

HILLTOP HIGHLIGHTS

Inside:



Also Inside:

Governing Documents Revision

What Happens Next?



June: National Rose Month

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

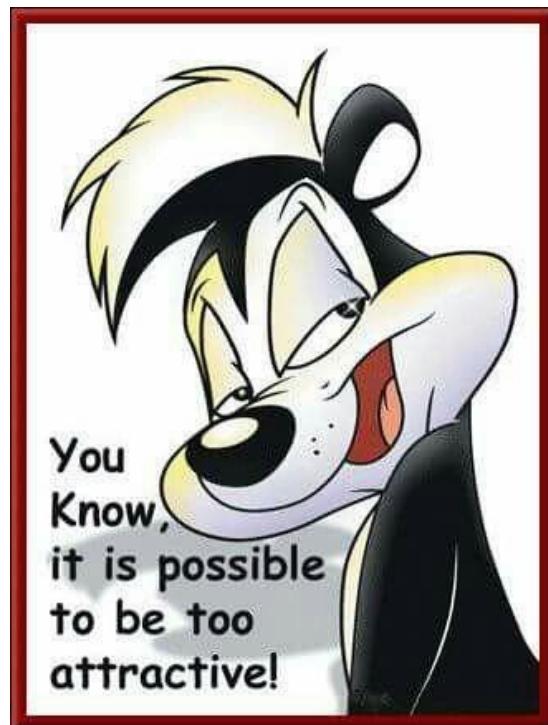
Emergency Police:**911**

JUNE

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.

Table of Contents

A Message from the Board	3
Governing Documents Revision	
What Happens Next?	4
Aladdin's Lamp	4
Garage Clean-Up Project	5
Notices & Reminders	6
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
Activities	15
Garden Club	16
Knitting Club	16
Website	17
Landscape	17
Emerald Isle Golf Course	18
Did You Know?	19
BOD Meeting Minutes, 03/27/2019 . . .	21



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 back-ups 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

OCEANASENIORS.ORG

CITY OF OCEANSIDE

CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

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

Now that the rains are not so prevalent, more progress is being made on the larger projects going on in our community.

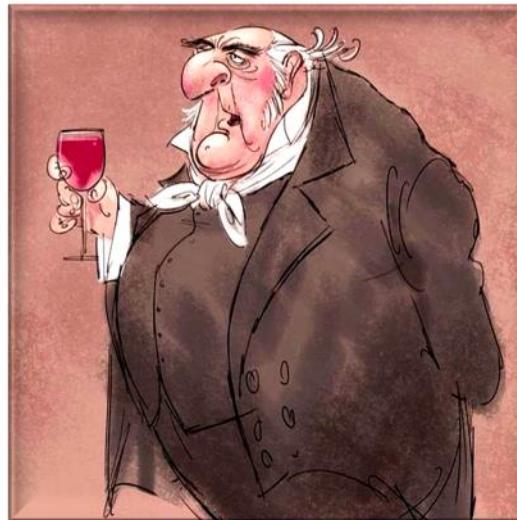
We continue to make plans for the garage and trim repairs, and the painting of unit #3. The board voted to go ahead with using in-house labor starting with unit #3 and continuing on to other units. It is anticipated that this will save a substantial amount of money on each project; which can then reduce the overall expenditures going forward. These savings can then be applied to other planned reserve projects.

Three maintenance employees will be hired as painters and carpenters for the painting and repairs. Their salaries will be paid from reserves, as will the carts, tools, and supplies to be used for this purpose.

Great efforts were made by our office staff in building a database on AppFolio; including owner's and resident's emails. Recently a section of our community had to have the water shut off; unfortunately for nearly 48 hours when a main line broke. The email database really paid off because administration was able to keep the majority of affected residents informed and periodically updated with blast emails. Additionally, where cell phone numbers were provided owners were sent text messages. This is just one example of the strides our staff is making toward improved communication in our community. And kudos to our dedicated staff. They were responsive and worked in miserable rain to make the repairs in just two days (many times a main break like this takes a week to repair), and on a weekend!

If you have not already provided our staff with your email address and or a current cell phone number, please consider it now. It could really keep you in the loop in an emergency.

Also, on the subject of communication, we have many avenues by which we can receive information: The Hilltop Highlights, OCATV Channel 1960, oceanaseniors.org our website, along with posters, meeting notices posted at the office building and clubhouse, and of course mailed communication. There is no reason for remaining uninformed here in Oceana. Check out that website, it is awesome and updated constantly. You can even place an icon on your smartphone that will directly bring it up for you wherever you are. It just doesn't get any easier!



Blessed are they who can laugh at themselves for they shall never cease to be amused.

Governing Documents Ad-Hoc Committee

What Happens Next?

Thank you to the Ad-Hoc Governing Docs Committee and all of the community members who provided their time and input on revisions to the CC&Rs and the Bylaws.

Following is a simple overview of the process now that input has been obtained from the community. No changes are official until they are voted on by the board. The documents will then be sent out to homeowners for review. A super majority (2/3) is required by the homeowners for passage.

1. The Board of Directors will meet in at least two sessions (general sessions open to the community to observe) to discuss and agree upon the final document that will be forwarded to the attorney.
2. The law firm of Krieger and Associates will review the requested changes, add their input, final revisions and recommendations.
3. The Board will meet once again to finalize and approve the draft document.
4. A Town Hall Q & A will be held once the document is finalized, the attorney will be invited in order to answer questions from a legal perspective.
5. Document and ballot is mailed to homeowners for their review and vote.
6. Agenda announcing the date and time for an open meeting to tally results will be included with the ballot. (The voting deadline can be extended in order to obtain enough ballots.)
7. With an affirmative vote of the community the CC&Rs and Bylaws are effective upon recordation.
8. Once the approval and recording of the CC&Rs and Bylaws has been completed, Rules & Regulations and Association Policy's will be reviewed by the board, to ensure they are in-line with the newly approved CC&Rs. (New rules are sent to members for a 28-day review and comment period.)



Aladdin's Lamp

. . . A Wish List of Projects which are not covered by the budget, but could be funded by gifts from individuals, groups, or units.



At the January 30, 2019 general session meeting, the board passed a resolution.

"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."

At the February 27, 2019 general session, the Board approved the appointment of myself as the committee chairperson. Some of the items that I have been tasked to oversee include:

- Introduce the **Wish List** to the various committees & groups in Oceana to solicit ideas
- Compile them on a list and submit to the Board for approval
- Estimate costs for projects
- Upon approval, publish the **Wish List** in *Hilltop Highlights* & through other means
- Work with donors to help bring projects to completion
- Stay in contact with committees & groups to seek additional projects

Examples:

- New plants & landscaping for a common area (pool)
- Purchasing a bench at some new location
- Funding a paved walking path in some area
- Purchasing new equipment for the billiards, room, art room, etc.
- Refurbishing the little rock-statue park on Vista Campana across from O street

The gifts would be acknowledged in *Hilltop Highlights* & the donor/genie could state that the gift was given in memory of a deceased love one, or to note someone's 90th birthday, etc.

Connie Ferguson
retiredcferguson@yahoo.com
360-265-5558

Announcing: A Community-Wide Garage Clean-Up Project

Did you know? According to FEMA, garage fires tend to spread farther and cause more injuries and dollar loss than fires that start in all other areas of the home.

Why? The garage is where we tend to store oil, gasoline, paints, propane and varnishes. The garage is where we usually store our currently-unused 'stuff', things that may have sentimental value, or that we think we might use, but haven't (and probably won't). The garage is also where we keep some major appliances and tools, some of which require routine recharging. Large piles of 'stuff', along with stacks of oils and paints, and the potential sparks from recharging tools can result in a horrible disaster for you and your neighbors.

The Board is also concerned that many of us are storing so much 'stuff' in our garages that we are unable to park our automobiles in them, contributing to our serious parking issues. Our Rules & Regulations do state that the storing of items in the garage may not interfere with parking vehicles in the garage or carport.

Maybe it's time for us to come clean!

The Board has announced a program to help us do some major clean-up, as follows:

July 27, 2019: at 10.00am we will have a Town Hall meeting where a representative from the Oceanside Fire Department will discuss proper storage, home fire hazards, etc.

The First week of August, 2019: The Board will send a letter to all residents with a calendar and instructions on what to put at the curb and when. Members of the maintenance team will be available to assist with pick-ups and curbside service, but you must put in a work request with the business office for it.

August 19 - 26: We will install two extra dumpsters, one the in U-7 parking lot and the other at the maintenance yard for extra trash deposit by residents. You may also leave trash items (bagged) at curbside for pickup by the maintenance staff (again, a work request is required.)

September 7 (Saturday): DAV (Disabled American Veterans) will drive through the community to pick up donation items (please, no mattresses or dishwashers). The maintenance staff will again be available Friday af-



ternoon to assist with moving heavy items to the curb.

September 21 & 28: The Board will publish a specific schedule for drive-by inspection (e.g., Units 1-3 at 9-10am, Units 4-6 at 10-11am, etc.) At the scheduled times, please leave your garage door open for drive-by inspection.

Please contact the business office if you have any questions. For those residents looking to get a head-start on their clean-up, please contact Ocean-side Waste Management for any bulk item pick-up. Their website is: www.wm.com/us/residential

Did You Know?: You Can Make Payments Online

Oceanside Community Association offers a convenient way for you to pay your Association Dues online via the secure Online Portal. It is secure, fast, convenient and flexible.

We offer you the following payment options:

- **eCheck (100% free to you!)**
Enter your routing and account numbers in your secure Online Portal to pay dues or any other charges directly from your checking or savings account.
- **Credit or Debit Card**
Use your debit or credit card to pay dues or other charges through the secure Online Portal (An online convenience fee applies and is based on your monthly charges.)
- **Electronic Cash Payments**
If you choose this method, we will provide you with a reusable PaySlip that you can use at 7-Eleven, CVS, Casey's or Ace Cash Express to pay your dues in cash (a \$3.99 transaction fee applies; \$1500 maximum per transaction).

How to Get Started:

1. Visit: Oceansidecommunity.appfolio.com/connect and click Request Access to the Portal.
2. Enter your name, phone and email in the appropriate fields.
3. You will receive an email with a link to your personal, secure Online Portal.
4. Create a password and access right away!

If you have any questions, please email us at office@ocaoffice.org or call 760-757-3937.



Notices & Reminders

Your Gift Can Live On
For Generations!



OCA Endowment Fund

Are you leaving a legacy of "red tape" for your heirs or the probate court? A legal will drawn by your attorney will cut out the "red tape." Such a will assures that your earthly possessions go where you want following your death. It is also a way that you can help to preserve our community for your heirs and others of future generations. Consider including the OCA Endowment Fund in your will. For more information, contact Director John Vogt, 760-519-7554 or

jfredericvogt@gmail.com.

John Vogt

A Valuable Resource

Hire Patriots

When we moved here we needed help unloading a Pod full of furniture and boxes. We discovered the help we needed at

<https://hirepatriots.com>



We set up an account so we could post our 6-hour job. Looking at other posts we saw the variety of day jobs offered and how to word our post. The people who are looking for these short-term jobs are **active and retired military in our community**.

Two men responded and we hired both. They were strong, efficient and polite. Other than the \$20/hour (you can determine any rate) we gave them coffee, water, pizza and soft drinks. That is not required.

So, for packing/unpacking, loading/unloading, odd jobs, we highly recommend Hire Patriots. For more information go to the website listed above or call (760) 730-3734.

MaryAnn Alger
Unit 11 #1



Talking Trash . . .

Oversize Trash Items

(i.e., anything too large to fit into a normal trash can)

The major reason we in OCA have so much trouble with overflowing trash bins and sheds is that some residents do not follow the rules for over-sized trash items.

Anything that does not fit into a normal trash bin requires a phone call from the resident to Waste Management at 1-800-596-7444.

Leaving inappropriate items in trash sheds is unfair to your neighbors and our staff. This is a community-wide problem that will **only get resolved by all residents following correct procedures.**

Do not simply leave mattresses, furniture, etc. inside trash sheds and expect them to be picked up. Waste Management needs a different vehicle to do large item pickup and will not pick those items up unless they know that they need to bring that other vehicle. And, Waste Management will route that other vehicle according to the large item pickups for the day. That's what this procedure is all about.

The Procedure:

When you have a large item for disposal, call Waste Management at 1-800-596-7444. Give the name of our community as Oceanside Community Association (not Oceana), at 550 Vista Bella. Then give your exact address or the location of the shed where the item will be placed. Pickup will occur Tuesday morning. Monday evening move your bulky items to the trash shed or to the curb if you have individual cans. **Do not place your items out prior to Monday.**

We are saddened to report the death of Larry Parker at 3839 VCS #57 He is survived by his wife, Marla. Our hearts go out to Marla and to their family and friends.

Dance, Dance, Dance . . .

Oceanside Adult Dance

(The following is posted at the request of the under-signed to clarify the site of these scheduled dances.)

The 2019 Schedule:

Date	Performer	Theme
6/9	Chasing Sunrise	Rock n Roll
7/14	The Heart	Country Dance
8/11	The Music Station	Ballroom
9/8	CJ the DJ	Sock Hop
10/13	Sweet Myths	Disco Dance
11/10	Sundance Band	Ballroom
12/8	Big Band Hall of Fame	Holiday Ball (Beach Center)

All dances (except 12/8) are from 3pm - 5pm at: **Country Club Senior Center
455 Country Club Lane
Oceanside**

Holiday Ball (12/8) is from 5pm - 8pm at the **Junior Seau Beach Center.**

Tickets: \$10 - available at the door or by going to: www.oceansiderec.com.

Doors open 30 minutes prior to the Dance.

**Jane MacKenzie
4310 Auklet Way
Oceanside, CA 92057**

Garage and Carport Emergency Access

It is essential that all residents have access to their garage in the event of a power outage or an electrical problem. Even if the association owns your garage or carport, garages and carports that have electrical door openers, the doors are the responsibility of an owner.

If a garage or carport has an electric garage door and does not have a secondary access door, the garage door must have an emergency release. The emergency release is generally a lock and key mechanism. If you are unable to locate the key to your garage door emergency release, you will need to install a new lock. The replacement can be easily purchased and installed by a do-it-yourselfer OR you can contact your handyman.

Thank you for taking time to ensure you have emergency access to your enclosed parking!!



OCATV 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



- June 6 Bingo, Try your luck
- June 13 Celeste: A Vintage Vocalist
- June 20 Choraleers: one of our favorites
- June 27 Mike Chamberlain: Storytelling in song

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!

Tuesday, June 4

A



230 Quail Gardens Dr.
Encinitas



Explore their
37 acres of
botanic
wonderland.

Their Mission:

**"To inspire people of
all ages to connect
with plants and nature"**

- More than 30 separate gardens, each with its own theme
- Check out the plants currently in bloom.
- Docents available on the grounds and at the Larabee House Museum.
- Prepare for the Occasion
 - Wear good walking shoes to handle the uneven and gravelly terrain.
 - Apply Sunblock.
 - Wear light sun-shading clothing.
 - Bring water.
- After the visit, meet with your friends and neighbors for lunch at Tip Top Meats in Carlsbad (your tab).



Photos: Rachel Cobb
Matilija Poppy - Blooms in June - A California Native

☛ Sign up in the Clubhouse by June 3.

Meet 10am at
the Gift Shop
Admission Free
Parking \$2.00

Call
760-757-3937
For questions

Wednesdays, Starting June 5

It's Time to Move the Party Outdoors, So Let's . . .

Party on the Plaza



Time: 4–6pm Poolside

When: Every Wednesday
- as long as the weather permits.

Party with your neighbors. Meet new friends. Get out of the house and have a good time! Bring your own drink and a snack to share.

And Don't Forget . . .

Every Thursday

A Sing-Along House Party!



Enjoy the music you grew up with from the 50s to the 80s. Follow along as the words are shown on the large screen, Karaoke style.

Join us every Thursday at 6pm in the Clubhouse Auditorium. Bring your own snacks and drinks.

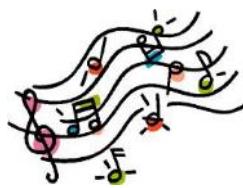
Hosted by Glen Hemingway.



A Side-effects cautionary:

May Induce:

- Laughter
- Toe tapping
- Finger snapping
- Having fun!!



Upcoming Activities for May, 2019

June 4 **A Day Trip to San Diego Botanical Gardens
at 230 Quail Gardens Dr., Encinitas**

Admission is free. Parking is \$2.00.
Sign up at the Clubhouse by June 3rd

(Sorry for the short notification, folks. We print Activities information as we receive it. But, we are limited by our monthly publication schedule.)

June 5 **Start of Weekly Party on the Plaza**
It's time to move it outdoors:
Party On the Plaza

4-6pm every Wednesday as long as the weather permits. BYOB, your favorite snack to share and a bubbling disposition..

(See Reverse Side For Details)

Coffee Hour

- June 6** Bingo. Try your luck
- June 13** Celeste: A Vintage Vocalist
- June 20** Choraleers: One of our favorites
- June 27** Mike Chamberlain: Storytelling in song



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**

Things To Do at OCA

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

Board Games -2nd & 4th Sunday 2:00pm. Info: Alita Jones 760-703-4110.

Bridge

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

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

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

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

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

Chair Yoga - Monday at 10am in the Auditorium. For info: call David Phears (760) 960-1031

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 Pitaresi 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: Marlene Kerman at 760-433-0347.

OA Friends of Roseann 12 Step - 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 5pm 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.

Events Scheduled Every Week—By Weekday

Every Sunday	Every Monday	Every Tuesday	Every Weds.	
French Club 10:30am-Noon Pickleball Noon-5pm	Art Room Open: Chair Volleyball: Chair Yoga Keep Fit Class: (Auditorium) Lapidary Shop: Mah Jong: OA Friends of Roseann: Pickleball: Open Play Pinocle: Share & Wear: Trivia: Water Aerobics: Write On (Private Residence) Woodshop:	1-3pm 1-2pm 10am 8:30am 1-3pm 1-4pm 5:30pm 2-9pm 12:30-4pm 11-2pm 7-9pm 8-9am 10-11am 1-3pm	Ceramics: Computer Rm: 1-3pm 10-12am & 1-3pm Lapidary Shop: Mah Jong: 12:30-4pm Pickleball: Advanced Players Only Open Play 9am-Noon 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: (Auditorium) Lapidary Shop: 1-3pm Party On the Plaza 4-6pm Putting Practice (Golf Course) Share & Wear: 11-2pm Water Aerobics: 8-9am Woodshop: 1-3pm
National Rose Month 			Admin. Office Open to 6:00pm	

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
2	3	10am MeetUp—S.D. Botanical Gardens 1:30pm Bunco—Card Room	4 5 12Noon-Website Cte. - Computer Rm. 4-6pm POP -Poolside
9 2-4pm Board Games	10 9:30am Arch. Cte. - Card room 10am OCA Book Club 2pm Activities Cte.—Billiards Room	11 10am Unit Advisors Cte.—Auditorium 11am Reserve Planning Cte.—Card Room 4-6pm POP -Poolside	12
16 	17 9:30am Finance Cte.—Card Room	18 9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room	19 4-6pm POP -Poolside 5pm Gdn. Club-Auditorium 5pm OSERT-Comp. Rm.
23 2-4pm Board Games	24	25	26 9:30am Open BOD Mtg. 1pm BOD Exec. Session 4-6pm POP -Poolside
30			

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 

Saturday

1

 10am-1pm SSS **SALE**

3-5pm Open Garden
 Social- OGC Site

Thursday	Friday	Saturday
9am Coffee Hour- Bingo 6		7 8
9am Coffee Hour- Celeste 13 9am Lndscp Cte.—Card Rm.		14 15
9am Coffee Hour- Choraleers 20	1pm OCA-TV Cte. —Admin. Conf. Rm. 	21 22
9am Coffee Hour- Mike Chamberlain 27		28 29



OCA Group Membership

Activities Committee

Meets:

Chuck Kruse
 Jackie Moran
 Ginny Romans
 Linda Garcia
 Barbara Allen
 Sue Mansis
 Nancy Norton
 Bella Strubhar
Carol Finkas
Sherry Jarrett

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

Vice Chair/Events Coordinator
 Secretary
 Share & Wear Mgr.

Board Liaison
 Board Exec. Cte.

Architectural Committee

Meets:

Bill Loftus
 Mary Hall
 Tony Hoople
 Harold Marsh
 Eric Monce
 Paula McDonald
 Jay Norris
 Ed Smith
John Vogt
Charlie Wendt

2nd Tues. ea. Month,
 9:30am, Card Room
 (Agenda deadline: 1st day of month)

Chair, U 9
 U 7,7A
 U 10,11
 U 8
 U 12,14
 U 2,6
 U 5
 U 1,1A,3,4

Board Liaison
 Board Exec. Cte.

Landscape Committee

Meets:

Ray Jacobs
 Bruce Cowgill
 Connie Ferguson
 Sue Mansis
Sherry Jarrett
Charlie Wendt

2nd Thurs. ea. Month,
 9am, Card Room
 Chair

Board Liaison
 Board Exec. Cte.

OCA-TV Committee

Meets:

Colleen Eidson
 Shirley Clinton
 Patricia McArdle
 Beth Mushovic
Jeff Surowiec

3rd Fri. ea. Month,
 1pm, Office Conf. Room
 Chair

Board Liaison

Safety Committee

Meets:

Kelly Byrne
 John Allison
 Connie Ferguson
 Georgann Gall
 Jon Katz
 Patricia McArdle
 Alice Nolan
Mike Thayer

3rd Wed. ea. Month,
 6pm, Comp. Room
 Chair, 335-6597

335-6597
 714-496-3907
 703-254-8916
 214-0221
 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
Shari Flanders,
Donna Wendt,

Unit

1 -	Ron Landsel	231-7586
1A -	Linda Langworthy	562-301-1346
2 -	Holly Dale	951-283-9682
3 -	Suzanne Condren	434-8266
4 -	Gisele Lauer	754-0296
5 -	Jim & Bonnie Sanderson	714-458-6842
6 -	Steve Lawler	419-7011
7 (1-34) -	Donna Wendt,	453-2223
7 (35-62) & 7A		
8 -	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.

VEHICLE BREAK-IN/THEFT
 3600 N BLOCK VISTA CAMPA-
 NA | 4/23/2019 @ 12:00 PM
 Oceanside Police

Crime does happen in Oceana.

Recently there was a horrific homicide in Carlsbad. Without going into the details, homeless were the ones arrested for the murder of a 64 year old woman inside her home.

Don't give anything to homeless. Instead, support Homeless charities. There are several to choose from. Don't give to panhandlers.

The Safety Committee is always looking for volunteers. We are not meeting in May or June but we will still be patrolling, keeping a watchful eye.

Stay alert and don't become a victim.

Stay Safe.

Email me for questions: kellyb3305@gmail.com.

Kelly Byrne, Safety Committee Chairperson

Activities Committee

Activities has a dilemma. Summer is a great time for parties and celebrations but a lousy time for Share and Wear sales. Summer at Oceana is ushered in by the Memorial Day Celebration. We keep the fun going with the Fourth of July party and August Ice Cream Social. You know Summer is over when the Labor Day event is upon us. All these Summer events are possible only with the support of Share and Wear income. While most of our events cost a bit for a ticket, the ticket costs do not cover the event cost. Take entertainment alone, most bands cost a minimum of \$500. When you add in the price of Wine, Beer, soda and food, the ticket price does not cover it.

Summer time means family vacations, road trips, beach time, picnics in the parks, outdoor concerts and the list of favorite activities goes on. Unfortunately, nowhere on the list of favorite Summer things to do does Share and Wear shopping appear. In 2018, June, July and August, Share and Wear income was twenty per cent less than first quarter income. You may remember we cut some costs and balanced our budget. This year we hope things are different. We do need your extra support at Share and Wear.

Lately, we have had plenty of very, very nice donations. Please do yourself and us a favor and stop by either the Boutique or Annex and check things out. We are also selling a few things on Consignment. The recent You Make it Sale helped to earn Share and Wear a few dollars. If we all participate perhaps the 20 per cent cut in summer Share and Wear income experienced last year will not happen again this year.

We have been offering day trips for your consideration. We started the year with a trip to the Gem Institute in Carlsbad coupled with a fine lunch at the Strauss Brewery. In April we went Whale Watching coupled with dinner at the Oceanside Broiler. The group saw lots of Dolphins. For you walkers, on June 4th we will be taking a trip to the San Diego Botanical Gardens on Quail Gardens Dr. in Encinitas. After the walk there will be an optional meet up for lunch at Tip Top Meats in Carlsbad. If there is somewhere you think would be a fun day trip, please let anyone on the Activities Committee know.

Here at Oceana, it's celebrations like the recent Kentucky Derby Party and Memorial Day celebration that gives us all an opportunity to get out of the house and have some fun. Upcoming Fourth of July party, August Ice Cream Social and Labor Day events do the same. But, the events and parties only happen with your support. When you see the publicity in the Highlights, doggie stations, flyers in the Clubhouse or are reminded by a friendly email, encourage your friends and signup.

Remember to donate and shop at Share and Wear.

Charles Kruse, Chair



Oceana Garden Club (OGC)

Hi Happy Gardner Gnomes,

Save the Date!

OGC meeting Wed. June 19, 2019, 5:00 PM,
in the Oceana clubhouse auditorium.

Please visit the Garden Club webpage for
IMPORTANT information that space won't allow us to print here!

oceanaseniors.org/activities/garden-club

Welcome to our new gardeners; Julie Ann Gardener, Kevin Immel, Bud Duncan, Gordon Bishop, and Karen Bishop. We also have new helpers Darrah Glynn and Suh Phinney.

Members may meet the newcomers at an **Open Garden Social** at the OGC site on Sat. June 1, 2019, from 3 to 5pm. A drawing for a gift card will be held at end of the social. Please bring a "potluck" hors d'oeuvres and your own beverage of choice. It will be an opportunity to view the plots and talk with the gardeners.

Paraphrasing fellow gardener Steve, "Every gardener has something to contribute to the garden club community". • How about a favorite recipe, maybe using something you grew in your garden?

- You could share how you are keeping the critters from your produce.
- How about what you use to enrich your garden's soil?
- What's the best time of month to plant certain seeds?
- Helpful tips on which foods work best planted next to each other.
- What type of music do you play for your garden to grow better, happier?
- How about a funny garden joke, or saying? Keep it PC, please.
- Do you like to garden with a partner, or by yourself, and why?
- It could be anything of interest to you, because it may interest others.

Please mail your submissions to:

stephen@7palmsoceana.com

Happy Gnomes are productive Gnomes. If you are not already serving on a committee, please contact Nancy McAdams at:

maramey@aol.com or (760-963-2169).

We would like to send a **Great Big Thank You** to those who helped supervise the volunteers last weekend! Teresa Chamberlain, Christine Gorman, Eileen Costa, John Long, An-

netta Mabrey, Renee Maricque, Lori Nichols and Mike Nelsen.

A Big Thank You to Bruce Pahl for donating the cost and time of sharpening all the tools and Peggy Moore, for her fundraiser sharing profits of the Mary Kay products she sells to OGC members. Lastly, all the donations from the Share & Wear "You Make it You Sell it" members. What fun we had. If we've forgotten to thank anyone, please believe it was not intentional! Please let us know, and we will do so in the next newsletter.

Mark your calendars for the **Open Garden Social** at the OGC site on June 1, 2019, from 3 to 5PM and the **OGC Meeting**, Wed. June 19, 2019 5:00 pm in the clubhouse auditorium.

Find more **important** information at:

oceanaseniors.org/activities/garden-club

Compost is also free to Oceanside residents. See: <http://agriserviceinc.com>

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

The Knitting Club



The Benefits of Knitting

If you've never thought of knitting as therapeutic, the following might be enlightening.

- It has been reported that 73% of people who knit three times a week felt less stress and were able to organize their thoughts better.
- The Washington Post reports a study that actually discovered that 82% of knitters felt happier when they had completed a knitting session or met with a group.
- The Washington Post study also reported that neurological activity produced by hobbies such as knitting actually reduced the effects of some diseases and slowed cognitive decline.
- Using needles could help improve motor function for patients with Parkinson's disease. This is likely tied to strengthened muscles and muscle memory and focus that is required and associated with knitting skills.
- The rhythmic nature of knitting helps your body produce serotonin (chemicals associated with calmness and happiness). Additionally using two hands requires your brain to focus entirely on the job at hand so you can't think or worry of other things.
- Psychology Today reports that moving your eyes from side to side for 30 seconds can

boost your memory and knitting definitely requires eye movement from side to side.

- A successful project gives one a sense of accomplishment. This can also boost confidence.

Our group provides knitted baby blankets and matching hats for babies at Pendleton and Tri-City Hospitals. One member also knits crutch covers for Wounded Warriors.

We invite anyone who wants to learn to knit, finish a project, strengthen fingers & hands or improve memory to join us. We have lots of spare needles and yarn, donated by members. So, nothing is missing except you!!!!

Come join us!!

**Dee Wylie
Co Chair Oceana Knitting Club**

Website Committee

June is here! How lucky we are to live in Oceanside. I hope May brought you closer to using the Oceana Website. Have you decided you would like to be a part of the Website? Do you have a knack for computers or are curious to learn? We are never to old to learn something new! We can always use photographers and people curious of how we get the website looking so doggone good!!! Once a month is all we ask. And if you are interested in learning Word-Press, we can show you then you can choose a part that will get you involved with updating the webpage keeping it the best doggone information place online. Go to:

www.oceanaseniors.org

and leave us a message. We love hearing from you. What is the go-to page you always look at first? News, Activities, Forms, About Oceana, Photo Albums, or just the front page. That in itself gives you a ticker tape full of news around Oceana. Everything you need to live informed in Oceana is right here on the website.

The tourists have invaded our beaches but there is room if you take a walk downtown during the weekdays. Wow! has it changed. Get involved with the activities here in Oceana, a summer full of fun things to do. One doesn't have to go any further to find something to do than in your own backyard, or front yard, or clubhouse.

Hope to see you at our next Website meeting, June 5th, noon, in the computer room. Please bring your ideas and suggestions to the meeting so we can make your website experience a bit easier and more fun for you.

**Anita Romaine
President**

Landscape Committee

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 not only money, but conserving water. As mentioned in February Highlights the rain creates a problem with weeds.

The landscape crew has been working to eliminate the weeds. This now is an ongoing job. We ask homeowners to be patient as the crew works each unit.

Several months ago the landscape committee reached out to unit advisors for possible projects that unit members could help with labor. Unit 14 responded with a proposal that we beautify the rock garden on Vista Campana. The project would be like what was done in front of the clubhouse. The association would pay for the plants unit 14 homeowners would provide the labor. The committee and LaBahn's have been working to put together a proposal. This allows us to do projects that would not happen without residents help.

Reminder that the landscape crew is on a six week schedule. That would include trimming, pruning and weeding. They also work hard to ensure that each unit looks as good as possible. If a homeowner has a problem with the work being done please do not talk to the worker but contact the office.

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



"Can I use your phone?"

Emerald Isle Golf Course



Updates from The Isle

Our PGA Junior League team is off to a great start with a major win over Encinitas Ranch in our first match! We have a total of 15 juniors representing Emerald Isle and it is a great mix of kids with the more experienced players mentoring the novice players. We love seeing the teamwork and expect more wins in our matches this month!

June 8th—Junior Golf Jump Start Event - 10am-12pm -

A Free Event!

We will be partnering with the San Diego Junior Golf Association to host our first Junior Golf Jump Start event. The purpose of the event is to give parents and children information on all of the available junior associations, programs, camps, and classes available in San Diego. This event is **Free** for all juniors and those that register by June 4th will receive a complimentary gift bag from SDJGA.

Register juniors at www.sdjga.org



Emerald Isle's PGA Junior League team.



EMERALD ISLE
— GOLF COURSE —

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!

Did You Know?

FLAG DAY June 14

National Flag Day is when Americans celebrate the meaning of their nation's flag, honor traditions associated with its care, and educate those around them to its significance.

History

The Stars and Stripes became the official flag of the United States of America on June 14, 1777 with the signing of the Flag Resolution. Flag Day, however, did not exist until more than a century later in 1885, when a school teacher in Fredonia, Wisconsin organized what is believed to be the first one. It was named 'Flag Birthday' and was celebrated by his school.

News and publicity followed, resulting in a kindergarten teacher in New York City organizing a Flag Day for his school in 1889. The New York State Board of Education adopted the idea. In 1891 the Betsy Ross House in Philadelphia held a Flag Day celebration and by 1893 it was adopted by the City of Philadelphia with a celebration held in Independence Square. Chicago followed in 1894 and it grew from there.

Inspired by decades of state and local celebrations, Flag Day - the anniversary of the Flag Resolution of 1777 - was officially established by the Proclamation of President Woodrow Wilson on May 30th, 1916. While Flag Day was celebrated in various communities for years after Wilson's proclamation, it was not until August 3rd, 1949, that President Truman signed an Act of Congress designating June 14th of each year as National Flag Day.

Flag Day Facts & Traditions

- Worn out flags may be given to the American Legion or Boy/Girl Scouts of America where they will burn the flags in a formal ceremony on June 14th.
- The Flag should never touch the ground when being taken down. It should be folded neatly and stored ceremoniously.
- You should fly the American Flag only between sunrise and sunset. If left hanging

around the clock, it must be illuminated during the dark hours.

- Elizabeth "Betsy" Ross is often credited with having created the first American flag, but, according to history.com, there's no official evidence of this.
- The First Flag Act was signed by the Continental Congress on June 14, 1777... Resolved, That the flag of the United States be made of thirteen stripes, alternate red and white; that the union be thirteen stars, white in a blue field, representing a new Constellation.

A Brief But Spotty Design History



Original Colonial-Era Flag,
used until June 14, 1777



First official flag: "Star-Spangled Banner" used
June 14, 1777 - May 1, 1795



"Betsy Ross Flag" variant
used June 14, 1777 - May 1,
1795



15 stars & 15 stripes used
May 1, 1795 - July 3, 1818

Following 1818, all flags were authorized with 13 stripes and as many stars as states, the stars distributed evenly across the blue field. There were, however, a few variants.



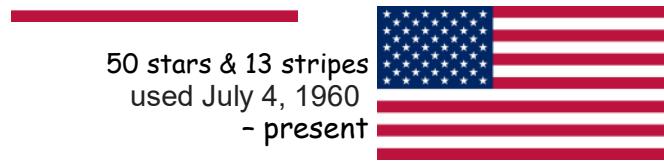
Variant: 26 stars & 13
stripes used July 4, 1837 -
July 3, 1845



Variant: 34 stars & 13
stripes used July 4, 1861 -
July 3, 1863



48 stars & 13 stripes used
July 4, 1912 - July 3, 1959



50 stars & 13 stripes
used July 4, 1960
- present

Oceanside Community Association

Board of Directors

General Session Minutes

March 27, 2019

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on March 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
	Michael Thayer, Director
Absent:	Sherry Jarrett, 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 March 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.

- A homeowner presented his concern regarding damage that was allegedly caused to plants in his garden area by the paint vendor. Homeowner has asked the Board to consider his concern and request for a reimbursement of \$650.
- A member of the community thanked the Board for their work and their volunteer time. This member noted that it is unfortunate and unnec-

essary that the Board is at times verbally abused and disrespected by other members of the community. Lastly, this member thanked Treasurer Charlie Wendt for promoting waving and acknowledging neighbors.

- Homeowner and Chairperson of the Garden Club thanked the Board for their service. Raised her concern over the artichoke thistle in the slope near the garden. This homeowner presented her viewpoint on the use of an organic vinegar solution to eliminate this invasive plant material.
- A homeowner commented and shared his viewpoint on action that he was recommending that the Board consider. This member asked the Board to approve reimbursement of housing expenses to a neighboring member.

APPROVAL OF GENERAL SESSION MINUTES

The Board reviewed for approval the General Session Minutes of February 27, 2019. Upon a motion made and seconded:

Resolved: To accept the February 27, 2019, General Session minutes as presented. Approved: Four members in favor, one member abstained. Director Michael Thayer abstained, he was not present as a member at the last meeting.

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

John Kennedy Emerald Isle representative, gave a short update on the activities of the golf club. Mr. Kennedy noted that since the rains have stopped the golfers are back and the course condition is outstanding. Friday entertainment continues, it was noted that Friday, March 29th there will be a spaghetti dinner special from 5pm to 7pm. There is a new horse shoe pit and there is no charge for the use of this area.

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

PRESIDENT'S REPORT**Business Update**

President Joan Jeffery provided comments and a short update to the members, some excerpts from President Jeffery's report have been included.

President Jeffery reported on the OGCI recent meeting and vote of the shareholders. A shareholder meeting of Golf Club Inc. was held on March 6th. At this meeting the Board of Directors of OGCI gave a report to voting representatives of OCA as sole shareholder for OGCI (OGCI is a private corporation and is not subject to the same reporting required by public corporations.)

It was reported that the lessee of the Golf Course is current in all payments and that they have provided proof that all proper insurance and taxes have been paid. Likewise, OGCI has paid all

taxes owed and is properly insured. The OGCI Board of Directors have been working with attorneys in updating their bylaws to improve the provisions contained therein and they have made great strides toward protecting the asset of the golf course both for OGCI and OCA.

They are currently looking into recycled water and working with the city representatives on that issue. Oceana Golf Course Inc. intends to transfer funds to OCA during the course of the year in exchange of stock for cash, that schedule is to be determined by their cash availability. The OCA board of directors and OGCI board of directors are working together on long term issues for sustainable income from our common asset.

President Jeffery further reported now that the elections are over, we are advancing to the projects planned in the reserve study. The painting and repairs project in Unit #2 is coming to a close. The women's restroom is at long last complete and a thing of beauty. The common area buildings have been tented and the necessary termite damage is being addressed along with some necessary roofing of the breezeways in the pool area.

President Jeffery noted that we are in a time of low unemployment and a high volume of construction throughout our county. This condition has widespread effects on all construction projects. Companies are less willing to negotiate lower prices. City inspectors have more work to manage and permitting and inspections take longer. Suppliers have more demand for products and production is often slowed by labor shortages. This also trickles down to shipping and transit delays, and so on. It is frustrating, but our reality.

Today and the future is all we can affect, so this board is committed to moving forward with the blueprint for restoring the community infrastructure to an acceptable level of condition and repair. We are placing no blame on the past actions and performance of boards or management companies. Instead, we are accepting the responsibility for challenges ahead.

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

Executive Committees-Annual Resolution

An "Executive Committee" is any committee composed entirely of directors (with a minimum of two directors), who serve at the discretion of the board. Persons who are not directors are prohibited from serving on an executive committee. Discussion of association issues by less than a quorum of directors in an executive committee is not a violation of the Open Meeting Act and does not require a meeting notice. Boards must keep minutes of their proceedings which in-

cludes committees with decision-making authority such as executive committees. Upon a motion made and seconded:

Resolved: To approve the formation of Executive Committees for Activities, Architectural, Landscape, and Compliance, delegate the authority, power and duties necessary to conduct the affairs of the Association to each of the two-member Executive Committees. To further note that the utilization and formation of Executive Committees as outlined is agreed upon for those decisions that require a more efficient and time sensitive response to community members. The Executive Committees have the authority to approve, disapprove or send to the full Board for further evaluation. Approved: Unanimous.

Annual Appointment of Board Liaisons

Those committees that do not require an Executive Committee will have one member of the Board appointed as their liaison. The liaison facilitates communication and cooperation and assists committees with information needs. The liaison updates management by ensuring committee minutes are provided after each committee meeting. Upon a motion made and seconded:

Resolved: To acknowledge the appointment of Board Liaisons, by President Joan Jeffery to the various committees as agreed upon. Approved: Unanimous.

SECRETARY'S REPORT

Secretary John Vogt noted that the Executive Session Meeting was held on February 27, 2019, following the General Session. Topics of discussion included legal matters inclusive of delinquency and collection cases. The Board authorized initiation of foreclosure on one home. There were two compliance matters heard at the February Executive Sub-Committee meeting. The Board was provided information on pending insurance claims and reimbursement requests due to water intrusion from the recent heavy rains. The Board was provided updates on personnel, change orders, approved contracts and executive communication. The Board approved a 2019 holiday schedule change for the staff. Additionally, the Board discussed and approved voting instructions for the President and Treasurer for the OGCI Special Meeting which was held on March 6, 2019.

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

TREASURER'S REPORT

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 irrigation being turned off during the period of heavy rains. Treasurer Wendt further noted that the CPA found everything satisfactory for the month of February 2019. Upon a motion made and seconded:

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

Annual Approval of Monthly Transfer of Reserve Funds - In accordance with Civil Code 5502, the Board was asked to provide their annual approval allowing the monthly allocated and budgeted transfers of funds from the operating account into the reserves. Upon a motion made and seconded:

Resolved: To approve the monthly transfer of \$94,802.75 from the operations account to reserves. Approved: Unanimous.

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.

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 February.

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

Lien Resolutions (0)

Pursuant to the Association's established Collection Policy and in accordance with Civil Code, to acknowledge there are no new lien resolutions being presented to the Board.

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

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 February 27, 2019, Executive Session, approved to initiate foreclosure of one property, APN 160-310-49-00.

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 March 5, 2019 meeting. The Sub-Committee approved minutes from the last Executive Sub-Committee meeting. Additionally, the Sub-Committee noted that at the March 2019 there were no formal motions that required approval.

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

Architecture Executive Sub-Committee

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

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

Landscape Committee

The Landscape Executive Sub-Committee met on March 14, 2019, directly following the Landscape Committee monthly meeting. The Executive Sub-Committee approved the minutes from their last meeting. The committee approved nine proposals that will be expensed to the reserve budget, (these were mainly tree removal or trimming proposal that have been budgeted for.) There were five proposals 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.

Water Usage Report

The Water Usage Report for February 2019 was presented noting that there was a reduction in water usage as compared to February 2018 and it was noted that usage was the same as in 2017. President Jeffery commented that waste water charges would be reduced if we are able to convert to recycled irrigation water in the future.

Resolved: To acknowledge and accept the minutes and approvals as presented for the March 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 met on March 21, 2019. Minutes were not prepared on time for this meeting. There were no motions being presented for Board action. It was noted that the RPC committee continues to discuss solar, further discussed recycled water and smart thermostats for the common area buildings.

Resolved: To acknowledge the RPC comments, noting that there were no motions or recommendations submitted to the Board.

Safety Committee - The Safety Committee met on March 20, 2019. The committee minutes were presented for Board review. The Board was asked to consider Linda Slater as a new member of the Safety Committee. Upon a motion made and seconded:

Resolved: To acknowledge and approve Linda Slater as a new member of the Safety Committee. Approved: Unanimous.

OSERT - The OSERT Committee met on Wednesday, March 20, 2019. The committee minutes were presented for Board review. Committee member Mario Badua who is an emergency Ham Radio Operator is coordinating weekly notification tests with other committee members.

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

Website - The Website Committee met on Wednesday, March 6, 2019. Meeting minutes were presented. There were no new motions presented to the Board. Vice President Finkas reminded members that they can bookmark the OCA website on their mobile phones for easy access.

Resolved: To acknowledge and note minutes as presented and that there was no action required by the Board for the OSERT, OCATV and Website meetings.

Unit Advisors - The Unit Advisors met on Wednesday, March 13, 2019. Minutes for the March meeting were presented for Board review. The Board was asked to consider Connie Ferguson for approval as a Unit Advisor for Unit #12, homes #54-98. Upon a motion made and seconded:

Resolved: To acknowledge and approve Connie Ferguson as a new Unit Advisor. Approved: Unanimous.

Finance Committee - The Finance Committee met on March 18, 2019 Included for Board review were the the Finance Committee draft minutes from the march 18, 2019 meeting.

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

OCA Garden Club Minutes - The Garden Club met in the month of February. The February 13, 2019 minutes were included for Board review.

Resolved: To acknowledge and note that there were no motion or approval requests for Board consideration.

Governing Documents Ad Hoc Committee Update

Secretary John Vogt and Director Michael Thayer Co-Chairs of the Governing Documents Committee held meetings on the first and third Wednesday in the month of March. Secretary Vogt provided a monthly update and report. In that report Secretary Vogt noted that after twelve 90-minute sessions stretched over four months, the review of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) has now been completed. The draft revision has been sent to all on our email mailing list. A few minutes will be taken at the start of our April 3 sessions for individuals to make any final comments before sending it on to the 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.

Secretary Vogt went on to note that we are confident that the members of our community will see the revised document as better organized and much clearer and easier to understand. We also hope you will see that, while more than 90% of it is the same as in the current (1997) version, there are some very desirable improvements

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

GENERAL MANAGER REPORTS:

General Manager Patricia Orlando reported that along with the daily administrative tasks and responsibilities, the staff continue to work on uploading documents to our database and server files. The administrative staff is at the start of receiving updated phone directory forms from the homeowners. The deadline for updates to the phone directory is April 30, 2019. Office staff assisted the nominating committee and inspector of elections in the planning as set-up of the Annual Meeting.

It was further reported that the maintenance team continues to clear drains and install additional drainage where necessary. There were 201 combined landscape, maintenance and administrative work request submitted since last meeting. Approximately 125 work requests were completed and closed out since last meeting. There are currently 168 open work requests.

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

Maintenance Department Updates - In the absences of Maintenance Supervisor Randy Newman, General Manager Patricia Orlando provided a short update on the maintenance department projects.

- Unit #2 Carports/Trash Shed Roof Replacement Bids were presented at the February Board of Directors Meeting. The proposal that was presented by Prestige Construction was approved. The homeowners will be notified in advance of the start of this project.
- Spa Resurfacing Proposals were presented to the Board of Directors at the February Board Meeting and Benavides Pools were chosen as the approved vendor. Notice will be posted on OCA-TV and the web-site in advance of the spa being closed. We anticipate that the total time needed to complete this project will be two weeks.
- The RV parking lot and the clubhouse parking lot are going to be repaired and slurry sealed. Notification will go out to those affected.
- Office building fumigation took place on Friday 3/22/19, the office was closed at the normal 3:00 pm time.
- Drainage concerns are still being analyzed. Randy Newman, Maintenance Supervisor and the team are prioritizing and the installation of additional or larger drainage is being installed where needed.
- The remodel of the women's poolside shower and restroom will be completed the week of March 18, 2019. The contractor was hopeful that the final inspection will take place the following week.

Resolved: To acknowledge the updates as presented noting no action needed.

UNFINISHED BUSINESS:

"Wish List" Chairperson-Request to Present to Committees

At the January meeting the Board agreed to establish an ongoing Wish List of Projects. In February the Board approved Connie Ferguson as Chairperson of this project. Connie prepared for Board review and approval an outline of the presentation she is proposing to present at each of the various monthly committee meetings and other interested groups. Upon a motion made and seconded:

Resolved: To acknowledge and consider for approval Connie Ferguson's hand-out and committee presentation. Approved: Unanimous

NEW BUSINESS

Unit #3 Repair and Paint Project

Maintenance Supervisor Randy Neman is continuing to obtain quotes for the repair and painting of unit #3. The initial vendors did not provide "apples to apples" quotes. Randy will present identical break-out number for contractor and in-house costing. Randy has completed the inspection of Unit #3 homes and the sample letter included will be mailed next week so that members can begin their repairs. The Paint committee will be asked to begin the set-up of color selection meetings in the upcoming month

Resolved: To acknowledge updates and note that there was no action necessary.

On-Line Monthly Assessment Payments

General Manager Patricia Orlando explained that community members now have a choice of paying their monthly assessment on-line. Information was mailed to homeowner with their March statement. Members who currently use ACH do not need to make any changes to their records. In addition to the on-line payments once an owner activates their online portal account, they will also be able to submit work request via the AppFolio site.

Resolved: To acknowledge updates and note that there was no action necessary.

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. The Board was asked to consider a community wide Spring/Summer garage cleaning event in order to improve the limited parking within the community. Discussion took place. Management was asked to re-evaluate the proposed draft plan in order to reduce overtime and additional waste management costs.

Resolved: To acknowledge the roundtable discussion noting management will bring back revisions to the next meeting, for the recommended community wide garage cleaning project.

ADJOURNMENT TO EXECUTIVE SESSION

President Joan Jeffery adjourned the General Session Meeting at 11:15 a.m. The next General Session is scheduled for **Wednesday, April 24, 2019**. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary