented. Approved: Four members in favor, one member abstained due to absence. President Joan Jeffery abstained.

The Board reviewed for approval the Reserve Planning Meeting of February 13, 2019. Upon a motion made and seconded:

Resolved: To accept the February 13, 2019 minutes from the Reserve Planning Meeting. Approved: Unanimous.

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

An Emerald Isle representative gave a short update on the activities of the golf club. There is an Italian night dinner planned for the upcoming Friday. Musical entertainment has been booked for the next few months on Friday nights. The greens are in very good shape and the ponds are full. There is a Master Tournament planned for in April.

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

PRESIDENT'S REPORT

President Joan Jeffery provided comments and a short update to the members, some excerpts from President Jeffery's report have been included. President Jeffery announced that Darrell Roche, a member of the Board, had resigned effective 2-25-19. President Jeffery suggested and encouraged interested members to step forward and submit a standard nomination form. Once the annual election process is completed, the board will interview in order to fill the vacant position.

President Jeffery noted that we are about to move forward with elections and the implementation of the blueprint for improving our infrastructure through increased reserve spending. As we do so, it is the commitment of the present board to eventually bring the community to the desired state of repair.

President Jeffery further noted that while we are not a highly affluent upscale community, there are minimum standards we must meet in order to retain value to our property and desirability of lifestyle. Again, the board is committed to seeking ways to keep costs down and get the best value for dollars spent.

President Jeffery commented that there are many opportunities for members to have their voice heard and noted that the board makes every effort to listen. Some concerns we are able to address; others we are not. There may be legal issues that are involved. Some of the restrictions and time lines we must follow may be bewildering to you; sometimes they are to us as well. However, we must conform to them in order to stay within our operating requirements. Having worked with this board for two or in the case with Charlie, three years I can tell you that the directors are dedicated to looking out for your best interests. Each in their own way works diligently to bring the best of their life experience and knowledge to the job. Regardless of broad statements made to the contrary, we have been effective.

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

SECRETARY'S REPORT

Secretary John Vogt reported on items that were discussed at the Executive Session Meeting that was held on January 30, 2019, following the General Session. Topics of discussion included legal matters inclusive of delinquency and collection cases. The Board authorized initiation of foreclosure on two homes. There were two compliance matters heard at the January Executive Sub-Committee meeting. The Board was provided information on five pending insurance claims and reimbursement requests due to water intrusion from the recent heavy rains. The Board was provided updates on personnel, change orders to two of the contracts in process and executive communication. Board members also discussed an upcoming Golf Club Inc. meeting and provided their direction on how each item should be voted.

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 with members, the CPA's Report, the Cash Position report, the Balance Sheet, Accounts Receivables and Payables. Treasurer Wendt discussed overages by category, noted that the water usage was down due to the heavy rains. Treasurer Wendt further noted that the CPA found everything satisfactory for the month of January 2019. Upon a motion made and seconded:

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. Treasurer Wendt provided members with an overview of the delinquency report.

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 noted that there were no new fines applied, and that one fine was credited because the homeowner had brought their violation into compliance. The Association did not collect any fine income in the month of January.

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

D. Lien Resolutions (1)

Pursuant to the Association's established Collection Policy and in accordance with Civil Code, the Board was asked to acknowledge one homeowner account for approval to move forward to lien, APN 160-330-05-00. Upon a motion made and seconded:

Resolved: To acknowledge and approve to lien APN 160-330-05-00. Approved: Unanimous

E. Initiation of Foreclosure

Pursuant to the Association's established Collection Policy and in accordance with Civil Code, to acknowledge that a majority of the Board at their January 30, 2019, Executive Session, approved to initiate foreclosure of two properties, APN 160-181-26-00 and APN 160-211-24-00.

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

EXECUTIVE SUB-COMMITTEE REPORTS

Activities Executive Sub-Committee

The Activities Executive Sub-Committee submitted minutes for the February 5, 2019 meeting. The Sub-Committee approved minutes from the last Executive Sub-Committee meeting. Additionally, Carol Finkas reported that at the February 2019 Executive Sub-Committee meeting, approval was given to accept Mike Peterson as a computer room volunteer and Joy McBride as a Share and Wear Volunteer. Additionally, the Sub-Committee approved Hula Dancing as a new activity.

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

Architecture Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the February 12, 2019, Architecture Meeting. The Committee & Executive Sub-Committee voted on items as follows: sixteen applications were approved and/or ratified.

Resolved: To acknowledge and accept as presented the February 12, 2019, Architecture Executive Sub-Committee minutes and approvals.

Landscape Committee

1) The Landscape Executive Sub-Committee met on February 14, 2019, directly following the Landscape Committee monthly meeting. The Executive Sub-Committee approved the minutes from their last meeting. The committee approved seven proposals that will be expensed to the reserve budget, (these were mainly tree removal or trimming proposal that have been accounted for in the 2019 budget.) There was one proposal approved to be expensed to the operating budget, and two homeowner paid proposals were approved. Vice-President Carol Finkas reminded members that there will no longer be a landscape meeting prior to the monthly general session meeting. Homeowners are welcome to make comments at the monthly Landscape Committee meeting or at the Board's General Session Homeowner Forum.

2) Water Usage Report

The Water Usage Report for January 2019 was presented noting that there was a reduction in water usage as compared to January 2018 and January 2017. Irrigation continues to be turned off throughout the community.

Resolved: To acknowledge and accept the minutes and approvals as presented for the February 14, 2019 meeting. To acknowledge and accept the Water Usage Report, FYI, no action necessary.

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

Reserve Planning Committee - The Reserve Planning Committee (formerly FMARC), did not meet for their monthly committee meeting. On February 1, 2019, the Committee did participate in a workshop that was led by Committee Chairperson Bruce Cowgill. The Committee unanimously voted to recommend that the Board consider hiring additional full-time employees for in-house painting and repairs. Bruce Cowgill, RPC Committee members and Maintenance Supervisor Randy Newman will have a complete analysis when presenting the Unit #3 proposals in March.

Resolved: To acknowledge the RPC motion and comments, noting that the Board will be asked to consider this recommendation once a complete analysis is completed.

Safety Committee - The Safety Committee met

on February 20, 2019. The committee minutes will be presented at the March 2019 meeting. The Board is being asked to consider Connie Ferguson as a new member of the Safety Committee. Secretary Vogt noted that the committee is working to add neighborhood watch groups and continues to patrol the community regularly. Upon a motion made and seconded:

Resolved: To acknowledge and approval Connie Ferguson as a new member of the Safety Committee.

OSERT - The OSERT Committee met on Wednesday, February 20, 2019. The committee minutes have been included for Board review. It was noted that an updated Emergency Preparedness Booklet will be included in the April Hilltop Highlights.

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

Website - The Website Committee met on Wednesday, February 6, 2019. There were no minutes submitted for the February meeting. January 2, 2019 meeting minutes have been included. There were no new motions presented to the Board.

Unit Advisors - The Unit Advisors met on Wednesday, February 13, 2019. Minutes for the February will be included in the March packet. There were no new motions to present to the Board. Landscape Chair Ray Jacobs spoke at the Unit Advisor meeting, requesting unit participation in the recommendation of potential landscape projects within each unit.

Finance Committee - The Finance Committee met on February 25, 2019. Due to the timing of the meeting, minutes are one month behind in reporting. Included in this packet are the Finance Committee draft minutes from the January 28, 2019 meeting.

Resolved: To acknowledge and note that OSERTS, OCATV, Website, Unit Advisors and the Finance Committee had no new motions, at this time there is no Board action needed.

Governing Documents Ad Hoc Committee Update

Secretary John Vogt and Director Darrell Rocke Co-Chairs of the Governing Documents Committee held meetings on the first and third Wednesday in the month of February. Secretary Vogt provided a monthly update and report. Included is the update that Secretary Vogt provided to members.

Three double sessions have now been held in

the Governing Documents Revision Project. They have been well attended and been filled with enthusiastic discussions. The fact that we have made it through only the first seven articles of the CC&Rs demonstrates that those who attend the sessions are taking their task seriously and are doing a thorough job. Surprisingly, as a result of the discussions, near unanimous consensus is being reached on the various issues.

All Board members, plus everyone on our e-mail list, have received detailed summaries of each session, thanks to the careful notetaking of Pat McArdle. For that reason, I will not go into further detail here.

Seven messages have gone out so far from our committee - 4 email reports and 3 meeting reminders. We ask anyone who has not been receiving our email messages to give their email addresses, so that we can keep them informed of what is being discussed and proposed.

The committee continues to invite our community members to attend our sessions which will continue to be held on the first and third Wednesdays of each month at 10:00 and 6:30.

As we complete work on a document, the proposed revised document will be sent to all on our email list for them to review and send final comments and suggestions. Then our draft revision will be submitted to the attorney to make sure what we are proposing meets the requirements of all applicable laws. After his work is completed, there will be some town hall meetings to get additional input from our community. And only then will the revised documents be submitted to our membership for a vote.

It remains our goal to complete the draft revisions of the CC&Rs, the Bylaws, the Membership Handbook, and the Architectural Guidelines by the end of June. However, the governing documents are serious matters, and we are determined to do the job right even if it takes longer than planned, so that the final product reflects - as much as humanly possible—the desires of all our members and serves us all well for years to come.

Resolved: To acknowledge and accept the ad-hoc committee update as presented by Secretary Vogt.

GENERAL MANAGER REPORT:

General Manager Patricia Orlando reported, the staff has been assisting with the increased volume of calls and e-mails that have been generated due to the ongoing excessive rains this past month as well as the daily administrative tasks and responsibilities. Work Orders are generated for each request, assigned to a maintenance team member and then followed-up with the addition of notes and photos. The administrative staff continues to assist the various

committees with their monthly packets, minutes and follow-up letters to homeowners. Parking permit and vehicle registration is now at an 85% capture rate. The Age Verification report generated at the start of 2019 shows a 90% compliance rate, this includes tenants and units that have multiple occupants. The community currently has a 33% rental rate.

The maintenance team continues to clear drains and install additional drainage where necessary. There have been 222 combined landscape, maintenance and administrative work requests submitted since last meeting. Approximately 140 work requests have been 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 various projects since our last meeting.

- At the January General Session, the Board approved the repair and slurry of the RV and clubhouse parking lots. A start date is yet to be determined. Community members will be notified in advance of the project start date.
- Unit #2 repairs and painting should be finished up by the end of March weather permitting.
- RPC committee workshop discussed In-House Painting vs. outside vendors for Unit #3
- Maintenance Supervisor Randy Newman with the assistance of the RPC Chairperson Bruce Cowgill began garage inspections in Unit #8 and was able to inspect 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.
- Additional data from previous work completed on Garages/Carports is being used in the analysis to prioritize and will be incorporated into the master list. All reports are now being saved on the server and in AppFolio.
- The Maintenance Team has spent a good amount of time installing additional irrigation drainage in order to eliminate future water intrusion. Many areas were identified and prioritized during the recent heavy rains.

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

B. Search for a "Wish List" Chairperson

At the January meeting the Board agreed to establish an ongoing Wish List of Projects which are not covered by the budget, but could be funded by gifts from individuals, groups or units.

OCA's various committees and groups would be encouraged to suggest possible projects which the Board would approve and publicize. The Board is being asked to discuss the recruitment of a Chairperson from the community to lead this project. Secretary John Vogt reported that homeowner Connie Ferguson was willing to serve as Aladdin (i.e. chairperson) for the Wish List. Upon a motion made and seconded:

Resolved: To acknowledge and approve the appointment of Connie Ferguson as Chairperson of the Wish List Project. Approved: Unanimous

C. Compliance Committee-Further Discussion Committee Formation

At the January 2019 meeting, by a majority vote of three members approving, one member abstaining and one member opposing, the Board approved the establishment of a Community Compliance Committee for the purpose of proactively addressing non-compliance issues within the community. The Board was asked to further discuss and define the objectives and formation of this committee. Board members provided feedback on comments that had been voiced by residents since last meeting. Discussion took place, and it was proposed that the formation of a compliance committee be tabled until the governing docs revision project has been completed. Once completed the Board agreed they would look at the best approach on the formation of such a committee. Upon a motion made and seconded:

Resolved: To acknowledge that further discussion and Q&A took place. To table further discussion on the formation of this committee until the completion of the governing docs revision project. Approved: Unanimous.

NEW BUSINESS

A. Unit #2 Roofing Proposals

Maintenance Supervisor Randy Neman provided three proposal for the Unit #2 Carport Roof Replacement Project. The bid comparison provided a description of the needed work. Of the three bids, Maintenance Supervisor Randy Newman has recommended Prestige Construction. Prestige has the lowest cost proposal, and Randy has worked with this vendor and obtained good results. Q&A took place. Upon a motion made and seconded:

Resolved: To acknowledge and approve the Prestige Construction proposal in the amount of \$114,814.00. To further note that the budgeted reserve amount is \$127,643.00. Approved: Unanimous.

B. Spa - Jacuzzi Re-Plastering

This is an unanticipated reserve expense. The business office regularly receives complaints that the spa has not been cleaned and has a moss build up. This in fact is not the case, the plaster

has discolored, and the surface needs to be plastered. Maintenance Supervisor Randy Newman provided three proposals and bid comparisons. Benavides Pools was the recommended vendor. Their bid was the most reasonable, and Randy has worked with this vendor in the past with good results. Discussion and Q&A took place. Upon a motion and seconded:

Resolved: To acknowledge and approve the Benavides Pools proposal in the amount of \$2,950.00. To further note that this item has not been budgeted for in the reserves for this year. We will work to look for cost savings in other areas. 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. Secretary Vogt forwarded a homeowner's request that consideration be given to moving the flagpole to a more visible spot and said this item could be considered as one of the wish list projects. Additionally, it was recommended and agreed upon that re-opening a discussion on the use of the guest parking lot near Unit #7 for additional RV parking would be a future agenda item after the slurry seal of the RV lot has been completed.

Resolved: To acknowledge the roundtable discussion with no new items recommended for next month's agenda.

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, March 27, 2019. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary

