

HILLTOP HIGHLIGHTS

Inside:



See Live Demonstrations of:

Pickle Ball,
Woodshop/Lapidary,
Ceramics/Art,
Fitness Classes
and Much, Much More.



Also Inside:

- ☞ Our Annual Halloween Party
- ☞ You Make It, You Sell It Sale
- ☞ Meet-Up for Happy Hour

HAPPY HALLOWEEN



A note to website viewers:

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

Contact Information:

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

Website:
www.oceanaseniors.org

Accounting:
accounting@ocaoffice.org

Maintenance:
maintenance@ocaoffice.org

Homeowner Concerns:
office@ocaoffice.org

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

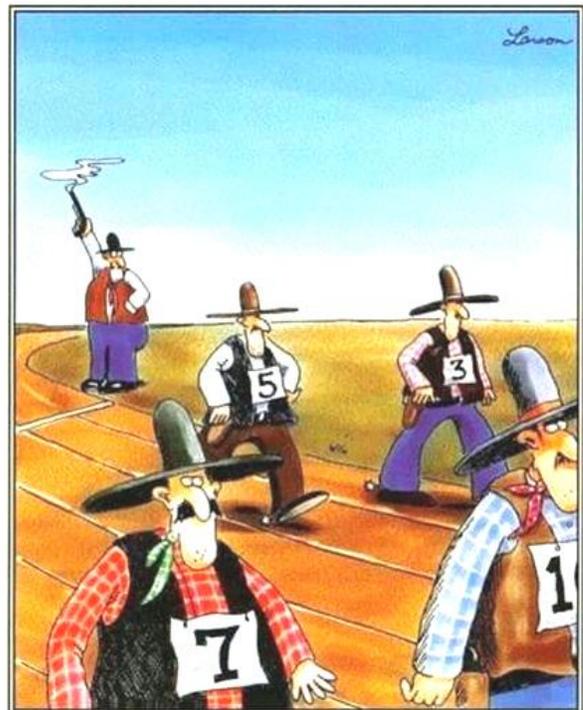
Emergency Police:
911

Table of Contents

- A Message from the Board 3
- Emerald Isle Golf Course 4
- Aladdin's Lamp. 5
- Dog Park 5
- Notices & Reminders 6
- Welcome Committee Invitation 8
- Activities 8-10
- Things To Do at OCA 11
- Calendar. 12-13
- OCA Committee Members 14
- Committee Reports
- Architecture 15
- Website. 15
- Garden Club 15
- Activities 16
- OCA-TV 17
- OSERT 17
- Share & Wear 17
- OCA Safety 17
- Did You Know? 18
- OCATV Guide. 19
- Coffee Hour 19
- BOD Meeting Minutes, 07/31/2019 20



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The 100-meter Mosey

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Contact for all: 760-757-3937

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jasurowiec@yahoo.com

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

Office Information

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

KEEP INFORMED

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

OCEANA

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 last two months have been ones of high activity and accomplishment. The section of the retaining wall between some houses in Unit #9 and the golf course has been rebuilt and by now the damage to the golf course grounds repaired.

Our in-house crew of three painters have made progress in Unit #3 with garage, trim repair and painting. It is expected that we will realize good savings over hiring outside contractors.

The spa has been resurfaced. In August the board voted to have the walkway from the pool area to the back gate replaced. This area was becoming a serious trip hazard and liability to residents. The dates of completion of this project is yet to be determined at this writing.

Refurbishment of the card room furnishings is continuing and soon all the chairs will be refinished and recovered. The tables were refinished in July. This is one of the most utilized rooms in our common area complex and should serve us well for some years to come. All of the work has been performed in-house at very little expense except for materials.

In August the board also voted to replace the lighting fixtures in the auditorium. The lighting there has been poor for years. It is our hope that this will have an uplifting effect for meetings and events. Since the new fixtures are dimmable and LED we will have much more regulation of the lighting and should realize a savings with the change to LED. The chandelier in the lobby was converted to LED and we are reaping savings there with much better light.

Another project voted on in August was for phase one of the landscape and irrigation master plan. It will start in Unit #4. We were presented with three irrigation options and we chose option #2 because it included a drip system for beds and separation of the irrigation from the domestic meters. This allows us to take advantage of any waste water savings that can be gained from that separation, but even more importantly it will position us to tie into the reclaimed water system at a future date relatively inexpensively if it is decided that it is cost effective. Presently the pay-

back period would be 26 years for reclaimed water, so time will tell. Unit #4 was selected because it is a smaller unit and recently repaired and painted. The next Unit to start on the master irrigation and landscape plan is still under consideration.

The best piece of news we have is that due to the perseverance of our management team, with Randy and Patricia's leadership and Diane's great follow-through, we were informed by our consultant that we are not responsible for the electrical conduit replacement. This was a big topic of debate as to our responsibility in the matter, but since SDGE was insisting at every level that it was truly ours and the gas line replacement hinged on our having the work done and paying for it, we had no option but to comply.

Wisely, before contracting for any more work, Randy contacted a consultant who had worked for SDGE for over 25 years and really knew the ins and outs of the issue. This was a very big-ticket item that was due to cost us approximately \$1,000,000. We not only do not need to spend that money; we can now claim back what we already have paid. The full amount is still being compiled, and it may take quite a while to receive the funds, but this is very good news for all members. Kudos to Randy, Patricia, and Diane.

The rest of 2019 will be busy as well, and it won't stop there. Many major projects are planned for 2020 so the beat goes on. In a few months we will be at Board of Directors election time. If you would like to be part of the good things happening here in Oceana, please consider running for the board. If you know of someone who is forward thinking, fair and open-minded, positive, prudent, and willing to dedicate themselves to serving all sectors of our community needs please encourage them to consider running.

Candidates need not have lofty credentials, but must be willing to spend a generous amount of time serving at meetings, executive sub-committee duties, and other tasks depending on assignments. There are some sacrifices, but there is also the reward of helping our community be the best it can be.

UPDATES FROM THE ISLE

Live Music • Fridays from 5-7pm • Happy Hour 2-close



Golf Course News

Looking for a new group of people to help you get into the game?

Join our Men & Women's Clubs! Open to all skill levels and guaranteed to improve your game!

Women: Monday Mornings 7:30-8:30 tee times

Men: Thursday Mornings 7:30-9:30 tee times

call shop for more details
(760) 721-4700

Need a Lesson?

Schedule your next range practice with a purpose! **Mug Ogg is our LPGA certified instructor** and she can turn those bad habits around in no time!

To schedule a lesson:

(760) 207-3866

mug.lpga@gmail.com

www.BetterGolfWithMug.com



2019

PAST TO PRESENT

Taking a look at some of The Isle's History through photos



1980's

Amazing to see how far our course has come! We are so proud of our improvements and we want everyone to enjoy. We hope you'll join us for some Friday Night Live Music, ice cold beers, an assortment of wines, our new menu full of great food, and of course plenty of golf!

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.



We are on our way to improving the Rock Garden on Vista Campana across from O street! I am submitting this for the October Hilltop Highlights on September 6 so there has not been much time for donations, but we have gotten a start with the first three donations in hand so far! Keep them coming; bring your check down to the OCA office made out to OCA!

The Landscape Committee has set aside \$2,000 for the project. We members of the community need to raise the remaining \$2,038.84 for the pathway and three benches. Perhaps you'd be interested in sponsoring a bench in memory of a loved one.



There will be an Aladdin's Lamp booth at the "You Make It, You Sell It" Event October 12th at 9:30 am in the Clubhouse. Come buy baked goods, drinks, and more! You can also help by donating some homemade baked goods or some of your handmade craft items for us to sell.

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



There has been chat about placing a dog park in the Unit 8 area and this sounds like a **great idea**. There are many dogs (and their owners) who are missing out on socializing or romping around with others due to the location of the present dog park at the bottom of the hill. Some folks won't drive down the hill because the location is so remote, and others who don't drive certainly wouldn't walk that far. Therefore, a logical solution would be to bring the dog park up to our neighborhoods, where it can be more accessible and provide better safety.

Unit 8 has a very good location. It borders Emerald Isle Golf Course, is quite large in size, and would be perfect for a dog park and bench

seating. This area is close to house 13 and across the street from house 86.

The reception to the dog park in this location has been very positive. However, there is more that has to be done. We are obtaining proposals for fencing, benches and other incidentals to see if it would be cost effective. We are in the very beginning stages. The location has not yet been approved by Unit 8 residents or the Board of Directors. This is an uphill climb for us, but not as bad as the climb coming uphill from the current dog park.

We would like to hear your comments about this proposal, and if there are any locations in your specific unit that you feel would make a good dog park. Thanks.

Jeff Surowiec
jasurowiec@yahoo.com



A Tall Tale from a Vienna Graveyard

A tourist in Vienna was exploring the city on foot. His route took him past Vienna's Zentralfriedhof graveyard, where he thought he heard music. Public playing of music is not uncommon in Vienna, but, in a graveyard?

No one was around, so our tourist searched for the music's source, which he found coming from a grave with a headstone that read: Ludwig van Beethoven, 1770-1827. Stunned, he thought that, surely, this was a joke. But, then realized that the music was Beethoven's 9th Symphony and that it was being played backward! Puzzled, he left the graveyard and persuaded a traveling partner to return with him.

By the time they arrived back at the grave, the music had changed. This time it was the 7th Symphony, and, like the previous piece, it was being played backward. Curious, the men agreed to consult local authorities.

The authorities were also curious and sent a detective back with the two tourists. When they returned, the 5th Symphony was playing, again backward. The symphonies were being played in the reverse order in which they had been composed, the 9th, 7th, then the 5th.

By the next day word had spread and a throng had gathered around the grave to witness the phenomenon. They were all listening to the 2nd Symphony being played backward.

Just then the graveyard's caretaker ambled up to the group. Someone in the crowd asked him if he had an explanation for the music.

"Oh, it's nothing to worry about" said the caretaker. "He's just decomposing!"

Notices & Reminders



Witches, Ghosts, Goblins & (Good God, What Is It?)

The Halloween season is upon us. Come October 31, there are likely to be multitudes of witches, ghosts, goblins, and more than a few politicians roaming our streets looking for handouts. Please be aware that the disguises many of them wear to hide their true identities may limit their vision and make them vulnerable to those of us who may be out on our routine business.

Drive carefully!

That (whatever-it-is) you save may be your neighbor!



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

Green Waste

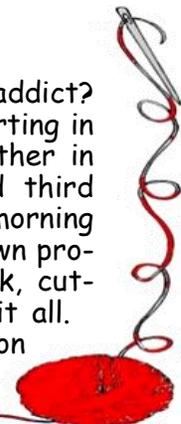
Green Waste is plant trimmings and other garden waste (organic only). You may dispose of green waste by placing it in a separate container (can or paper bag) and placing the container at the curb on Friday by noon. Our landscape vendor will pick it up Friday afternoon.

Do not put green waste out any day but Friday. Friday is the only day green waste is collected.

We compost green waste for subsequent use. **Do Not** put regular trash/garbage or recyclables in with your green waste. This contaminates our entire green waste pile and renders it useless for landscaping.

Quilters:

Quilter? Embroiderer? Sewing addict? Have we got a group for you! Starting in October we will be getting together in the Art Room on the first and third Tuesdays about 9 and spend the morning in good company working on our own projects. Hand sewing, machine work, cutting and measuring - we will do it all. Come and join us. For information call Sue Moore 760-231-7966.



A Change for Winter

Winter Swimming Pool Rules

Residents: 7:00 am - 7:00 pm
 Guests: ONLY 11:00 am - 1:00 pm
 and 5:30 pm - 6:30 pm

- Guests **MUST** be accompanied by a resident at all times.
- A resident may bring no more than four guests per household to the pool.
- No glass containers of any type are permitted.
- No rough, disorderly conduct or language is permitted.
- No jumping or diving is permitted.
- Use of the spa by persons under 14 years of age is prohibited by State ordinance.

Calling All Card Players

The OCA Pinochle Group is a fun bunch of residents and neighbors who get together once a week (and sometimes more) to have a great time. We do not play by the standard rules of Pinochle! We have created our own variations of the game rules, and they produce a much more enjoyable game. We play every Monday from 1-4pm in the Card Room at the Clubhouse. Please stop by and join in the fun.



Don't know how to play or need a refresher? We are happy to provide training to suit your needs. Please call Joyce Poxon at 760-859-6728. We look forward to your participation.

Look for us at the Information Fair.

Oceanside Adult Dance

(Posted at request of the under-signed)

The 2019 Schedule:

Date	Performer	Theme
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

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 going to: www.oceansiderec.com.

Jane MacKenzie, 4310 Auklet Way, O'side

We lost a very dear friend, Alice Campa, who lived in 3615 Vista Bella #13. She passed away peacefully in her sleep on Saturday, 10th August. She was 90 years old.

PARKING REMINDERS:

(quoting from the OCA Members Handbook, updated in 2015 and available on our website)

- When a resident has a contractor working at their home, they are responsible for the parking behavior of that contractor. Contractors can only park in designated normal spaces; not behind a home/garage thus impeding other residents' comings and goings.
- ALL residents in our community must have OCA blue & white stickers on the back windshield of each vehicle housed here.
- There is NEVER any parking in a red No Parking zone or on a sidewalk. These areas are designated by the Oceanside Fire Marshall and a car can be towed if parked in a red zone.
- Storing items in the garage may not interfere with parking at least one vehicle in the garage. It is an Oceanside City ordinance that all garages/carports maintain room for the parking of a vehicle. OCA has the authority to contact the Fire Marshall on any garage/carport that has been reported as a safety/fire hazard.
- It is also a City Ordinance that no carport/garage shall be used for business transactions.



THE NIGHT EDDIE BECAME A TOAD.

Saturday, October 12 2-4pm



*W*elcome
to Oceana!

**New owners
and renters:**

Don't miss the
Oceana Welcome Committee's

*F*all *S*ocial!

Join us

From 2 to 4 p.m.
Saturday, Oct. 12, 2019
in the Clubhouse Card Room.

Learn more about our community, make new friends and enjoy light refreshments.

If you are unable to attend, watch Hilltop Highlights or Channel 1960 for future Welcome Committee events in 2020.

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.

Caution, May Induce:

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



Upcoming Events

Monday, November 11 1-3pm

Calling All Veterans & Residents



The Association is hosting a Veterans Day Event to honor all who have served. This is a wonderful opportunity to thank our veterans for their service. Veterans' attendance at this event will be appreciated by all our residents!

Your community appreciates you!

- Veterans will be announced and recognized. **When:** Monday, Nov 11 1pm - 3pm
- Veterans: please wear your uniform (if you still have it and it still fits!) **Where:** Clubhouse Auditorium
- Bring any pictures you would like to share.
- Desserts & Beverages will be served.

Wednesday, November 13

MEET UP
For



OUTBACK STEAKHOUSE®

2485 Vista Way
Oceanside

\$5 Drink & Appetizers choices OR
6 oz. Sirloin & Fries or Chicken & Fries
& Beer/Cola/Wine \$11

These outings take advantage of services available from local establishments. Our intention: plan for a large table (or contiguous tables) where we can have loads of fun and meet new people!

4pm - 6pm in the restaurant's bar area.

Activities

Saturday, October 19 10am - Noon

Saturday, October 26 6pm - 9pm



Free Refreshments!

Saturday
October 19
10am-Noon
Clubhouse
And, it is
absolutely free!

See it Live:

- ◆ Demonstrations in our specialty rooms:
 - Art
 - Ceramics
 - Billiards
 - Woodshop
 - Lapidary
- ◆ A Pickle Ball game in the auditorium.
- ◆ Card and Board games played in the Card Room.
- ◆ Information tables poolside for each activity available at Oceana.
- ◆ A Special Share 'n Wear Sale
Come and learn what's available. We have activities for just about any interest.

Saturday, October 12 10am - 1pm

Announcing the

You Make It SALE

October 12 from 10am to 1pm. Held in our Main Parking Lot by the Auditorium

Sell It If You Made It



- Arts & Crafts
- Baked Goods
- Handmade Items

10% of proceeds go to support Share 'n Wear.
Questions? Call 760-757-3937

We're having a **BOOBASH**



- Catering by: **Ciao**
- Dance to: **The Rhythm Express Band**
- Join in the: **MONSTERS ON PARADE**
- Vote for the: **BEST COSTUME**
- Winner gets the:

Oct. 26 6-9pm
Clubhouse Auditorium
Residents \$15 each
Guests \$18 each
Register at the Office by Oct. 18

BOO! prize!
Questions? Call 760-757-3937

Tuesday, October 15 4pm - 6pm

MEET UP For **HAPPY HOUR**



Hennessey's Tavern
2777 Roosevelt
Carlsbad
\$5 drink & appetizer
OR
2 for 1 Burgers \$10

Oct. 15 4-6pm
Restaurant's Bar Area
Your tab.
Sign up at the Office by Oct. 1

Questions? Call 760-757-3937

Clip out and save.

This Month's Activities

Oct. 12 You Make It, You Sell It Sale

9am-3pm Clubhouse

Oct. 15 Meet-Up at Hennessee's

4pm - 6pm in Hennessee's Bar area

Oct. 19 Information Fair

10am - Noon Clubhouse

Oct. 26 Halloween Party

6pm - 9pm Clubhouse

Every Thursday

Sing-Along House Party

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

(Details elsewhere in this edition of the Hilltop Highlights)

Coffee Hour

Oct. 3 The Choraleers

Oct. 10 Stu & Laurie Variety Show

Oct. 17 Blue Skies, A Cappella Group

Oct. 24 Teri Inc. Children's Singing

Oct. 31 Trivia



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; Water-color instruction, Wed. 1-3pm. Info: David Finkas at (760) 586-8484.

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

Bridge

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

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 442-297-7430.

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

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 - Wednesday at 7pm 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.

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 1 pm in the Card Room. Info: Joyce Poxon 760-859-6728.

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

Quilters—1st & 3rd Tuesdays 9am-Noon in the Art Room. Info: Sue Moore, 760-231-7966.

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.

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

Writing Group (Write On) -Tuesdays 10am. Billiards Room 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 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 Write On 10-11am (Billiards Room) Woodshop: 1-3pm	Art Room Open: 1-3pm Computer Rm: 10-12am & 1-3pm Friends of Bill W. 5:00pm Keep Fit Class: 8:30am (Auditorium) Lapidary Shop: 1-3pm OA Friends of Roseann: 7pm Putting Practice 10am (Golf Course) Share & Wear: 11-2pm Water Aerobics: 8-9am Woodshop: 1-3pm Admin. Office Open to 6:00pm

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
		9am-Noon Quilters— 1 Art Room 9:30am Activities Cte.— Card Room 1:30pm Bunco—Card Room	Noon Website Cte. 2 —Computer Room
6	7	9:30am Arch. Cte. 8 - Card room 10am OCA Book Club	10am Unit Advisors 9 Cte.—Auditorium
13	14	9am-Noon Quilters— 15 Art Room 9:30am Compliance Hr'gs —Card Rm. (Closed) 1:30pm Bunco—Card Room 4pm MeetUp—Hennessee's	5pm OSERT-Comp. 16 Rm. 6pm Safety Cte-Comp. Rm.
20	21	22	23
27	9:30am Finance 28 Cte.—Card Room	29	9:30am Open BOD 30 Mtg. 1pm BOD Exec. Session



Every Thursday	Every Friday	Every Saturday
Billiards: 10:30am 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: 1:30-3pm Computer Rm: 10-12am & 1-3pm Hand & Foot: 12:30pm Keep Fit Class: 8:30am (Auditorium) Pickleball: Open Play 3-6:30pm Social Bridge: 9-11:30am Tai Chi: 10-11:30am Water Aerobics: 8-9am and 1-1:45pm Woodshop: 1-3pm	Pickleball: Open Play 1-4pm 

Thursday	Friday	Saturday
9am Coffee Hour- The Choraleers 3	4	10am-1pm SSS 5 
9am Coffee Hour- Stu & Laurie Variety Show 10 10:30am Landscape Cte.— Art Rm.	11	9am-3pm 12 You Make It, You Sell It Sale 2pm-4pm Welcome Cte. -Fall Social—Card Rm.
9am Coffee Hour- Blue Skies, A Cappella Group 17	1pm OCA-TV Cte. —Admin. Conf. Rm. 18	10am-Noon 19 Information Fair —Clubhouse
9am Coffee Hour- Teri Inc. Childrens Singing 24 United Nations Day	25	6-9 pm "BooBash" OCA's Halloween Party —Clubhouse 26 
9am Coffee Hour- Trivia 31 		

Activities Committee

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

Landscape Committee

Meets: 2nd Thurs. ea. Month,
9am, Card Room
Chair
Vacant
Bruce Cowgill
Connie Ferguson
Sue Mansis
Sherry Jarrett Board Liaison
Charlie Wendt Board Exec. Cte.

OCA-TV Committee

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

Safety Committee

Meets: 3rd Wed. ea. Month,
6pm, Comp. Room
Chair, 335-6597
Kelly Byrne 335-6597
Connie Ferguson 703-254-8916
Georgann Gall 214-0221
Patricia McArdle
Alice Nolan
Lyn Riley
Linda Slater
Mike Thayer Board Liaison

Reserve Planning Committee

Meets: 2nd Wed. Quarterly,
Mar., June, Sep., Dec.
11am, Card Room
Chair
Bruce Cowgill
Mike Faulkner
Patricia McArdle
Ken Rishe
Tain Soreboe
Charlie Wendt Board Liaison

Unit Advisors Committee

Meets: 2nd Wed. ea. Month,
10am, Clubhouse Auditorium
Co-Chair, 754-0020
Shari Flanders, Co-Chair, 453-2223
Donna Wendt,
Unit
1 - Ron Landsel 231-7586
1A - Linda Langworthy 562-301-1346
2 - Suzanne Condren 434-8266
3 - Gisele Lauer 754-0296
4 -
5 - Teri Battaglia 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.)

Committee Reports

Architectural Committee

Dear Oceana Residents,

The committee would like to thank all of the Oceana residents who continue to repair, renovate, and upgrade their homes at their expense. As examples, this past year has seen the installation of many wonderful new roofs, multiple beautiful new windows, attractive new doors, good looking new lighting, and efficient air conditioner upgrades. We realize that many thousands of dollars have been spent on these projects. When one home is improved, that benefits the entire development and we appreciate that fact.

We would like to remind you that anything done to the outside of a dwelling must be approved by our committee before the work is done. The architectural requests are available at the office and must be submitted by the first day of each month. The committee meets the second Tuesday of each month at 9:30 in the clubhouse and you are welcome to attend. The work of the committee is then immediately reviewed by a board subcommittee and the project approvals or denials are sent to the homeowner by mail. If approved, a pink sign will be included for posting so neighbors will know the project has been approved by the HOA. Once an approval is received, the homeowner can begin work.

If you have questions about a project or the procedure, please contact the committee member who serves your unit or the committee chair. (Please see the Architectural Committee Membership roster on page 14.)

We are always looking for residents who are interested in joining us in our work. If you are interested, please contact a committee member or drop in on one of our meetings.

Regards, Bill Loftus!

Website Committee

Here are some highlights of information available on the Oceana Website. You can find items such as:

- *Oceana Community Emergency Response Questionnaire*

Do you have someone in your family or a neighbor who will need assistance to evac-

uate in an emergency? If so, please print and complete this short questionnaire and deliver it to OCA as soon as possible.

- *LaBahn's Spraying Schedule for the week of (month/date)*

Under Helpful Links:

- *Free Ride to/from Stater Bros.*
- *Wildfire Safety Checklist*
- *In Case of Emergency: Prepare. Plan. Stay Informed.*
- *Disaster Info Updates*
- *For Disaster Assistance*
- *Nextdoor Oceana*
- *DrugWatch.com*
- *Volunteer Opportunities*



So now you can go to www.oceanaseniors.org to look up the rest of the information this site has to offer. You will be up to date and informed. Just a click away.

Fall is here. Cool breezes and cold evenings. Isn't it great to live in Oceana?

Anita Romaine

Oceana Garden Club (OGC)

The Adventure of Wildlife in the Oceana Gardens

Submitted by Frank Danczyk

Gardening can be fun, but sometimes, oh! those darn pests that can get into your eyes, or even crawl on your legs! Granted, that is not the most common scenario, but we do indeed encounter all sorts of pests, insects, and crawling vermin!

This is the last of 3 articles dedicated to wildlife in our gardens. The first was on birds, the 2nd on different predators we encounter in our gardens, and this one is on the most common insects that we deal with while working our gardens. Naturally the insects can vary from day to day, season to season, and year to year. This also is not a complete list, but probably the most common insects and bugs that we encounter in our gardens. The list is as follows. Thank you!

Our Typical Garden Insects & Bugs	
<ul style="list-style-type: none"> • Ants— many kinds, • Aphids, • Bees— beneficial, • Produce eating bugs, • Butterflies-beneficial, • Caterpillars— become butterflies, • Chiggers— microscopic mites, 	<ul style="list-style-type: none"> • Dragonflies, • Fleas, • Grasshoppers, • Ladybugs— beneficial, • Mosquitoes, • Spiders— many types, • Termites, • White Flies- not beneficial

Monthly Homegrown Gardening Class:
agriserviceinc.com/home-growinggardening-class/

The Home-Grown Gardening Classes are a great opportunity for homeowners and OGC members to improve their gardening knowledge and skills. Mary Matava, agronomist and owner of Agri Service, and Diane Hollister, North County's premier gardening instructor, share information on topics encountered by gardeners Oceana. The classes are held at the El Corazon Senior Center at 10 AM on the fourth Saturday of each month (except December.) Sign up to receive emailed information and reminders at the bottom of the above web page listed.

Want to have a more productive garden? Check out "Pat Welsh's Southern California Gardening: A Month-by-Month Guide." How to Freeze your Harvest.

For simplicity and speed, it's tough to beat freezing for preserving your garden's home-grown goodness. Frozen vegetables, fruits, and herbs boast fresh-picked flavors long after the growing season ends. In fact, of all the food preservation methods, freezing is the best at keeping your produce's color, quality, and nutrients. What's more, you probably already have all the tools you need to get started. Go to: bonnieplants.com/gardening/how-to-freeze-your-harvest/

Fall & Winter Gardening,

Submitted by Christine Gorman

We are fortunate to live in a climate that allows year-round gardening. The Fall/Winter season is an ideal time for growing. We can start our winter veggies from seed as late as October.

Hopefully, we'll get some gentle rains this winter. The plants respond noticeably to natu-

ral rainwater in a way you won't see with tap water. With less heat and less bugs, it's a great time to garden. With winter rains, the trade-off is that you'll see more weeds. This is the time to monitor on a regular basis. You can minimize labor by digging out the weeds when they first appear.

The OGC Seasonal Planting Calendar for what to plant in October includes; Beets, broccoli, brussels sprouts, cabbage, carrots, cauliflower, celery, collards, endive, favas, garlic, kale, kohlrabi, leek, lettuce, mustard, onions, parsley, parsnip, peas, radish, rutabaga, spinach, swiss chard, turnips, and winter zucchini.

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

Activities Committee

November starts the year end Holiday Season with a lot of Oceana residents off on vacations or family visits. Activities supports the season with a Thanksgiving dinner. In December Oceana's Thursday Morning Coffees will have a touch of Christmas. This leaves us October to get all the parties and events out of our system. This October is full of things to do at Oceana and an opportunity to learn a bit about our community.

Let's talk about a few biggies. On October 12, around the Clubhouse sidewalk we will have our "You Make it Sale". The first time we did this we had twenty plus tables rented out for the bargain price of 10% of the day's receipts. Jewelry, art, woodworking, paintings and more all made by Oceana residents were on display. Shoppers had the opportunity to purchase unique one-of-a-kind items at very good prices.

In and around the clubhouse on October 19 we will have the Information Fair. All our specialty rooms, Art, Ceramics, Billiards, Woodshop, Lapidary will be open with demonstrations. The pool area will be filled with tables for each committee to inform residents what they do. The clubhouse auditorium will feature a Pickle Ball game, so you have an opportunity to see their game and determine if you want to become a "Pickle Baller". The Card Rooms will have, what else, card players. You can see the games being played and decide if you wish to join any of the card playing groups. When we had the Information Fair last year it was inside the auditorium and it was awfully loud, so we took it outside. There will be free refreshments and perhaps a demonstration or two.



On October 26, we will have our annual Halloween party. Dinner will be catered by one of our favorite restaurants Ciao's. Everyone dresses up in their favorite costume. There is a costume parade and the crowd chooses the best costume. The winners of course get a prize. At our last party Charlie and Donna Wendt won by coming as Vice President Pence and his wife. When you add a superb band, dancing, wine and beer, it all adds up to a wonderful evening. See the Highlights and Clubhouse flyers for details on when to sign up and the cost.



We all like bargains and the local bars and restaurants entice our support by their Happy Hours with low cost food and drinks. In Oct. it's Hennessey's Tavern in Carlsbad and in November we will meet at Outback. We need to tell the place how many of us there are, so sign up on the sheets in the clubhouse lobby.

If you have been paying attention, you know that these events are not free. Party prices do not cover the full cost of the parties. Events are held in a nice atmosphere complete with a great pool area. The lobby decorations, pool umbrellas, pool chairs all are not free. These are paid for by the Activities Committee. Even the emergency poolside phone is not free and has to be paid for. Now, the Activities Committee gets absolutely nothing from your monthly dues. It all comes from Share 'n Wear profits. It's Share 'n Wear volunteers, resident donations and shoppers that make the whole thing work. Without Share 'n Wear doing well, all this comes to a halt. Please donate to and shop at Share 'n Wear. Please examine your personal schedule and see if you have time to give Share 'n Wear three hours a week. You will work with some great people and make a positive contribution to your community.

Charles Kruse, Chair

OCA-TV Update

OCA-TV was off the air for several weeks in September due to equipment failure. New parts have been purchased and will be installed with the help of Best Buy technicians. Our committee is currently comprised of only two active members. We film board meetings and town halls, put them on the air for broadcast, update the monthly Oceana slide show and try to keep our aging equipment running. We need more volunteers, especially any residents who are familiar with Microsoft programming.

Patricia McArdle

OSERT

After speaking to Oceana's Unit advisors about this committee's willingness to make presentations on preparedness to small groups around Oceana, we received our first invitation to speak to residents in Unit 12 on Sept. 24 and 28. We look forward to responding to more requests for similar presentations in other Units.

After another water main break, which resulted in water being temporarily shut off in one of Oceana's units, we once again advise all residents to store enough bottled water (one gallon per day per person and don't forget your pets) to last you for two weeks. Humans can only survive for about three days without water.

Patricia McArdle

Share & Wear

We volunteers wish to thank all our shoppers for a great couple of months and this last Super Saturday Sale at Share and Wear. Your business and donations are greatly appreciated. Remember, all the monies Share and Wear makes goes directly back in to the Activities account. Please continue with the donations and remember we are open every Monday through Thursday from 11 - 2 for you to shop. You never know what you will find! Also coming up is our Annual Christmas Sale which will be held November 1 & 2 in the clubhouse along with the first of the month Super Saturday Sale. Look for the notice which will be posted around various places around our community and in the hilltop Highlights. We are looking forward to seeing many of you there!

**Sandy Vogt,
co-manager**

OCA Safety Committee

In July 2019, the Oceanside Planning Commission appointed a three-person committee to look into public complaints about the growing number of homeless who go to Brother Benno's Soup Kitchen for free breakfast and a sack lunch every morning, then congregate in nearby neighborhoods and shopping centers to sleep and panhandle. During the July planning commission meeting, neighbors and business owners expressed their concerns about Brother Benno's clients committing crimes related to drugs and vandalism. They called for greater monitor-

ing of the individuals who use Brother Benno's facilities. Business owners also reported some of Brother Benno's clients harassing them, leaving trash as well as defecating and urinating on their properties. In addition to free food, Brother Benno's Center (which has served Oceanside's homeless community for more than 20 years) provides various services including counseling and sober living facilities.

If homeless individuals approach you in any of the shopping centers around Mission and El Camino, do not give them money or engage them in conversation. Some of these people have types of mental illness that can make them unpredictable if they are not taking their medications. If you see strangers around your house or neighborhood (other than LaBahn's gardeners or members of our maintenance staff), you should immediately call the non-emergency number for the Oceanside police (760-435-4900) and provide a description of the individuals you see. You should also notify the Oceana front office (760-757-3937). Although most homeless people pose no danger, some of them are drifters (mostly young men) who may be using drugs or alcohol, and who can pose a danger to both the homeless and to the members of our hilltop community.

Kelly Byrne

I DON'T DO DRUGS...



I GET THE SAME EFFECT
BY STANDING UP FAST!

Did You Know?

United Nations Day (10/24)

History

United Nations Day celebrates the anniversary of the ratification of the United Nations



Charter which occurred on October 24, 1945. The United Nations is an international organization engaged in the diplomatic and peaceful communication between the countries of the world. The UN oversees issues like human rights, international security, political freedoms and democracy with an end goal of achieving world peace.

The UN Charter was officially signed on June 26th, 1945 but it could not come into existence until the signatory states had ratified it and deposited notification to the effect with the US Department of State. This occurred on October 24th, 1945. The organization's Charter has now been ratified by most countries in the world. The United Nations is a global organization with six official languages, English, French, Spanish, Russian, Chinese and Arabic. United Nations Day is observed on October 24th each year.

Facts & Quotes

- The beginning of the UN can be traced back to the formation of the 'League of Nations'. This group was formed at the end of World War I with the Treaty of Versailles.
- President Franklin D. Roosevelt first used the term 'United Nations' during World War II. This is when 26 countries came together and pledged to support one another in the war effort as the Axis powers.
- The United Nations headquarters are located in New York City. The land on which the building sits is not considered US territory. The land and buildings are under the sole authority of the United Nations, although they have a treaty agreement with the US to attempt to conform to all local, state and federal laws.
- There are 193 member states of the UN.
- "In tomorrow's world we must all work together as hard as ever, if we're truly to be United Nations." - Queen Elizabeth II, Speech to the United Nations, July 6, 2010.



OCA TV GUIDE

Broadcasting on Channel 1960



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

Daily Programming

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

Exercise Opportunities

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

Volunteer!

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

No experience necessary, we will train you.

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

COFFEE HOUR

Get caffeinated. Get energized. Get dancing!

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



- Oct. 3 The Choraleers
- Oct. 10 Stu & Laurie Variety Show
- Oct. 17 Blue Skies, A Cappella Group
- Oct. 24 Teri Inc. Childrens Singing
- Oct. 31 Trivia

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 July 31, 2019

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on July 31, 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
Sherry Jarrett, 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 July 31, 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 reported her concerns regarding a home in unit #9 that appears to be occupied by non-resident and underage occupants. Talked about a number of issues at this home that she and her neighbors have concerns with.

- A homeowner reported that when the lighting and touch up painting was completed in the computer room the group that oversees this area was not given advance notice.
- A homeowner presented his views on the Town Hall presentation that was given by a representative of the Oceanside Fire Dept. This homeowner was disappointed in the presentation. He also voiced his opinion on fire protection, parking, and fire lanes.

APPROVAL OF GENERAL SESSION MINUTES

The Board reviewed for approval the General Session Minutes of June 26, 2019. Upon a motion made and seconded:

Resolved: To accept the June 26, 2019, General Session minutes as presented. Approved: Five members in favor, two members abstained. Sherry Jarrett, Director and Jeff Surowiec, Director abstained due to their absence at the June 26th meeting.

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

Holly Kennedy, representative from the Emerald Isle Golf Club was on-hand to provide an update on the activities at the golf course. It was reported that the golf course is having a great summer. The junior league will be participating in the all-star event because of their league win. Friday night entertainment continues. The course is investing in a new mower and utility truck for the course.

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.

Management and the board continue to pursue planned projects throughout the community. The painting committee has completed color selections and paint prep and repairs have started in Unit #3. Soon we will have landscape bids to consider for the first of many planned phases of the master landscape and irrigation upgrade plan. The spa work has been completed and as soon as inspections are complete, it is ready for use by the residents.

Unfortunately, the community experienced another main line water break last weekend. As always, unexpected and on a Saturday, at night. These things never seem to happen on Wednesday mornings. Several houses in Unit #9 were without water until the break was fixed.

This is a good time to be reminded that our maintenance team is here only during normal work hours, except for emergency situations. Water

and plumbing issues are considered emergencies. Our Highlights and directory ask that the after-hours number be called for emergency situations. That is the same number that is used to contact the office during office hours. When calling in an emergency after-hours, you will be talking to a person from our answering service. That person will contact the on-call number for the maintenance team. Our maintenance team member carries this phone when it is his turn in the rotation of on-call duty. When you make that emergency call, be prepared to give as much specific information as possible to help the matter get resolved in the shortest period of time. It is helpful to leave your contact number in case more information is required by the maintenance tech. Our maintenance staff may take some time to travel from home or wherever they happen to be when the call comes in. This method of on-call maintenance for after-hours is the usual practice in building and community management. We realize that at certain times this does not make for the fastest response; however, around the clock on site teams are usually only for hospitals, hotels, airports, etc.

When an issue involves many homes, management will follow up with blast emails or text messages to cell phones to notify and update residents. Texts to cell phones are a more reliable way to notify residents since many do not check their emails regularly. If you wish to be part of this notification system, please provide your cell number to the office so you can receive these important messages.

The management office is continually working on ways to serve the community better and improve communication.

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 June 26, 2019, following the General Session. Topics of discussion covered legal matters inclusive of delinquency and collection cases. There was a member request to enter into a settlement agreement prior to setting an arbitration. The Board, in this case did agree to reverse some "soft fees" but did not forgive any legal fees or delinquent HOA assessments.

An update was provided to the Board on recently resolved insurance and reimbursement requests. There continues to be an outstanding compliance matter which is being monitored by the Board and the Associations attorney. The Board once again, reviewed the current investment policy with an agreement that no changes were needed at this time.

Board Members were presented with a new owner orientation that had been developed by the

administrative team at the request of the Board.

Board Members reviewed communication sent on behalf of the Board and communication sent to Management and the Board. There were no new personnel or contract related matters.

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, for the month of June, in accordance with Civil Code. Treasurer Charlie Wendt reported on the June 2019 financials. Treasurer Wendt reviewed with members, the Cash Position report, the Balance Sheet, the Statement of Income and Expenses both for the current month and year-to-date. Treasurer Wendt noted that the summary page will be discontinued as it duplicates information found on the balance sheet. Treasurer Wendt noted that the final payment of excess funds from 2018 operating account were transferred to reserves. Additionally, the reserve investments have increased approximately \$38,000.00 this year.

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

Delinquency & Collections Status Report

The delinquencies as listed on the aging report were included in the monthly packet for Board review. Treasurer Wendt provided members with an overview of the delinquency report. As of June 30, 2019, the Association has \$55,090.00 in delinquencies.

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 income on fines for the month of June.

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.

EXECUTIVE SUB-COMMITTEE REPORTS

Activities Executive Sub-Committee

Vice President Carol Finkas reported that the Activities Committee met on Monday, June 11, 2019.

The Executive Committee approved new Share & Wear volunteer Margaret Dolt as a member.

Resolved: To acknowledge and accept the report as presented.

Architecture Executive Sub-Committee

Secretary John Vogt reported that the Executive Sub-Committee submitted minutes for the June 11, 2019, Architecture Meeting. The Committee & Executive Sub-Committee voted on 13 applications which were approved. There was one application that has been sent to the Board for their consideration of approval, Unit #8-89. The member submitted a request to enclose their carport and create a walkway to their home. The walkway would be located at the base of the adjoining slope. It was noted that this request was reviewed by Maintenance Supervisor Randy Newman. Randy stated that this is a steep slope with important drainage for the above and adjacent lots. It is recommended that a geo engineer should examine the slope and submit a full report so that the Board can more fully understand the scope of this project. The geo report would be at the expense of the homeowner. Upon a motion made and seconded:

Resolved: To acknowledge and accept as presented the June 11, 2019, Architecture Executive Sub-Committee minutes and approvals. To table the architectural request of #8-#89 until a geo engineering report can be submitted to the Board. Approved: Unanimous

Landscape Committee

Vice President Carol Finkas reported that the Landscape Executive Sub-Committee met on July 11, 2019, directly following the Landscape Committee monthly meeting. The Executive Sub-Committee approved the minutes from their last meeting. The committee approved one proposal that will be expensed to the reserve budget. There were two proposals approved to be expensed to the operating budget with a portion of one proposal being paid for by the Aladdin project. There was one homeowner paid proposal approved this month.

Water Usage Report

Water Usage Report - July 2019 was presented showing June comparisons in usage for 2016 thru 2019. There was a savings in usage for June 2019 as compared to last year. Currently the irrigation is cycling in the evening hours on Sunday, Monday, Tuesday, Wednesday and Thursday from 8:00 pm through to about 6:00 am.

Resolved: To acknowledge and accept the minutes and approvals as presented for the July 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 cancelled their July meeting. There were no new action items recommended by the committee.

Resolved: To acknowledge the RPC comments, noting no action needed at this time.

Safety Committee - Director Mike Thayer reported that the Safety Committee met on July 17, 2019. The minutes for the July meeting were distributed for Board review. Director Thayer noted that homeowners are being asked to call the non-emergency number for the police when they see transient and homeless people wandering in the community. Director Thayer also reported that John Katz resigned from the safety committee and new volunteers were welcome.

Resolved: To acknowledge and accept noting no new action.

OSERT - The OSERT Committee met on July 17, 2019. Due to the timing of the meeting June minutes were presented for review by the Board. July minutes will be presented at the next meeting. It was noted that the committee discussed earthquake preparedness. Director Thayer presented the committee's request to conduct meetings in the individual units so that evacuation and readiness in each unit can be addressed. Upon a motion made and seconded:

Resolved: To acknowledge and approve OSERTS scheduling individual unit meetings beginning in October. Meeting will discuss emergency evacuation and earthquake preparedness. Approved: Unanimous.

OCATV - OCATV last met on Friday, June 21, 2019. There were no minutes or new motions presented by the OCATV Committee.

Resolved: To acknowledge no minutes and no action needed.

Unit Advisors - The Unit Advisors met on Wednesday, July 10, 2019. Due to the timing of the meeting June approved minutes were included for Board review. July minutes will be presented next month. There were no new motions for the Board's consideration.

Resolved: To acknowledge no minutes and no action needed.

Website - The Website Committee met on Wednesday, July 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.

Welcome Committee - The Welcome Committee met on July 18, 2019. Due to the timing of the meeting minutes have not been submitted. It was reported that the Ice Cream Social held on Saturday, July 27, 2019, was a success. Board Members will be meeting with the committee to discuss the inclusion of a new resident orientation in their

quarterly events.

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

Finance Committee - The Finance Committee met on, Monday, July 22, 2019. July draft minutes were included for Board review.

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

MANAGEMENT REPORTS:

General Manager

General Manager Patricia Orlando noted that last month we reported that offers had been extended to three additional maintenance team members. One of the three candidates accepted the offer and will be used strictly in the area of painting and painting repairs. Repairs to Unit #3 have begun with the first eight houses complete. There are two team members working on repairs in unit #3. Management continues to interview for the two open paint positions.

There have been 148 combined landscape, maintenance and administrative work request submitted since last meeting. Approximately 184 work requests have been completed and closed out since last meeting. There are approximately 316 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, roof replacements and repairs, etc.)

Kelly Stinson our bookkeeper has processed 12 escrows in the first 1/2 of July. Sales of homes continue to be strong.

The 2020 Budget process has started. Management is working together with RPC members in order to update and provide more accuracy to our reserve budget.

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

- Work continues Unit 8 House #107 & 110, currently backfilling retaining walls. One more inspection from the city then we can rebuild front porch on #110.
- The rebuilding of the Unit #9 retaining wall was approved by the Board. Matrix began work on this project and work will be completed by the first of next month.
- The re-plastering of the spa was completed by Blue Moon Pools.
- Termite Treatment on various garages, (mainly in Unit #8 & 9) was approved by the Board. Clark Pest Control is the approved vendor. Homeowners were notified in advance of the

work which was completed on July 8th and 9th.

- The maintenance team continues to work on the installation of additional irrigation drainage in various areas throughout the community, such as Unit #8 House #29 that was recently completed with installation of approximately 150ft of new drain.
- The Maintenance Team continues to keep to their perma-lining schedule. In addition, we are preparing for additional Perma-lining Training for 2 Maintenance Techs.
- The Maintenance Team has been replacing wood handrails with metal in Unit #8 and #9.
- The Maintenance Team completed the hard wiring of the connection for the lights that are on the trees outside of the clubhouse. (this should resolve the ongoing problem of lights being unplugged, etc.)

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

UNFINISHED BUSINESS:

Oceana Street Signs

Vice President Carol Finkas presented Volunteer community member, Chuck Kruse's request to continue with the next phase in the community sign project. The installation of directional signs was completed a few months ago. Chuck requested funding for street signs. Sign costs are budgeted in the reserve budget. It was reported that there was \$2,000.00 budgeted for 2019 with \$1,000.00 approved by the Board. There have been no dollars spent in this GL category in 2019. Discussion took place and Q&A took place. Upon a motion made and seconded:

Resolved: To approve the total phase of this project at a cost of approximately \$2,250.00. Approved: Unanimous

Aladdin Project

Connie Ferguson, Aladdin Project Coordinator, submitted a Unit #14 project request. Community members have volunteered time to clean - up an open area in Unit #14, referred to as the rock garden. The Landscape Committee has approved \$2,000 of a \$3599.00 landscape proposal which is the cost to repair the irrigation in the area for future planting and the creation of a DG path. The Aladdin Project will work to raise \$1,599.00 towards the DG path and \$439.00 for the proposed garden benches. Discussion took place with Q&A. Upon a motion made and seconded:

Resolved: To approve and endorse the rock garden project, publicizing and advertising through various association vehicles, (Highlights, OCATV, etc.) To deny the request for special fund-raising events. To further agree that there will be no extraordinary fund-raising activities outside of the U Make U Sell event. Approved: Unanimous.

NEW BUSINESS

Proposals

Roof Repairs

The proposal presented were for 18 roofs that were planned as needing replacement in the 2019 reserve budget and were prioritized by RPC and the maintenance supervisor. Three "apples to apples" bids were presented for Board review and consideration. Maintenance Supervisor Randy Newman recommended E. Lara Construction. Their bid came in with the best pricing at \$140,978.00 and Randy has worked with this vendor in the past. \$205,000 was approved for structural and roof replacement for 25 garages in unit 8 & 9. Structural repair proposals are still be obtained but it is estimated that the combined cost will come in at approximately \$201,000.00. Upon a motion made and seconded:

Resolved: To acknowledge and approve the E. Lara Construction proposal in the amount of \$140,978.00. Approved: Unanimous

Netting-Auditorium

Steve Reigle is one of the community members that is actively involved in the pickle ball group. Steve asked the Board to consider the installation of netting along the perimeter of the upper auditorium walls in order to avoid the loss of balls. Maintenance Supervisor Randy Newman has met with Steve and determined that this is possible with little visual consequences. This item would be expensed to the Pickle Ball/Activities budget and the anticipated cost is in the range of \$50.00.

Resolved: To acknowledge and approve the installation of netting as discussed noting this item will be expensed to the Activities group. Approved: Unanimous

Fall Tree Trimming

The Board previously approved a 3-year tree trimming contract. The last group of trees in the 3-year contract are schedule for fall. Gutierrez revised the quote. Upon reinspection 38 additional trees were counted. (It was noted that, maps have been checked and updated to reflect an accurate count. Trees that had been trimmed or removed earlier this year were removed from the maps and quote.) The newly quoted cost is \$12,570.00 (original cost was #11,350.00). GL 9053 was planned at \$15,000.00 for the year. Year-to-Date \$13,380.00 has been expensed to this account. Many of these dollars have been spent in the removal of trees that have been determined to be a hazard, due to size, roots, rot, etc.

Included with the tree trimming proposal are two additional proposal for the removal of rotted trees. Total for removal and stump grinding is \$2,275.00.

Resolved: To acknowledge and approve the revised tree trimming proposal and the additional two

tree removal proposals. To further note that the expenses charged to GL9053 Tree Trimming/Removal will total \$28,225.00. Approved: Unanimous.

Reserve Study Proposal

2018 was the last year an on-site inspection took place. It was recommended that the level III reserve study be completed for 2020. (2021 will require a level I or level II inspection.) The level III cost as outlined in the proposal presented by SCT Reserve Consultants is \$850.00. This expenditure is budgeted in the operating budget.

Resolved: To Approve the Level III Reserve Study at a cost of \$850.00. Approved: Unanimous.

ROUNDTABLE

At this time members of the Board are asked to suggest items to be included as agenda and discussion items at the next meeting.

Director Jeff Surowiec commented that he had received feedback from a few homeowners requesting that a dog park be located closer to the clubhouse. It was noted that there is no vacant property near the clubhouse for this type of enclosure. There were no request to add additional topics to upcoming agendas.

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 11:35 a.m. The next General Session is scheduled for **Wednesday, August 28, 2019**. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary



"You will want to get a hobby after you retire. Hunting and gathering might be good."