

# HILLTOP HIGHLIGHTS

*Inside:*



At the Oceanside  
Museum of Art

*Also Inside:*

- ☞ A Proposed OCA Mission Statement
- ☞ The Welcoming Committee's Summer  
*Ice Cream Social*
- ☞ A Town Hall Meeting

**July is National**

# Ice Cream Month

**Top 5 Favorite Ice Cream Flavors Are:**

- 1 VANILLA**
- 2 CHOCOLATE**
- 3 COOKIES 'N CREAM**
- 4 STRAWBERRY**
- 5 MINT CHOCOLATE CHIP**

**DID YOU KNOW?**

The average american eats about five and a half gallons of ice cream each year.

About 9% of all milk produced in America is used to make ice cream.

In 1851, York County, Pennsylvania became the birthplace of commercial ice cream production.

discoverdairy.com

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.

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

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(to report suspicious activity):  
760-435-4900

Emergency Police:  
**911**



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**Office Information**

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

**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

The year is progressing quickly with many projects in progress or on the horizon.

Samples of the paint colors for unit #3 have been painted on some of the Unit's garages to aid the owners in making their choices. The paint committee has been mobilizing to assist owners as well. We learn as we go. Now when colors are chosen, the owner receives color samples to take with them. Also, there will be an information sheet provided to owners that walks them through what to expect during the project. This should answer in advance many questions residents often ask and improve communication between all parties.

Management is gearing up for in-house painting by interviewing and hiring of additional personnel to handle the painting and building repairs. Along with the crew; vehicles, tools, and materials must be purchased for the project. Keep in mind all these additions, including the extra staff, will come from the Reserve Budget because that is where these types of expenditures belong.

Several other undertakings are occurring in the community also. A 142-foot section of the retaining wall between Unit #9 and the golf course collapsed. Repairs are underway, but it was an unexpected event we had not planned for. The repair is expensive, but the new section includes proper drainage for the section to prevent a recurrence.

Two retaining wall rebuilds in Unit #8 are progressing and it is hoped that they will be completed by this publication.

The board voted to replace several aged fire hydrants in the community. One hydrant had leaks beyond the hydrant and has resulted in greater than expected costs. While these hits to our budget are discouraging, it is vital that we keep our infrastructure in good working order and our fire/life/safety equipment fully functional for emergencies.

Over the summer the board has two sessions planned for final review of the Governing Documents revisions. These are open meetings; please refer to the Highlights article Governing Documents Review Committee Report for further details on dates and times.

Another summer project is the garage clean-up campaign. Overloaded garages are the biggest contributor to our parking issues here. This has been overlooked as a global compliance matter in the past, but it is time we faced up to the fact that not only do our governing documents require that we must be able to house our vehicles in the garages provided, the City of Oceanside ordinances do as well.

In addition to the projects outlined, the board, management and RPC is exploring ways to conserve energy and reduce expenses, especially in utility bills. Also, we are examining our use of common area building space to see if we can increase the desirability of our amenities. Additionally, we are exploring the feasibility of converting to a card key access system for the common area buildings. It may be too expensive at this time, but has advantages that are worth looking into.

## Proposal: An OCA Mission Statement

At the May meeting of the Board of Directors a proposed Mission Statement for our Association was presented. A brief discussion followed in which also community members participated. As a result of that discussion, the following revision is being suggested:

### Our Mission/Vision:

*Oceanside Community Association exists to provide a safe, active, friendly, well-maintained, moderately-priced community for our residents to enjoy through their senior years.*

### Our Goals:

- *Promote the health, safety and security of our residents,*
- *Encourage an active life for our residents through a wide variety of activities,*
- *Maintain our pool, clubhouse, activity buildings, and common areas in good repair,*
- *Provide for pleasant and attractive landscaping to all common areas,*
- *Manage funds so OCA remains a well-maintained, moderately-priced community,*
- *Assure that the board, staff and residents comply with the Association's rules.*

The Board is now asking your thoughts and suggestions. Does the above adequately describe what you see as the mission and goals for our Association? Do you have any suggestions for improvements? Do you think something important has been left out? Please communicate your thoughts to the Board. You can address the Board in person at the next Board meeting on July 31. Or you can send your comments to the Board via email at [office@ocaoffice.org](mailto:office@ocaoffice.org), writing *Mission Statement* on the subject line.



## Rumor Roundup

**R**umors 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:** The spa has mold growing in it.

**False:** Not true! What may look like mold to many is actually staining of the liner surface.

At the May meeting the Board voted to have the spa re-surfaced. A superior material will be installed; which should hold up better. Also, the pump system is being evaluated and upgraded to prevent staining and provide improved efficiency for our spa. Operating cost savings are expected from these changes.

The work on the spa surface should take a few weeks to complete and we will try to time the project to cause the least inconvenience to spa users.

**Rumor:** Management and the board does not value ideas and input from the residents.

**Fact:** Not true! No one has the monopoly on good ideas. Our residents come from a variety of backgrounds and life studies. We depend on the expertise that is available here in our community.

As a matter of fact, we rely on residents to alert us as to possible improvements and maintenance issues. If you see something that needs repair, report it to the office. It can be as simple to do as an email.

We do not have the staff in the field sufficient to inspect the entire property daily for problems that occur. You are the eyes and ears for us and we need you.

## Governing Documents Review Committee Report

After nine double sessions - about 27 hours in all - the Governing Documents Review Committee has completed its work on the CC&Rs and the Bylaws. Our recommendations have now been submitted to the Board for its review. The Board will conduct that review at two open meetings at 1:30 on Mondays July 29 and August 5. These will be Board meetings without comments from the community, but

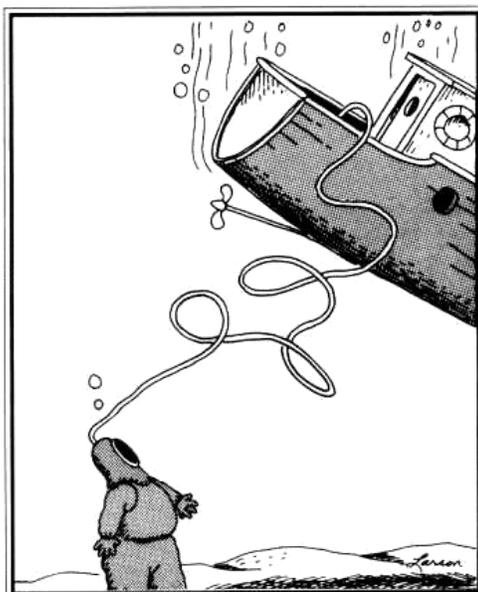
all are invited to attend and listen as the Board deliberates the suggestions of our Review Committee. Opportunity for public comment will come later when the proposed documents are presented in town hall sessions.

We are confident that the members of our community will see the revised documents as better organized and much clearer and easier to understand than the current (1997) versions. We also hope all will see that, while more than 90% of what's in them is the same as in the current versions, there are some very desirable improvements.

We thank all those who participated in the review process. Certainly all of us involved have benefitted. One of the benefits which has come to those who participated in our twice-a-month working sessions is a much better understanding of the reasons for the rules that govern our community. While we all have our opinions regarding which rules we like and which ones we think should be changed, the discussions in our sessions have helped us see that there is a logic or reason behind most of them. We've also seen that there is a wide range of opinions, and our opinion isn't always the one favored by the majority. It can be hoped that each of us will agree that in some cases our view or idea wasn't the best one.

Our committee will now take a break from its work. We stand ready, when asked by the Board, to complete the review of the final two governing documents - the Members' Handbook and the Architectural Guidelines.

Mike  
Thayer and John Vogt,  
co-chairmen



## Did You Know?

July is a **FAT MONTH**

July is

### National Ice Cream Month.

On July 9, 1984, President Ronald Reagan proclaimed July 1984 as the **National Ice Cream Month** and July 15, 1984 as the **National Ice Cream Day**. This holiday is now celebrated on the third Sunday of July.

But, it doesn't stop there. Other July dates also have special recognition:

- Wednesday, July 17 is **National Hot Dog Day**. The National Hot Dog and Sausage Council created the National Hot Dog Day to honor the all-American hot dog. The first National Hot Dog Day was held in 1991, where a hot dog luncheon was served on Capitol Hill (This sounds like carrying coals to Newcastle!).
- Monday, July 29 is **National Lasagna Day**. The true origins of when and how National Lasagna Day came to be are unclear. But, Google reports of National Lasagna Day began to appear in the 21st century.
- Tuesday, July 30 is **National Cheesecake Day**. Again, the true origins are unclear. But, it is certainly a celebration worth observing.

### A Few Interesting Observations:

- The International Dairy Foods Assn. places the origins of ice cream in the 2<sup>nd</sup> century B.C., when the elite enjoyed iced beverages with snow. The snow and ice was refined into cream ice and eventually, in 1777, ice cream was first advertised in New York.
- Today's hot dog is very similar to a sausage traditional to Frankfurt, Germany. The first actual record of a hot dog is from St. Louis in the 1880's where it was being made and sold by a German immigrant.
- Lasagna is a traditional Italian dish, probably not known here until after WWII. Its origin in Italy cannot predate the introduction of pasta (circa 12<sup>th</sup> Century).
- Based on the discovery of cheese molds, it is believed that cheesecake originated in ancient Greece. Athenaeus, 2<sup>nd</sup> Cent. AD, gives us a cheesecake recipe which used cheese, flour and honey. The ancient Romans added eggs and we Americans added cream cheese.



## Notices & Reminders

### **Retire Your Old Directories**

The new OCA 2019-2020 Phone Directory has been compiled and sent to the printer. It should be delivered and distributed any time now. But, what to do with the old one?

When you receive your new phone directory, please shred or otherwise destroy any old OCA phone directories you may have. We are happy to shred them here at the office if you bring them in. This is a security issue as well as an earth-friendly thing to do as those addresses and phone numbers are not information that should be "floating" around out there.

### **Posting of Spraying Schedules**

We have had a few questions regarding the signs we had previously placed around the community announcing where the landscapers were spraying each week. It turns out the signs constantly disappeared, were damaged or were pulled out. Placing those signs was an additional courtesy which we have discontinued. We are currently posting the areas being sprayed each week in our three locations for important announcements: the bulletin board outside the office, the bulletin board on the outside of the Clubhouse and the bulletin board inside the Clubhouse lobby.

We are sorry if this is an inconvenience to any of our residents. But, it makes no sense to continue the cost of preparing and posting these signs if they are simply going to be defaced or destroyed.

### **Billiards**

A friendly group of billiards enthusiasts meets weekly to enjoy each other's company and sharpen their billiards skills. Schedule is for Thursdays at 10:30 am in the Billiards Room. Anyone interested is welcome to attend.

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

**John Vogt**

### **Wanted**

Fun-loving, musician willing to lead senior citizen chorus to provide enjoyment to Oceanside Community Association. Our beloved Betsy Wilson is retiring after an extensive tenure and a replacement is needed. Please contact Betsy (760-439-2879) or Teresa Brown (760-757-3937) if you are interested.

### **Death Notices**

**Maxine Howell**, former OCA resident and longtime companion of Leslie Cross, passed away May 17th. There will be a Celebration of Life on Sun., July 14, 2-5 pm at Marina Towers, 1200 Harbor Drive, O'side. Call daughter Patsy (714-812-0652) for more info.

**Brian Crewe**, Unit 7 #55 passed away Feb. 3<sup>rd</sup>. He is survived by his wife Vicky Kelley.

We offer our most sincere sympathies and condolences to their families and friends.

# We're Rocking!

As many of you probably already know, Oceana has a rock garden! At least, it used to be a rock garden. It has recently become a pile of rocks and debris. But, no more!



Getting Ready

Friends from Units 14 and 12 got together on May 30-31 to pull weeds and clean up debris, getting the Rock Garden ready to transform it into a beautiful new place to sit and enjoy nature. There will be benches, more plants, bushes, a longer pathway and new areas for rocks.

We want to thank John and Sandy Vogt, Alice Nolan, Dave Freeman, Pat McCardle, Larry Bungay and Elaine, Jan and Steve Ashworth, Cyndi Fisher, Jay Crawford, Chris and Jim Skrudland, and Tain Soreboe who donated the desperately needed water.



Men—and women—at work.



...and, they're still at it!

The Rock Garden is on Vista Campana on the eastern edge of Unit 14. Come on by and check it out.

**Anita Romaine,  
Unit #14 Adviser**



# 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 Kandice 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**

# Scam Alert

Any call from an individual representing him/herself as an agent of the Social Security Administration or of Medicare suggesting that your SS# or Medicare Card is being revoked is a scam. They are phishing for your personal information. **Do Not Respond!**

The same is true for text messages asking to buy gift cards. They, too, are phishing, probably for your credit card numbers.

# Scoop the Poop!

*It's the good neighbor thing to do and*

*. . . it's the Law!*

*. . . And, Please, don't let your large dog pee against a bench on which your neighbor might need to sit.*



**Notices & Reminders Continued on Page 8. . .**



*Welcome*

to

*Oceana!*

The

*Welcoming Committee*

of the

Oceanside Community Association  
invites all new owners and residents  
of Oceana to their Summer

*Ice Cream Social*

July 20, 2019

2-4 pm on the Clubhouse Patio

Get to know new neighbors and learn  
more about living in Oceana.

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

## We're having a: Town Hall Meeting

This event is to  
kick off our **OCA  
Summer Garage  
Clean-Up Project**  
aimed at both  
safety and reliev-  
ing our parking  
problems.



Garage fires tend to spread farther and  
cause more injuries and dollar loss than fires  
that start in all other areas of the home.  
Learn a few tips that will help you keep your  
home safe.

**When:** Saturday, July 27  
At 10am

**Where:** OCA Clubhouse Auditorium  
**Topic:** Garage Fires

**Guest:** Linda McLaughlin  
Representative,  
Oceanside Fire Department

## Activities

**Thursday, July 4**

**Celebrate**

Poolside  
noon-3pm



**With  
Us**

**Catered by Tip Top Meats**

**Music by "Cool Rush Band"**

**Tickets: \$15.00 per person**

**Attendees are invited to enter our**

**Cake & Pie Cook-off Contest.**

**Bring an entry to win a**

**\$40.00 Fratelli's**

**Gift Certificate.**

**Sign-up mandatory by June 25**

**In the HOA office.**

*Notices & Reminders Continued from Page 7*

## Oceanside Adult Dance

(Posted at request of the under-signed )

### The 2019 Schedule:

Date	Performer	Theme
7/14	The Heart*	Country Dance
8/11	Big Band Jazz Hall of Fame**	Jazz Concert—El Corazon (5-8pm)
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 (5-8pm)

\*Held 3pm - 5pm at:

**Country Club Senior Center**

**455 Country Club Lane, Oceanside**

\*\* (8/11) is from 5pm-8pm at El Corazon

**3302 Senior Center Drive, Oceanside**

\*\*\* Holiday Ball (12/8) is from 5pm - 8pm

at the **Junior Seau Beach Center.**

Doors open 30 minutes prior to the Dance.

Tickets: **\$10** - available at the door or by go-  
ing to: [www.oceansiderec.com](http://www.oceansiderec.com).

**Jane MacKenzie, 4310 Auklet Way, O'side**

**Wednesday, July 24**

A Brian Kesinger Drawing



**MEET UP**

At the  
**Oceanside Museum of Art**

704 Pier View Way  
At 11:30 am.

Featuring Walt Disney Studio Artist  
**Brian Kesinger**

Cost: \$5.00 includes a Docent Guide

Sign up in the Clubhouse by **July 8.**

Have lunch afterward at the  
**Breakfast Club Diner**  
(Hwy. 101 & Pier View Way)  
Features 1990's pop music artwork and a  
Large menu (your tab!).

Questions? Call 760-757-3937

**Wednesday, August 10**

The



Poolside 1-3pm.

Music by:

**Adrienne Nims**



Be creative:

Build your own ice cream  
sundae or root beer float!

And it's all **Free!**

(Questions: call 760-757-3937)

**Every Wednesday (Weather Permitting)**

Let's . . .

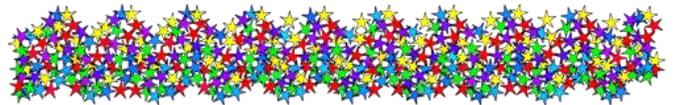
**Party on the Plaza**



**Time:** 4-6pm Poolside  
**When:** Every Wednesday

- as long as the weather permits.

**P**arty 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!!



Clip out and save.

# This Month's Activities

**July 4 Celebrate July 4<sup>th</sup> With Us**

*Noon-3pm poolside*

**July 20**

**The Welcoming Committee's Summer Ice Cream Social - For new residents & owners**

*2-4pm poolside*

**July 24**

**Meet-Up at the Oceanside Museum of Art**

*11:30am at the Museum*

**July 27**

**Town Hall Meeting**

*10am at the Clubhouse Auditorium*

**Every Wednesday (Weather Permitting)**

**Party on the Plaza**

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

**Every Thursday except July 4**

**Sing-Along House Party**

*6pm in the Clubhouse. Bring your own snacks & drinks.*

**(Details elsewhere in this edition of the Hilltop Highlights)**

## Coffee Hour

**July 4 No Coffee Hour this week**

**July 11 Music Men. Our Favorite Barbershop Group**

**July 18 Oceanside Historical Society. Learn a little History of our community**

**July 25 Double Take- A dynamic Duo singing songs from popular duets**



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

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

Clip out and save.

# Things To Do at OCA

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

**Billiards** -Thurs. 10:30am. Friendly group for socializing and skills improvement.

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

## Bridge

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

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

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

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

**Chair 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 at 714-795-0027

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

**OCA Choraleers** -Fridays 1:30pm in the Clubhouse Auditorium.

**OSERT** -3<sup>rd</sup> 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.

**Pinocle** Mon. at 1 pm in the Card Room. 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.

**Writing Group (Write On)** -Tuesdays 10am. Info: Alan Dolit 760 224-6404.



**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: 1-3pm Chair Volleyball: 1-2pm Chair Yoga 10am Keep Fit Class: 8:30am (Auditorium) Lapidary Shop: 1-3pm Mah Jong: 1-4pm OA Friends of Roseann: 5:30pm Pickleball: Open Play 2-9pm Pinochle: 1-4pm Share & Wear: 11-2pm Trivia: 7-9pm Water Aerobics: 8-9am 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 Write On (Private Residence) 10-11am 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 <b>Party On the Plaza</b> 4-6pm Putting Practice (Golf Course) 10am Share & Wear: 11-2pm Water Aerobics: 8-9am Woodshop: 1-3pm  Admin. Office Open to 6:00pm

**Other Scheduled Events**

Sunday	Monday	Tuesday	Wednesday
	<b>1</b>	<b>2</b> 9:30am Activities Cte. —Card Room 1:30pm Bunco—Card Room	<b>3</b> 12Noon-Website Cte. - Computer Rm.
<b>7</b> 2-4pm Board Games	<b>8</b>	<b>9</b> 9:30am Arch. Cte. - Card room 10am OCA Book Club	<b>10</b> 10am Unit Advisors Cte.—Auditorium 11am Reserve Planning Cte.—Card Room
<b>14</b>	<b>15</b> 9:30am Finance Cte.—Card Room	<b>16</b> 9:30am Compliance Hearings—Card Rm. (Closed meeting) 1:30pm Bunco—Card Room	<b>17</b> 5pm OSERT-Comp. Rm. 6pm Safety Cte-Comp. Rm.
<b>21</b> 2-4pm Board Games  	<b>22</b>	<b>23</b>	<b>24</b>  11:30am At the Oceanside Museum of Art
<b>28</b>	<b>29</b> 1:30am Special BOD Mtg. - Governing Documents - Auditorium	<b>30</b>	<b>31</b> 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
No Coffee Hour 4 No Sing-Along  Noon-3pm Poolside Party	5	10am-1pm SSS 6 
9am Coffee Hour- 11 Music Men 9am Lndscp Cte.—Card Rm.	12	13
9am Coffee Hour- 18 Oceanside Historical Society	1pm OCA-TV Cte. 19 —Admin. Conf. Rm.	20  2-4pm Welcome Society Ice Cream Social - Clubhouse Patio
9am Coffee Hour- 25 Double Take	26	27 10am Town Hall Meeting- Clubhouse Auditorium
		

**Activities Committee**

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

**Architectural Committee**

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

**Landscape Committee**

**Meets:** 2<sup>nd</sup> Thurs. ea. Month,  
9am, Card Room  
Chair  
Ray Jacobs  
Bruce Cowgill  
Connie Ferguson  
Sue Mansis  
**Sherry Jarrett Board Liaison**  
**Charlie Wendt Board Exec. Cte.**

**OCA-TV Committee**

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

**Safety Committee**

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

**Reserve Planning Committee**

**Meets:** 2<sup>nd</sup> 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:** 2<sup>nd</sup> Wed. ea. Month,  
10am, Clubhouse Auditorium  
Co-Chair, 754-0020  
Shari Flanders,  
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
	Gisele Lauer	754-0296
3 -	Jim & Bonnie Sanderson	
4 -	Teri Battaglia	714-458-6842
5 -	Steve Lawler	419-7011
6 -	Shari Flanders	754-0020
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	
	<b>Sherry Jarrett Board Liaison</b>	

**Website Committee**

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

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

*(NOTE: No area code, assume 760.)*



# Committee Reports

## OCA Safety Committee



This section of the Highlights is reserved for the safety and security information to serve and protect the residents of Oceana. You have the right to read, or the right to have someone read it to you. This is important information.

Summer is always a busy time for crime. Criminals are out and about looking for victims. Did you lock your car? More people leave their windows down in the summer. Did you lock up your house when you left?

We have had trespassers reported in our billiards room. If you use the room, lock all the doors and windows before you leave. Every time there is a trespasser, it allows someone to get to know our community a little better. Which is not always a good thing.

**Lock up, Stay Safe.**

Email me for questions: [kellyb3305@gmail.com](mailto:kellyb3305@gmail.com).

**Kelly Byrne, Safety Committee Chairperson**

## OSERT

### **Be Prepared**

In case of a regional or local disaster such as an earthquake, or when parts of Oceana's aging infrastructure (like our fifty-year old water pipes) need repair, there may be times when residents will not have access to water, electricity or gas for a few hours, a few days or longer. In April, OSERT published "Emergencies Happen—Are You Ready?" in the Hilltop Highlights. We urge you to read this manual and begin stocking the supplies you'll need in case this happens. Every household should have its own emergency supplies of water, non-perishable food, batteries and medications—preferably enough to last for two weeks. If there ever is an area-wide emergency, it will be too late to head to your local supermarket for supplies, since the shelves will be stripped bare within the first hour.

Note: The most important survival item to have on hand is water—without which humans (and pets) cannot last for more than a few days. The OSERT manual cites the American

Red Cross recommendation to store a two-week supply of water (one gallon per person per day). The OSERT manual also offers guidance on storing food, setting up a temporary composting toilet, and other critical emergency preparedness actions you can take in advance.

OSERT urges all Oceana residents to read the April Highlights' preparedness insert (which can also be found on OCA's website), and on your next trip to the supermarket, start stocking up on emergency supplies.

We meet on the third Wednesday of every month. Come join us!

**Patricia Mcardle**

*(Editor's note: the "Emergencies Happen—Are You Ready?" manual has been republished in the 2019-2020 OCA Phone Directory.)*

## Activities Committee

Half of the 2019 year is gone. You only have six more months to keep your New Years Eve resolutions. Speaking for Activities, we are here to help. If any of your resolutions involved getting to know your neighbors better, making new friends at Oceana, exercising a bit more or, better yet, taking advantage of the bargains at Share and Wear, the Activities Committee wants to help.

On getting to know your neighbors better and making new friends, we have Coffee Hour every Thursday morning, Party On the Plaza every Wednesday afternoon from 4 to 6, Day Trips and Special Events. Some of this year's special events were the Wild Wild West party, Kentucky Derby race, Memorial Day Celebration and coming up are the July fourth event, Labor Day Party and Halloween Costume party. It's time to get out of the house and join the fun.

If exercising a bit more was on your resolution list, in May we added Chair Yoga to the list of approved activities. When most people think of Yoga they have visions of having to lay on the floor and get into strange positions. Well Chair Yoga, as the name implies, is different. You sit in a chair and the instructor leads you thru breathing and stretching exercises. No laying on the floor. Check the Highlights Magazine, but as of this writing the plan is to offer it on Monday mornings at 10 in the Club House.

If it appears that I am pushing Share and Wear every month, I am. It is the source of all

the funds for Activities. Not a dime of your dues is for Activities. So far this year Share and Wear income has been at or a little above budget. However, if the past is any guide in the hot summer months of July, August and September income will suffer. Over the last three years, summer months spell trouble for Share and Wear. Let's make this year different. Donate to and shop at your store, Share and Wear. We have begun to sell some of our goods on Consignment in Encinitas. We would like to try selling a few things on-line but need a volunteer or two to help. If you can donate some time to help, let Teresa at the Office know and we will gratefully get you started. Most stores sell via the internet and we would like to also. We know the software we would like to use and have policies to back it up, but we need you.

Day Trips are a tricky thing but thanks to Nancy and Barbara we offer them. They find trips that are both interesting and economical. Whale Watching and walking the San Diego Botanical Gardens in Encinitas are two we had this year. They were reasonably close, economical and fun. In both cases food was added as an option to the trip. Look for flyers around campus and announcements in the Highlights for information on future trips.

Remember to donate to and shop at Share and Wear.

**Charles Kruse, Chair**

## Website Committee

We are still looking for someone who has a knack for computers, a photographer or someone who is curious on how we get the website looking so doggone good or are curious to learn! We are never too old to learn something new!

Go to [www.oceanaseniors.org](http://www.oceanaseniors.org) to see what the website looks like, then call us and leave a message. Click on the 'Contact Us' icon to do that.

Now that July is here, the tourists have invaded our beaches, but there is room if you take a walk downtown during the weekdays. If you don't like doing that, get involved with the activities here in Oceana, a summer full of fun things to do. All the activities are on the website - [oceanaseniors.org](http://oceanaseniors.org)

Come join us on the 1st Wednesday of every month in the computer room at 12 PM. 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**

## Reserve Planning Committee

This year RPC has been busy with various project planning and cost reduction proposals.

As you probably know, the Board has approved our proposal for in-house painting. Our Maintenance team is now ramping up and hiring painters for in-house painting on a permanent basis, starting with Unit 3. Ken Rishe, our newest member, submitted an outstanding financial analysis that projects a substantial cost savings and quick return on the investment for equipment. The ongoing cost reduction potential is substantial.

Changing to programmable thermostats and testing an energy efficient pool pump are also recent proposals approved by our Board. These upgrades are designed to reduce our operating costs. We will continue to monitor the utility bills to verify the cost savings. We are also evaluating solar power for our pool pumps, clubhouse and several other common buildings. These efficiencies will also benefit the environment by conserving natural gas and electricity.

Conversion to solar energy by individual homeowners is also growing in popularity. Purchasing or leasing roof-mounted solar systems cuts utility bills using a clean, renewable source of energy. There is also a program offered by SDG&E called EcoChoice where it's customers can elect to have up to 100% of their energy come from renewable sources. At present, SDG&E offers a small reduction in your monthly power bill if you choose 100% renewable. You can learn more online at

<https://www.sdge.com/residential/savings-center/solar-power-renewable-energy/ecochoice>.

In this way each of us can support the overall conversion to renewable energy and encourage environmental responsibility. **Please remember that installation of solar panels requires approval via the Architectural Request Form.**

RPC is also looking for ways to conserve and reduce our water bills. We are participating in the evaluation of converting to recycled water, adding drip irrigation and using more efficient spray heads.

Other long-term projects and productivity improvements are being reviewed by RPC. Some examples are electrical conduit replacement and labor-saving maintenance equipment.

We meet in the Card Room on the second Wednesday of the month at 11:00 AM. Everyone is welcome to attend.

**Bruce Cowgill, Chair**

## OCA-TV Update

OCA TV (Cox channel 1960) is currently maintained by two Oceana volunteers, who film the monthly board meetings and all town halls, load these videos onto Cox's system, and update the announcements and meeting schedules on the Oceana activities slide show every month. Our aging computer equipment falters at times but so far we have been able to restore the audio and video when they go off line. We could really use the help of a community member who has experience with Microsoft programming to help us clean and update our files.

Patricia McArdle

## Oceana Garden Club (OGC)

### **Open-Garden Social**

Nearly 20 gardeners and guests enjoyed a beautiful afternoon in the garden at our first Garden Social of 2019 on Saturday, June 1<sup>st</sup>. We snacked on potluck hors d'oeuvres, got better acquainted, and toured each other's gardens. Winner of a \$25 Cheesecake Factory Gift card was Marie Immel, daughter of Kevin and Susan. A great time was had by all! If you missed it, please look for notices about another gathering in July.

<https://oceanaseniors.org/activities/garden-club/>

### **Speaking of the Birds and the Bees.**

Hummingbirds, honeybees and bumblebees, that is. Pollinators are essential for the reproduction of vegetables and flowers. There is much an Oceana resident and especially an Oceana Garden Club member can do to attract hummingbirds and bees. Hummingbirds are important pollinators, but 80% of agricultural pollination is done by honeybees. Placing plants that produce yellow, violet, red and blue flowers in containers around your patio or in your garden plot will attract bees. The use of chemical pesticides is increasingly placing bees in jeopardy of extinction. They need protection that you can provide. Use of systemic pesticides is a big **NO!** Cultivating plants that attract bees in containers around your dwelling or in your garden plot will provide nourishment for them. Lavender and African Blue Basil are two excellent choices. Bees also need water. Placing a small shallow pan of water that is easily accessible to them will be very helpful. It is easy to identify bees from wasps. Bees have hair on their bodies and legs; wasps are smooth. Hilary Kearney, Author of "Queen-

spotting", is a San Diego resident and a good resource of bee information.

<https://girlnextdoorhoney.com>.

Another excellent resource on bees is the smartphone app. BeeSmart,

<https://pollinator.org/beesmart-app>.

### **Edible Flowers.**

Now that you are considering planting flowers to attract pollinators why not plant flowers you can eat? Rosalind Creasy's book "Edible Landscaping" or her website

<https://www.rosalindcreasy.com/>

offers ideas to start your experimentation with eating flowers. The list of edible plants is extensive, including Nasturtium, Lavender, African Blue Basil, Pineapple Guava, Fennel, Rosemary, Chamomile and Lemon Geranium to name a few of the more common ones. Information for this article is adapted from the May, 2019, El Corazon "Home Grown Gardening Class" hosted by Mary Matava, agronomist and owner of Agri Service, and Diane Hollister, one of North County's premier gardening instructors.



### **July Planting Guide for San Diego County.**

Oceana residents are privileged to plant year-round. These vegetables can be successfully planted in July: Beans, beets, cantaloupe, carrots, celery, corn, cucumber, lettuce, lima beans, N.Z. spinach, okra, peas, squashes, strawberries, swiss chard.

Please Find **important** information at:

[oceanaseniors.org/activities/garden-club](https://oceanaseniors.org/activities/garden-club)

Compost is free to Oceanside residents.

See: <http://agriserviceinc.com>

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

# Emerald Isle Golf Course



## Updates from The Isle

Summer junior camps are back at Emerald Isle! We are partnering with coach Pat Melillo and TGA Golf to offer 5 day camps - sign up your junior today!

 TGA PREMIER SPORTS
 @TGAPREMIERSPORTS



**BUILD**  
SKILLS & FRIENDSHIPS



**FUN**  
GAMES &  
ACTIVITIES



**HAVE A**  
**BLAST!**

# CAMPS

## at Emerald Isle Golf Course

Join TGA for our 15th year of premier golf camps! Our camps maximize the fun by including instruction, games, and exciting activities to help players of all experience levels develop their skills and passion for the sports in a safe and supportive environment.

Start Date	End Date	Start Time	End Time	Price
June 24	June 28	9:00 AM	3:00 PM	\$375
July 8	July 12	9:00 AM	3:00 PM	\$375
July 15	July 19	9:00 AM	3:00 PM	\$375
July 22	July 26	9:00 AM	3:00 PM	\$375
July 29	August 2	9:00 AM	3:00 PM	\$375
August 5	August 9	9:00 AM	3:00 PM	\$375
August 12	August 16	9:00 AM	3:00 PM	\$375

Half day options available - 9:00 AM - 12:00 PM for \$220/week

Multi-week & Multi-sibling discounts available

**For More Information Please Contact:**  
Pat Melillo at 203-915-3244 or  
pmelillo@playtga.com



### Sign Up Today at

## PlayTGA.com/NorthCountySD

Don't forget to join us for live music on the patio on Fridays, happy hour Mon-Fri starting at 2pm, and for weekly updates on menu specials and other activities happening at Emerald Isle be sure to get on our email list by registering in the golf shop.



EMERALD ISLE  
— GOLF COURSE —

Our team looks forward to seeing you soon!

Holly & John, Curtis, Luke, Henry, PJ, Mike, Russ, Chuck, Jared, Mug, Cassidy, Natalie and Karl the Dog.

[www.emeraldislegolf.net](http://www.emeraldislegolf.net)

Golf Shop Phone: 760-721-4700



# OCA TV GUIDE

Broadcasting on Channel 1960



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

## Daily Programming

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

## Exercise Opportunities

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

### *Volunteer!*

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

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

The OCA-TV Committee meets the 3<sup>rd</sup> 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



- July 4 No Coffee Hour this week
- July 11 Music Men—Our Favorite Barbershop Group
- July 18 Oceanside Historical Society—Learn a little history of our community
- July 25 Double Take- A dynamic Duo singing songs from popular duets

***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!

# Oceanside Community Association

## Board of Directors

### General Session Minutes

#### April 24, 2019

#### NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on April 24, 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  
Michael Thayer, Director  
Jeff Surowiec, Director

Absent: None

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 April 24, 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 voiced her concern with plumbing problems that had occurred six years ago, management will, review history of problem and follow-up.
- A homeowner voiced his concern regarding an association project underway in his unit.

#### APPROVAL OF GENERAL SESSION MINUTES

The Board reviewed for approval the General Ses-

sion Minutes of March 27, 2019. It was noted that page six had one typo that needed a correction. Upon a motion made and seconded:

**Resolved:** To accept the March 27, 2019, General Session minutes noting one correction. Approved: six members in favor, one member abstained. Director Jeff Surowiec abstained; he was not present as a board member at the last meeting.

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

President Joan Jeffery presented an update for the Emerald Isle representative as they were unable to attend this meeting. The update included the upcoming Friday music schedule 5-7 pm:

- April 26<sup>th</sup> = Ba Rel & Lana
- May 3<sup>rd</sup> - Jerry Vincent
- May 10<sup>th</sup> - Harvey Hanson

It was noted that new market lights over the patio were recently installed, be sure to come down and enjoy the nice new ambiance!

PGA Junior League has started, and the Emerald Isle team is fielding 14 kids this season. They will be hosting 6 practices and playing 6 matches against Encinitas Ranch and ProKids Oceanside and they look forward to a fun season with our awesome juniors!

Spring greens aerification was a success and the greens, though still a little bumpy, are looking extremely healthy and happy.

It was noted that the course is now a featured course in the new Geezers Golf program which is a new golf group in San Diego comprised of all senior golfers. Members pay Geezers Golf a \$95 annual fee and have access to many courses throughout San Diego at a preferred rate. If you would like more information, stop by the golf shop to pick up a brochure or check out their website at geezersgolf.com

The golf course continues to offer daily specials on our menu with our most popular being The BLT Tacos and the California Curtis Burger. Stop by and have a bite for lunch or dinner, and don't forget that you can always order a meal to go.

**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.

We would like to welcome Jeff Surowiec as our newest board member. Jeff was appointed at our last executive session. We now have a complete board of directors.

We are making headway with our reserve projects for the year.

- Plans are progressing for the repairs and painting for Unit #3.
- The slurry coating of the parking lots surround-

ing the clubhouse is complete

- Work is finally now underway in Unit #8 retaining wall projects
- Roofs are being repaired/replaced on Unit #2 garages
- The analysis of potential savings with in-house repairs and painting of homes is now completed and ready for decisions to be made.

Still to be tackled is the planning of the coordination of the landscape master plan, irrigation upgrades, and underground electrical in Unit #5.

It should be remembered, however, that disruption is unavoidable during major projects and patience is necessary to get through it with as little stress as possible.

RPC is in the process of evaluating systems within our infrastructure that with some investment could reap long-term savings. Some items under study are pool and spa pumps and smart thermostats for the common area buildings. Prudent financial management suggests that upgrades that produce a relatively short payback period should be pursued whether budgeted or not should move forward. It is not good money sense to delay the start of reaping savings. We continue to look for ways to do things better and save wherever we can.

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

## SECRETARY'S REPORT

Secretary John Vogt noted that the Executive Session Meeting was held on March 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 two homes. There were two compliance matters heard at the March Executive Sub-Committee meeting. The committee was provided updates on other ongoing compliance matters. The Board was provided information on pending insurance claims and reimbursement requests. The Board met and conferred with a homeowner at the request of the owner. The Board was provided updates on one change order, and one contract approval. The contract was for engineering and structural plans necessary for the replacement of the retaining wall in unit #9. Board Members interviewed one volunteer candidate for the open board position. Board Members reviewed communication sent on behalf of the Board and communication sent to Management and the Board.

**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 reported on the March 2019 financials. Treasurer

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 spa upkeep had required additional expenditures due to the installation of a new pump. Additionally, Treasurer Wendt noted that the water usage continues to be under budget. 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.**

### 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 the Association did not collect any fine income in the month of March.

**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 March 27, 2019, Executive Session, approved to initiate foreclosure of two properties, APN 160-341-18-00 and APN 160-150-44-00.

**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 April 12, 2019 meeting. The Sub-Committee approved minutes from the last Executive Sub-Committee meeting. Additionally, the Sub-Committee approved the inclusion of new member Judy Claiborne to the activities committee. Vice President Finkas noted that the Western Night and the U-Make-It events were a success.

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

### Architecture Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the April 9, 2019, Architecture Meeting. The Committee & Executive Sub-Committee voted on items as follows: 29 applications were approved

and/or ratified. One application, Unit #8 House #107 was sent to the full Board for their consideration of approval. The application for #107, schematic and fence design were provided for Board review. The Board discussed this item and while most had no objection to this request, they agreed to obtain the attorney's input on a draft "simple" agreement that Secretary Vogt had provided. Upon a motion made and seconded:

**Resolved:** To acknowledge and accept as presented the April 9, 2019, Architecture Executive Sub-Committee minutes and approvals. To conditionally approved the architecture request for Unit #8 House #107, as submitted. To further note the request is conditionally approved with the homeowner's acknowledgement that they are willing to sign a simple agreement once obtained from the Association's attorney. Approved: Six members in favor, one member opposed. Treasurer Charlie Wendt opposed the motion.

#### Landscape Committee

The Landscape Executive Sub-Committee met on April 11, 2019, directly following the Landscape Committee monthly meeting. The Executive Sub-Committee approved the minutes from their last meeting. The committee approved three proposals that will be expensed to the reserve budget, these approvals included the clean-up of artichoke thistle on the slope near the maintenance yard. There were two proposals approved to be expensed to the operating budget and five homeowner paid proposals were approved. Two proposals were tabled for revisions and will be presented at the May meeting.

#### Water Usage Report

The Water Usage Report for March 2019 was presented showing comparisons in usage for 2016 thru 2019. Irrigation has been turned back on. Currently the irrigation is cycling in the evening hours on Monday, Wednesday and Friday after 8:00 pm.

**Resolved:** To acknowledge and accept the minutes and approvals as presented for the April 11, 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 April 10, 2019. Draft minutes were presented to the Board. The recommendations that are being submitted to the Board for their consideration are being presented in New Business.

**Resolved:** To acknowledge the RPC comments, noting that the committee recommendations will be presented and discussed in New Business.

**Safety Committee** - The Safety Committee met on April 17, 2019. The committee minutes have been included. The committee is working on their recommendation for additional security cameras.

**Resolved:** To acknowledge and accept the minutes and report as presented by Director Michael

Thayer.

**OSERT** - The OSERT Committee met on Wednesday, April 17, 2019. The committee minutes were presented for Board review.

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

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

**Resolved:** To acknowledge no minutes and no action needed.

**Unit Advisors** - The Unit Advisors met on Wednesday, April 10, 2019, there were no new motions for the Board's consideration.

**Resolved:** To acknowledge and accept the report as presented by Director Sherry Jarrett.

**Website** - The Website Committee met on Wednesday, April 3, 2019, there were no new motions for the Board's consideration.

**Resolved:** To acknowledge and accept the report as presented by Vice President Carol Finkas.

**Finance Committee** - The Finance Committee met on April 15, 2019, due to timing, April minutes will be included in next month's packet. The Board was asked to approve Helaine Botello as a new Finance Committee member. Upon a motion made and seconded:

**Resolved:** To acknowledge and approve new committee member Helaine Botello. Approved: Unanimous.

**OCA Garden Club Minutes** - The Garden Club met in the month of February. The February 13, 2019 minutes were included for Board review. There were no motions or approval requests presented.

**Resolved:** To acknowledge and accept the report as presented by Director Sherry Jarrett.

#### 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 April. Secretary Vogt provided a monthly update and report. The committee recommendations were taken up under New Business.

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

#### MANAGEMENT REPORTS

##### General Manager

General Manager Patricia Orlando reported that the administrative staff continues to support the various committees by compiling packets and minutes for each committee. The 2019-20 phone directory is continuing to be worked on. May 31, 2019 is the deadline for submitting your information to the business office. This month there were approximately 20 homeowners who signed-up and completed their HOA payments on-line via the AppFolio database.

Ongoing projects that the maintenance team is working on and will continue with throughout this year, include repainting of the fire lanes throughout the community, converting wood handrails to metal railing, installation of new catch basins and drains where needed. It was reported that there have been 128 combined landscape, maintenance and administrative work request submitted since last meeting. Approximately 130 work requests were completed and closed out since last meeting. There are currently 187 open work requests. The open requests include projects that will be worked on throughout this year. (Example: Termite treatment of garages, drain installation, perma-liner wait list, etc.)

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

### Maintenance Department

Maintenance Supervisor Randy Newman provided a brief update on various projects that are in process throughout the community.

- Unit #2 Carports/Trash Shed Roof Replacement began on April 8th, with Carport/Garage Building #1, followed by Building #2 on April 15th. Letters informing homeowners involved were mailed on April 2nd.
- The engineering plans for Unit #9 retaining wall adjacent to the golf course have been obtained along with the permit. The plans are being submitted to 3 vendors for their bids.
- The RV parking lot and the clubhouse parking lot were repaired, and slurry sealed on April 22nd and 23rd.
- The maintenance team has completed the installation of drains, grading and removal of bushes and is currently working with the landscape vendor to ensure irrigation is correctly installed for Unit #1 House #4.
- Drainage has been improved or newly installed in many areas. The maintenance team will continue to work to prioritize the remaining areas that require improved drainage.
- The remodel of the women's poolside shower and restroom is now complete, final inspections and approvals were provided by the city.
- Tiered retaining board installation and new plant installation on the stepped slope behind unit #8 is now complete.
- The maintenance team completed the re-wiring of much of the lighting that surrounds the pool and activities buildings. (There were many shorts and lighting problems being reported.)
- Perma-lining is back on the monthly schedule now that the winter rains have stopped.
- The fire and safety painted red-lines are being scheduled once again and will continue until the entire community has been completed.

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

### UNFINISHED BUSINESS:

#### Unit #3 Repair and Paint Project

Maintenance Supervisor Randy Newman obtained and presented quotes for the repair and painting of Unit #3. Randy also provided an analysis and break-out for the cost of this project if completed in house. (Additional staffing would be needed.) Proposals and work sheets providing analysis and cost basis were included. It was noted that on the Bid Comparison worksheet the roofing costs were removed in order to compare "apples to apples". RPC Committee member Ken Rishe provided a ROI analysis. Discussion and Q&A took place. Upon a motion made and seconded:

**Resolved:** To approve the hiring of three new employees as the in-house repair and paint crew, noting the payroll dollars for these employees will be classified as a reserve expense. To further acknowledge the approval of the cost of start-up tools and equipment necessary at a cost of \$12,623.00. Approved: Unanimous

#### Garage Clean-Up

At last month's 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. The Board requested that management re-evaluate their recommendations in order to reduce the proposed costs. A new plan was presented for Board consideration. This new plan reduces overtime hours because the maintenance team will not work weekend overtime but will assist during their weekday hours. (This may require a delay in some of the standard work request.) Due to scheduling needs of the Public Education Coordinator Of the Oceanside Fire Department, the Town Hall meeting has been pushed out to the end of July. Outlined below is the schedule that was presented:

- July 27, 2019, 10:00 am; Town Hall with Fire Dept. giving presentation re: home fire hazards, etc.
- First week of August; Letter to residents, with calendar and instructions re: what to put at the curb and when, maintenance team will assist with pick-ups and curbside service if an owner places a work request with the business office.
- August 19th - 26<sup>th</sup>; Install 2 extra dumpsters, one in U-7 parking lot, one at maintenance yard; owners to deposit garbage in dumpsters or curbside; our maintenance staff will pick up curbside items daily at a designated time. (work request must be placed with the business office.)
- September 7<sup>th</sup>; DAV will drive the property on Saturday and pick up curbside items (no mattresses or dishwashers). Our maintenance staff will be available Friday afternoon to assist with heavy items moving from garage to the curb.
- Sept. 21<sup>st</sup> & 28<sup>th</sup>; On two specified Saturdays, BOD inspects open garages on a specific schedule (Example: Units 1-3 at 9:00-10:00 am, Units 4-6 at 10:00-11:00 am, etc.) Owners notified in advance to leave garage or carport doors open for

drive-by inspection.

Discussion and Q&A took place. Secretary Vogt recommended a minor change to the letter informing owners of this event. It was noted that the cost will be expensed to GL7307. Through March of 2019 this GL is \$1,283.00 under planned budget. Upon a motion made and seconded:

**Resolved:** To approve the proposed garage cleaning project and schedule as presented. To note that the cost for a minimum of extra dumpsters is \$753.41. Approved: Unanimous

**NEW BUSINESS**

**Proposals**

**1. Thermostat Upgrades**

Maintenance Supervisor Randy Newman in partnership with the RPC Committee researched upgrading the thermostats in the clubhouse and activities buildings. The RPC Committee is recommending for Board consideration and approval the installation of ten (gen3) Nest Thermostats at a cost of \$226.00 per thermostat, total project \$2, 260.00. This is a reserve expense that has not been planned for. There is a total of \$11,165.00 planned for in the reserve electrical category GL9021 with a year-to-date expenditure in this category of \$703.00. The installation of the upgraded thermostats would be completed in-house. One member recommended a test before purchasing all 10 units. Discussion and Q&A took place. Upon a motion made and seconded:

**Resolved:** To approve the purchase and installation of ten Gen3 Nest thermostats at a cost of \$2,260.00, noting this is a reserve expense that will be booked to GL9021. Approved: Five members in favor, two members opposed. Treasurer Charlie Wendt and Director Michael Thayer, opposed.

**2. Pool Pump**

The RPC Committee has been exploring various projects that can produce energy savings. The RPC Committee researched upgrades to the pool pumps in order to obtain energy and cost savings. The RPC Committee recommended, for Board consideration and approval, the installation of a new swimming pool pump at a cost of \$649.99. The annual cost savings is estimated at \$2,322.00. This is a reserve expense that has not been planned for. It was noted that the cost will be offset by the savings and the installation will be completed in-house. Upon a motion made and seconded:

**Resolved:** To approve the purchase and installation of a new swimming pool pump. Approved: Unanimous.

**3. Fire Hydrant Repairs**

There are 53 fire hydrants throughout the property, at the last inspection two hydrants were noted as needing to be replaced as soon as possible, and there were three additional hydrants that are currently difficult to operate and should be planned for replacement next year. The maintenance team has researched numerous vendors and obtained two bids. The bids comparison show the cost of replacing one hydrant. Fire Code is being

recommended by the Maintenance Supervisor as they provided the best pricing. The Reserve GL 9013 has an allocation of \$10,000.00 for hydrant repairs and replacement in 2019. The Board was asked to approve Fire Code as the to complete two replacements for a total cost of \$8,778.00. Upon a motion made and seconded:

**Resolved:** To approve Fire Code as the vendor of choice replacing two hydrants at a cost of \$8,778.00.

**Revised CC&RS**

**Consideration of Approval**

Since January twice monthly meetings have been held in order to discuss changes and revisions to the CC&RS. The Board was provided a red-lined copy of the changes that came out of the meetings and a copy of the attorney's draft which provides his notes and comments. The Board was asked to approve submitting the red-lined version to Krieger Law in order to complete a first review and answer outstanding questions. Discussion and Q&A took place. Upon a motion made and seconded:

**Resolved:** To table in order to plan a working general meeting of the Board, open to the community, in order for the Board to review and agree upon changes recommended by the Ad Hoc committee.

**Consideration of a Mission Statement**

At the request of Board President Joan Jeffery, Secretary John Vogt submitted a draft mission statement for the community. John read the draft statement and then opened the floor for Board discussion and Q&A. Multiple comments and ideas were heard. Upon a motion made and seconded:

**Resolved:** To solicit members comments and ideas through the Hilltop Highlights so community members can become involved in the formation of a community mission statement.

**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. There were no additional recommendations.

**Resolved:** To acknowledge the roundtable discussion noting no new items for consideration.

**ADJOURNMENT TO EXECUTIVE SESSION**

President Joan Jeffery adjourned the General Session Meeting at 11:49 a.m. The next General Session is scheduled for **Wednesday, May 29, 2019**. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary

