

HILLTOP HIGHLIGHTS

Join us for:



Also Inside:

- ☞ **Veterans' Day Event**
- ☞ **Share and Wear's Annual Christmas Sale**
- ☞ **Meet-Ups at Outback and at Myrtle Creek**



Give Thanks

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



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sjarrett@outlook.com

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

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

Office Information

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

KEEP INFORMED

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

OCEANA

OCEANASENIORS.ORG

CITY OF OCEANSIDE

CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

SANDIEGOCOUNTY.GOV

This month's General Session Board of Directors' meeting will take place at 9:30 am on Wednesday November 20 in the Clubhouse auditorium.



A Message From the Board Of Directors

We are coming to the close of another year. It has been one of major accomplishments and some undesired setbacks.

The painting of Unit #3 should be coming to a finish and work will continue on to Unit #5 as soon as Unit #3 is complete. One benefit of having in-house painting is that the reserve budget does not receive big hits at the end of painting of a unit. The costs are expensed monthly; which evens out the cash flow.

Because we are not stopping when one unit is complete, we also are not bidding out the large projects and waiting on availability of the contractor to start work. Former paint schedules are being adjusted so that work on the units requiring work the most will be done in that order. While this may appear as though your unit may be pushed out years, it should work out better because the work is continuous and not by annual scheduling. Some areas will not require as extensive repairs as recent ones.

Another factor that will help in the painting and repair project is that for those homes needing new shutters; they too are being made in-house at about one tenth of the cost. There is the added bonus that we are not captive to back-order schedules from vendors. This should streamline our process and add to efficiency. Randy has templates for all the sizes and new shutters can be made quickly and economically. During inclement weather, Randy has inside projects that will keep the crew busy.

Work for the long-awaited master landscape project has been started in Unit #4. It should be completed by year-end or shortly thereafter. The master plan calls for thatching or replacing turf; appropriate plant selection and placement; creating a cohesive look to the landscape; replacement of the aged irrigation with a sprinkler and drip combination; preparing the irrigation for possible tie-in to recycled water; and updating pagoda lighting with LED fixtures. The aim is to decrease water consumption; help our plant material thrive and survive; while beautifying our landscape. By performing all three projects together this should reduce the amount of disruption to the residents. To be sure, any type of large-scale project such as this will be disruptive for a period of time, but there is no way any type of progress is made without some. We will try as best we can to limit the inconvenience, but it will not be life as usual during the process. Your patience will be appreciated.

Having completed our garage inspection program we are pleased to report that we had a 77% participation by residents. Thanks be to all of you for your cooperation in the garage clean-up and hopefully a few more parking spaces were created by the process.

Thanks again to all our valued volunteers here in the community, you are a vital part of making our neighborhood better and you are very much appreciated.



An archive photo of the clubhouse - date unknown.

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.



Rock Garden Project

I hope you have gotten by the Rock Garden on Vista Campana across from O street to see what it looks like now. I would like you to imagine a DG (decomposed granite, desert gold) in a horseshoe shape, 160 ft. long and 4 ft. wide. This material has been used throughout our community and is long lasting. It is smooth so it will work for wheelchairs and walkers. The green concrete benches will look beautiful under the trees. They will be anchored in concrete so they won't disappear or fall apart like the wooden one that used to be there.



The bench in front of the OCA office is an example of the style planned for the Rock Garden.

Keep the donations coming in! To those members who have already contributed, thank you for your generous donation.

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



I'm not fat! I'm height challenged.

Welcome Home Jim Coffin

Honor Flight San Diego (HFSD) is an all volunteer non-profit created solely to honor America's veterans for all their sacrifices. They transport our heroes to Washington, D.C. to visit and reflect at their memorials at no cost to the veterans.

It truly is a "Mission of Honor"

Jim Coffin was one of 60 American heroes from San Diego honored this fall in a tour of the memorial sights in Washington, D.C. He returned to San Diego October 6 to a heroes' welcome at the airport in San Diego and to a second welcome here in Oceana. These are photos of his Oceana welcome home.

Thank you, Jim, for your service in the Korean conflict. And, welcome home!



Anita Romaine named one of two recipients of Oceanside's 2019 Senior of the Year Award

The City of Oceanside has named Oceanside's own Anita Romaine one of two recipients of this year's Senior Citizens of the year award. Deputy Mayor Jack Feller thanked and recognized Anita Romaine and her co-winner Linda Walshaw at the Senior Expo on October 10 at Civic Center Plaza.

Anita has been living, working, raising her children and volunteering in Oceanside since 1970. She worked her way through the travel industry as a student, travel agent, teacher of travel at the Watterson College in San Marcos, and as a Customer Service Agent Supervisor for Skywest Airlines at Carlsbad Airport. Since retiring in 2003, she has traveled the world including an October trip this year to China with the Oceanside Chamber of Commerce.

Anita has been volunteering since her children were attending Oceanside schools, including band, Camp Fire Girls and Boy Scouts. She has been active in and served as President of Oceanside's CIVITAN group, and is currently the treasurer of the Oceanside Cultural Arts Foundation (OCAF) on whose board she has served for many years.

Her contributions to OCAF include helping to organize and host: Oceanside's Days of Art; our city's many music festivals; and fundraisers to help raise the profile of the Arts in Oceanside. In 2009 Anita was instrumental in the founding of the Oceanside International Film Festival. This year OIFF celebrates its official 10th year of production. OIFF's profile continues to grow as it attracts an expanding number of independent films and filmmakers from around the world.

Due in no small part to Anita's efforts, the City of Oceanside in 2017 was

named by the California Arts Council as one of only fourteen premier state-designated cultural districts. Oceanside is one of only three such cultural districts in all of San Diego County. The other two are Balboa Park and Barrio Logan in downtown San Diego.

Our own Oceana community has also benefited from Anita's generosity and her organizational skills. The Friends of Oceana and her neighbors in Unit #14 have been inspired by Anita's willingness to plan parties, host Chili Cook-offs, and head down to the beach for sunset bar-b-ques. Anita is a qualified Oceanside Community Emergency Response volunteer and is the chair of Oceana's CERT volunteer group. She is also the Website Chairman and a Unit Advisor. Anita's view is that, "Life is too short to not smile and show how seniors can age with dignity and happiness. I love Oceanside and have marveled at the growth and community spirit that is changing each year. Volunteering helps me be a part of the spirit."



Linda Walshaw and Anita Romaine receive Oceanside's 2019 Senior Citizen of the Year Award from city officials.



Notices & Reminders

It's Time To End DST!

November 3: Set Your Clocks Back

Daylight Savings Time officially ends on Sunday, **November 3 at 2am**. Before you go to bed on Saturday, set your clocks back by one hour and enjoy an extra hour of bedtime.

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/carpports maintain room for the parking of a vehicle. OCA has the authority to contact the Fire Marshall on any garage/carpport 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.

A Big Thank You!

Thank you very much to all residents who participated in the recent garage clean-up. It was a great effort and should result in an improvement in available parking. Your efforts are much appreciated; 77% of our residents were available to have their garages/carpports inspected on Sept. 21 & 28. Thank you! Special congratulations to Unit 6. Out of 65 homes in that Unit, only 2 had their garage doors closed! This was a successful project and the participation was superb.

We are continuing our efforts to get 100% participation. On Fri., Oct. 25 staff will drive through the neighborhoods requesting to view the garages that were closed on the two week-end inspections in September. Letters were mailed to those residents alerting them to this weekday inspection.

THANK YOU!

Oceanside Adult Dance

(Posted at request of the under-signed)

The 2019 Schedule:

Date	Performer	Theme
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

In late September our community lost an active, devoted member in Ray Jacobs of 3621 VCS #57. Our condolences and heart-felt sympathies go to his wife Cathy.

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



SHOPPING FOR THE HOLIDAYS?

We've got plenty of wonderful options for your shopping this season. Come by the shop and check out our new Emerald Isle golf gear including new jackets, polos, golf bags & much more!

Have someone that is always hard to shop for? We have **gift cards!** Great for buying someone a meal and a bottle of wine at the course or a round of golf.

OUR NEW SHOP

Stop by our shop and see our newly renovated space! we are always working to improve our lovely little slice of Oceanside and we are especially proud of our changes to the golf shop. A fresh coat of paint and some new displays have been installed to make our shop even more comfortable and flexible for our friday night festivities and future events.



Upcoming Events

Monday, December 2, 10am - Noon



Deck the Halls!

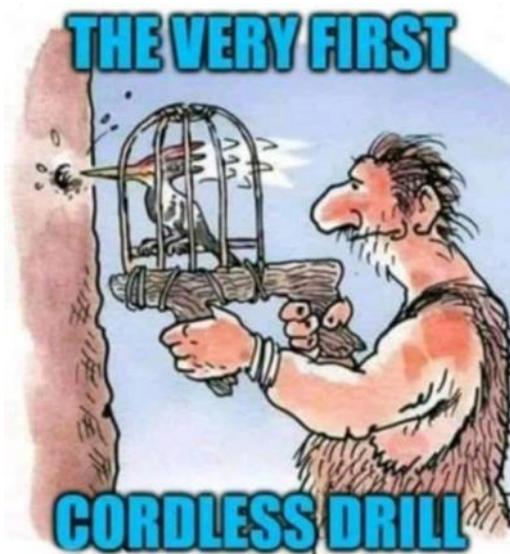
Help decorate the clubhouse lobby and auditorium for the season. Join in the fun from 10am 'til noon on Monday, December 2. The more the merrier! Enjoy cider, coffee and donut holes. What a way to get into the spirit of the holiday season.

Thursday, December 19, Coffee Hour

Community Christmas Present From the Activities Committee:

Free Coffee and Donuts
at Coffee Hour plus
The Choraleers

Christmas Concert



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!

- ROTC Color Guard
- Veterans will be announced and recognized.
- Veterans: please wear your uniform (if you still have it and it still fits!)
- Bring any pictures you would like to share.
- Desserts & Beverages will be served.

When:

Monday, Nov 11
1pm - 3pm

Where:

Clubhouse
Auditorium

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.

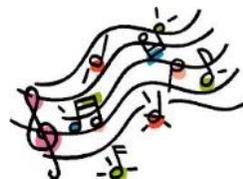
Join us every Thursday at 6pm in the Clubhouse Auditorium. Bring your own snacks and drinks.

Hosted by Glen Hemingway.

Temporary Schedule Changes:

No Sing-Along on:

- October 31
- November 14
- November 28



Fri., Nov. 1 & Sat., Nov.2, 10am-2pm

Share 'n Wear's

Annual Holiday Sale

Start your Holiday shopping here in the Clubhouse Auditorium!

Beautiful Decorative Items,
Lights, Glassware
and **SO** much more!
Come On Down!



Saturday, November 2, 10am - 2pm

Share 'n Wear's Super Saturday Sale

In the Annex and Boutique Only
All Items 50% Off
(Except Jewelry)



Friday, November 15, 10:30am

MEET UP

At

2940 Reche Road
Fallbrook, CA



Tour the Plantation House (built~1900)
Wild Bird Sanctuary / Butterfly Garden
Historic Farm (with young goats!)
Gift Shop

Organic Café Bloom
(featuring the famous Myrtle Berry Pie)
Build a Fairy Garden (extra fee)

Website: DiscoverMyrtleCreek.com



Nov. 15 10:30am
At the Gardens
Cost: \$5.00
Sign up at the
Office by Nov. 7

Questions? Call
760-757-3937

Thursday, November 28, 1 - 3pm

Join your friends and neighbors for

THANKSGIVING DINNER

Enjoy a traditional
Thanksgiving Dinner
with all the trimmings!
Catered by



Nov 28 1-3pm
At the Clubhouse
Fee: \$15.00
Sign up at the Office
Oct 28 thru Nov 18

Questions? Call
760-757-3937

Wednesday, November 13, 4-6pm

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.

Nov 13 4-6pm
Restaurant's Bar Area
Your tab.
Sign up at the
Office by Oct. 31

Questions? Call
760-757-3937

Clip out and save.

This Month's Activities

**Nov. 1 & 2 Share 'n Wear's
Annual Christmas Sale**
10am-2pm Clubhouse

Nov. 13 Meet-Up at Outback Restaurant
4pm - 6pm

**Nov. 15 Meet-Up at Myrtle Creek
Botanical Gardens**
10:30 in Fallbrook

Nov. 28 Thanksgiving Dinner
1pm - 3pm 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

- Nov. 7** **Bingo**
- Nov. 14** **Buena Vista Audubon
Society**
- Nov. 21** **Music Men Barbershop**
- Nov. 28** **No Coffee Hour**



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
			
3 2am End of Daylight Savings Time	4	5 9am-Noon Quilters— Art Room 9:30am Activities Cte.— Card Room 1:30pm Bunco—Card Room	6 Noon Website Cte. —Computer Room
10	 1-3pm Veterans Day Event	12 9:30am Arch. Cte. - Card room 10am OCA Book Club	13 10am Unit Advisors Cte.—Auditorium 4pm MeetUp-Outback
17 National Unfriend Day (See Did You Know?)	18	19 9am-Noon Quilters— Art Room 9:30am Compliance Hr'gs — Card Rm. (Closed) 1:30pm Bunco—Card Room	20 9:30am Open BOD Mtg. 1pm BOD Exec. Session 5pm OSERT-Comp. Rm. 6pm Safety Cte-Comp. Rm.
24	25 9:30am Finance Cte.—Card Room	26	27

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
	10am-2pm 1  In the Auditorium Plus SSS in the Annex & Boutique 	10am-2pm 2
9am Coffee Hour- Bingo 7	8	9
9am Coffee Hour- Buena Vista Audubon Society 14 10:30am Landscape Cte. —Art Rm. No Sing-Along Today	10:30am MeetUp -Myrtle Creek Botanical Garden 15 1pm OCA-TV Cte. —Admin. Conf. Rm.	16
9am Coffee Hour- Music Men Barbershop 21	22	23
No Coffee Hour Today 28 No Sing-Along Today 1-3pm Thanksgiving Dinner - Club House 	29	30



The season is upon us!

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,
10:30am, Art 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
Co-Chair, 453-2223
Shari Flanders,
Donna Wendt,
Unit
1 - Ron Landsel 231-7586
1A - Linda Langworthy 562-301-1346
2 -
3 - Gisele Lauer 754-0296
4 - Mary Hall
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

Dear OCA Residents,

There are folks who think it is better to proceed with a project on the exterior of their Oceana home without the "hassle" of completing an Architectural Request form and submitting it to the OCA Office for review by the Committee. However, my experience these past two years is the Architectural Committee is predisposed to **helping** homeowners complete their renovations rather than being an impediment to your plans.

On the other hand, projects completed without the proper approvals and permits often face the possibility of a fine or a change in the project **after** it has been completed.



If you have questions about a project or the procedure, please contact the committee member who serves your unit or the committee chair.

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!

OCA Safety

As November is known as the month of giving thanks, I feel as the Chairperson of the Oceana Safety Committee that I should thank our loyal, observant and always alert Safety Committee volunteers: Alice, Andrea, Connie, Pat, Lin, Linda, Dorothy, Georgann and Mike.

A big thank you to John Allison for years of keeping our community safe. The reason we have a safety community is because of the time of these volunteers.

I also want to thank Patricia, Karen, Diane, Tracy, Teresa and Randel. I don't believe that this community really appreciates and understands exactly how much the office staff does to keep us safe. Thank you so much.

Have a safe holiday season and remember tis the season for getting ripped off.

Kelly Byrne

Activities

Our October Information Fair gave everybody a chance to know the various activities, committees and groups that we have here at Oceana. The Art, Woodshop, Lapidary and Billiards rooms were open. Over 40 groups were represented. There are lots of opportunities get involved, and to volunteer to help. Oceana only works if people such as yourself think about their interests and what could perhaps be better. There are lots to do here because your neighbors donate their time and talent.

One of the worst things you can do for your physical and emotional health is nothing. Back in Ohio, my family doctor, in frustration, would talk in general about patients who would retire to their couches and televisions and wind up in very bad shape in a few years. If we just pick one day, Monday, for physical fitness we have Chair Yoga, Chair Volleyball, Keep Fit class, Pickleball and Water Aerobics. For the creative side of you there is the Art, Woodshop and Lapidary shops. If you like games, we have Mah Jong in the Library, Pinochle in the Card Room and Trivia either in the Card Room or outside by the pool. That is only one day, look at the calendar in the middle of the Highlights and you will find an amazing selection of activities.

As I said earlier, Oceana needs volunteers. I cannot speak for the needs of other groups, but I do know the Activities Committee's needs. If you are comfortable speaking in front of a group of people, or wish to become comfortable, we need you. Every Thursday morning, we have a Coffee Hour. Over Coffee and Donuts, we inform the community of coming events. We need a person to read the announcements and tell a few jokes. The time commitment is 15 minutes, one Thursday a month.

Another Activities need is for people who like to throw parties. We have several major events a year, The Wild Wild West, Kentucky Derby, Memorial Day, July 4th, Labor Day, Halloween, and Thanksgiving Dinner are all Activities Committee parties. Meals, drinks, desserts, decorations and entertainment are at these events. We need someone who likes to plan parties. If you ever had a family dinner you know this can be a lot of work. Now just

imagine your family dinner involves 70 to 120 people and you get an idea of why we may need help. Anyone volunteering can count on plenty of help from the committee.

Finally, Share and Wear needs your help. We operate two stores, the Boutique for clothing and Jewelry and the Annex, which has a bit of everything. At our stores, volunteers assist shoppers and accept donations. The donations are inspected, sorted and prepared for sale. All volunteers are trained and work in teams. The time commitment is 3 hours a week from 11 AM until 2 PM. You will be working with some of the nicest people in Oceana.

The Activities Committee is not the only place looking for volunteers. Oceana functions thru a lot of volunteers working on many committees and groups. Do a little investigating and you will be able to match your interest with a Committee full of friendly people. If you would like to make a big impact on Oceana, think of running for a seat on the Board of Directors. Every spring there is a election for seats on the Board.

Do not forget to donate to and shop at Share and Wear.

Charles Kruse, Chair

Oceana Garden Club (OGC)

In the September edition of the Hilltop Highlights Anita Romaine, president of the Oceana Website Committee, encouraged everyone to start using the Oceana Seniors website to keep informed of issues affecting Oceana residents, track events and discover activities available for residents. Set your home page to:

<https://oceanaseniors.org>.

This year the Oceana Garden Club officers placed a high priority upon building community by increasing social events for Garden Club members and building a communications network using email and text. OGC members have been notified of meetings and events, warned of rattlesnakes in the garden and reminded of the street sweeping that takes place on the first and third Friday of each month. All this was done via email and text. These efforts have produced obvious results. The Oceana Garden Club is currently a positive, cohesive community of friendly gardeners. The officers are hopeful that our members will take the next step toward electronic communication by using the Oceana Seniors website. The OGC has a web page on the Oceana website:

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

Posted on our OGC web page are photos of OGC events and of members with their harvests. Also posted are the OGC Charter, OGC Standing Rules and Procedural Guidelines, OGC meeting minutes and past Hilltop Highlight submissions. You will also find articles with information useful to gardeners.

We encourage OGC members to use the Oceana website and our club web page. Frequent use of the garden club web page will support our efforts to sustain and build our Oceana Garden Club community. Please send your OGC photos, articles and or recipes to:

stephen@7palmsoceana.com.

November is a good time to continue planting cool weather crops such as beets, carrots, kale, kohlrabi, lettuce, mustard greens, radishes, spinach, and turnips from seeds. If you're late planting there's still time transplant broccoli, Brussels sprouts, cabbage, cauliflower, celery, parsley and swiss chard as well as globe onions (Granex keeps better than Grano and Crystal Wax varieties). It's also a good time to plant garlic.

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

Share & Wear

It's that time of year again—eating, drinking, visiting with family and friends. I hope everyone enjoys this Holiday Season.

A big **Thank You** to all of our Share and Wear volunteers, we couldn't do it without you. Also a big **Thank You** to our customers and to our generous residents for all their donations.

Our Annual Holiday sale will be in the Clubhouse Auditorium for two days, Friday, November 1 and Saturday, November 2, from 10am to 2pm on each day. Our last SSS of the year will be on November 2 only from 10am to 2pm in the Boutique and the Annex.

Our schedule for the remainder of the year is as follows:

- Regular business hours:
Monday - Thursday 11 am - 2pm.
- We will be closed November 28 for Thanksgiving.
- Our Christmas break is December 23 thru January 1, 2020.

So we will see you next year.

Again, a big **Thank You** to everyone!

Linda Garcia
Manager, Share and Wear

Website

Can you feel it? Fall is in the air. Time to bundle up, take long walks in the fallen leaves (if you can find some here in Oceana), and learn how to get online with www.oceanaseniors.org. You would be surprised what you can find.

Check out the Ticker just under Oceana at top of the page. You can read what is currently happening at a glance. Check out the month's activities, what's happening now, all that's new!!

Scroll down to the bottom of the home page to sign up for email updates from Oceana. It's an easy way OCA can keep in touch with you and a great way to stay in touch with them. Click on 'subscribe' and there you go!

See what our Clubhouse Complex looks like from a birds-eye prospectus. Plus, you can get the map of Oceana and all the streets within. That would be a good thing to send to your friends who have never visited you before. Circle where you live with arrows to your destination. Remodeling? You may be interested in the Floor Plans of each different unit. That's in there, too!!! How convenient can that be.

Well, with Fall here and crisper evenings, it's time for a pumpkin latte`. Love this time of year. Nothing better than anything with pumpkin in it. So why don't they have it year around?

Anita Romaine

OSERT

In late September, Unit 12 Advisor Connie Ferguson organized a gathering of residents for a discussion about preparedness. The speakers were members of the Oceana Community Emergency Response team. OSERT members are willing and able to make similar presentations to groups any unit.

Although our September presentation was brief, we highlighted a number of important points for this community.

1. Because OSERT currently has fewer than ten active members, we do not have the means to provide the several thousand residents of our community with food, water or other supplies in the event of a region-wide disaster.

2. In the event of such a disaster, it will be too late to run to the grocery stores down the hill for supplies. They will be out of stock within the first hour.

3. If there is a serious regional disaster, Oceana residents may not have access to outside help (fire, police ambulance) for days. We will be on our own.

4. Because of this possibility, all residents of Oceana are strongly advised to store a two week supply of water (one gallon per day per person—and don't forget your pets), some canned or dried food, a battery operated or solar radio, an all purpose safety mask (in case of smoke from local fires) and a supply of important medications .

5. Lowes has safety masks, but in the event of a fire, the masks will be sold out in hours.

6. Get to know your neighbors. There may be housebound neighbors who will need help.

7. Learn how to make a composting toilet using black plastic garbage bags and cat litter. When water supplies are cut off or contaminated, cholera and dysentery are more likely due to lack of sanitation. Composting toilets and most of the preparedness items we discussed with Unit 12 residents can be found in OSERT's emergency preparedness information at the front of your Oceana phone book.

8. One item not in the preparedness handbook, that we discussed at our meeting is the advisability of purchasing potassium iodide tablets in case a cloud of radioactive material from the decommissioned San Onofre Nuclear Power Plant 25 miles north of Oceanside were to drift over our community after a natural or manmade disaster. (Currently there are 1,700 tons of spent nuclear fuel buried at San Onofre on the beach in cement casks.) Here's what the U.S. Nuclear Regulatory Commission says about potassium iodide tablets: "Potassium iodide, if taken in time and at the appropriate dosage, blocks the thyroid gland's uptake of radioactive iodine and thus could reduce the risk of thyroid cancers and other diseases that might otherwise be caused by exposure to radioactive iodine that could be dispersed in a severe nuclear accident." You can purchase a packet of potassium iodide tablets on line for \$8.

Patricia McArdle

Landscape

The Landscape Committee meets on the second Thursday of each month in the Art Room. The meeting is scheduled for 10:30 am, homeowners are welcome.

Now that the fall/winter season is upon us, the watering schedule has been reduced to 3-days per week, Monday, Wednesday and Friday. The landscape crew works on a seven-week rotation for standard maintenance of the slopes and planter beds.

Homeowners can access our on-line portal at AppFolio and directly submit work orders: oceansidecommunity.appfolio.com/connect. Work orders can also be sent in via e-mail to office@ocaoffice.org or you can stop by the office and complete a work order request form.

If you have provided the business office with your e-mail address, you will be sent a survey upon completion of your work request. As a reminder, after-hours emergency requests should be called into the office at 760-757-3937.

Patricia Orlando

A Touch of Frost

Robert Frost (1874-1963) was the quintessential American poet, winner of four Pulitzer Prizes. Some regard him as the unofficial Poet Laureate of the United States. Here is an example of his work.

Stopping By Woods On A Snowy Evening

Whose woods these are I think I know.
His house is in the village, though;
He will not see me stopping here
To watch his woods fill up with snow.

My little horse must think it queer
To stop without a farmhouse near
Between the woods and frozen lake
The darkest evening of the year.

He gives his harness bells a shake
To ask if there is some mistake.
The only other sound's the sweep
Of easy wind and downy flake.

The woods are lovely, dark and deep,
But I have promises to keep,
And miles to go before I sleep,
And miles to go before I sleep.



Did You Know?

National Unfriend Day

History

National UnFriend Day (NUD) is an unofficial holiday to promote unfriending Facebook users who are not true friends. Social media provides access to just about anyone, anywhere on the globe. But, this easy global access exposes personal information to theft or misuse and unnecessary cluttering by junk posts. It is imperative that identities are protected and that time on social media be reduced and replaced by face-to-face human interaction.

NUD was originally proposed by TV personality Jimmy Kimmel on Nov. 17, 2010 to remind society of the true meaning of friendship. Kimmel believes that there are many Facebook offenses that can lead to unfriending someone, such as: posting too much, spell-checking too little, repetitively posting the same kind of material, not googling before asking questions, being on Facebook all the time and sending in-app Facebook requests for games. In addition to unfriending irritating offenders, you should unfriend any unknown users and those with whom you no longer have steady contact.

Facts & Quotes

- According to a report by Common Sense Media, a nonprofit organization dedicated to helping navigate the world of media and technology, teenagers spend about 9 hours a day consuming media, 1.5 hours of which is spent on social media.
- As of January 2019, Facebook was the leading social network with approx. 1.6 billion active users. WhatsApp had 1 billion active users, Instagram had 400 million active users and Twitter had 320 million active users.
- The average Facebook user has 338 friends. 27% of young Facebook users have more than 500 friends, compared an average of 100 friends for 72% of Facebook users who are older than 65 years of age.
- 36% of Facebook users strongly dislike someone sharing too much information or photos about themselves, or when they post photos of others without asking permission.
- "I encourage you to cut out some of the friend fat in your life. A friend is someone you have a special relationship with. It's not someone who asks which Harry Potter character you are." - Jimmy Kimmel, Nov. 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



- Nov. 7 Bingo
- Nov. 14 Buena Vista Audubon Society
- Nov. 21 Music Men Barbershop
- Nov. 28 No Coffee Hour Today

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

August 29, 2019

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on August 29, 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 9:30 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 August 28, 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 concerns regarding repairs that were being made to the exterior of her home noting that the contractor had been working at the property since January 7, 2019. The homeowner requested that the porch railing and the landscaping be scheduled as soon as possible for completion.
- A homeowner reported that he did not agree with the Board decision to spend time on garage clean-up efforts. This member feels the Board has more important issues to concentrate on.
- A homeowner requested information on the Association's insurance along with clarification on the type of coverage a homeowner should get. It was recommended that he stop in the office and ask for the insurance hand-out which should answer most of his questions.

APPROVAL OF GENERAL SESSION MINUTES

The Board reviewed for approval the General Session Minutes of July 31, 2019. Upon a motion made and seconded:

Resolved: To accept the July 31, 2019, General Session minutes noting one correction was needed to the spelling of a volunteer's name. Approved: Unanimous.

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

John 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 continues to see growth in its business these past three months. Friday nights are consistently improving, and entertainment will continue. Fall maintenance of the course will start up soon.

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.

The weather has finally heated up, and so has the maintenance activity here in our community. Projects are occurring globally throughout Oceana. In Unit #3 our in-house painting and repairs are proceeding.

But first, some long-awaited good news. Last year was filled with big hits to our budget, not the least of which was the electrical repairs required in several units during the SDGE gas line replacement. Thanks to Randy's leadership and Diane's great follow-up, a consultant was contacted to determine how much of the repairs should be OCA's responsibility. During this investigation time we did not pursue any further work on electrical. Intelligent move! We just received word that it is not our responsibility. Since at the time of the SDGE work was going on, SDGE vehemently insisted we perform and pay for the work, we had no choice but to comply.

We are now in a position to claim back much, if not all of our expenses. This also means that we will not have to include future such repairs in our budget. Kudos to Randy, Diane and Patricia for their tenacity in looking out for our assets and welfare.

You will see from the agenda that a diverse number of jobs are being now considered:

- The master irrigation and landscape plan has finally been formulated for Unit #4, including the purple water option.
- The fire hydrant project in Unit #8 is now back on track with bids submitted.
- New lighting is being considered for the auditorium. Our lighting here has been inadequate for years.
- We will be deciding on a new pool service that will offer savings on supplies.
- Garages are being repaired in Units #8 & 9.

- The dangerous walkway from the pool area to the back gate will be replaced.
- The vendor for roof repairs for Unit #3 is being decided.

We have to thank RPC with Bruce and Ken taking the lead in looking into the feasibility of the purple water option and solar panels for our community buildings. They have spent many hours of research and crunching numbers to provide us with the information to make the best decisions possible on these issues.

We also must express our thanks to Steve Riegler and Denny Hanrahan for taking the initiative of researching our inadequate lighting issues in the auditorium. They sought out a solution and brought the information to Patricia as an option to present to the board for consideration. This is the type of community involvement and positive input that truly makes a difference going forward. In addition, we are proceeding with the garage clean-up and getting ready for another U-Make-It/U-Sell-It event. Oh, and then there is the Activities Open House coming up as well as Labor Day and some Happy Hour meetups to look forward to. There can be no doubt that we are an active and vibrant neighborhood.

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 July 31, 2019, following the General Session. Topics of discussion included legal matters inclusive of delinquency and collection cases. There was a member request for reimbursement of a denied insurance claim. The Board did not approve the reimbursement and the homeowner was informed that the claim continues to be denied and is not the responsibility of the HOA.

There continues to be an outstanding compliance matter which is being monitored by the Board and the Association's attorney. The Board reviewed earthquake insurance proposals and agreed to table the item until they meet with the insurance broker for a more complete evaluation. Additionally, the Board discussed holding new member orientation sessions separate from the Welcome events. The first orientation to be planned for September.

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 July, in accordance with Civil Code. Treasurer Charlie Wendt reported on the July 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 golf course shares had been reduced by 15,000 in exchange for a \$15,000 payment. The balance sheet has been updated to reflect this.

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 July 31, 2019, the Association has \$53,525.05 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 imposed one new fine in July and did not collect any income on fines for the month of July.

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

Lien Resolutions (1)

Pursuant to the Association's established Collection Policy and in accordance with Civil Code, to acknowledge there is one new lien to consider for approval, APN 160-241-33-00. Upon a motion made and seconded:

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 Tuesday, August 6, 2019. The committee approved Patricia Hulse as a new share and wear volunteer. Judy Cleborne was approved as the new Choraleers Director.

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 August 13, 2019, Architecture Meeting. The Committee & Executive Sub-Committee voted on 27 applications which were approved. There was one application that was not approved by the Architecture Committee. The Executive Sub-Committee subsequently approved, after clarification, that this request was only for the dividing fence between houses 69 and 74 not the "blocking"/ return fence installed..

Resolved: To acknowledge and accept as presented the August 8, 2019, Architecture Executive Sub-Committee minutes and approvals.

Landscape Committee

Director Sherry Jarrett 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 four proposals that will be expensed to the reserve budget. There were seven proposals approved to be expensed to the operating budget. There was one homeowner paid proposal approved this month.

Water Usage Report

Water Usage Report - August 2019 was presented showing July comparisons in usage for 2016 thru 2019. There was an increase in monthly usage as compared to previous years. One factor that added to this was the water line break that occurred in Unit #9. 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 August 8, 2019 meeting. To acknowledge and accept the Water Usage Report, FYI, no action necessary.

COMMITTEE REPORTS (Non-Board Executive Sub-Committee)

Reserve Planning Committee - Treasurer Charlie Wendt reported that the Reserve Planning Committee met on August 14, 2019. The committee discussed the recent completed projects. The Committee continues to work on solar power bids and should be ready to present to the Board by September. Bruce Cowgill, Ken Rische and Randy Newman continue to work with management on the updates to the 2020 reserve study. Lastly, Treasurer Wendt noted that going forward replacement shutters will be made in house at a cost of approximately \$30 per shutter versus the previous cost of \$315 per pair.

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 August 21, 2019. Due to the timing of this meeting the minutes for the July meeting have been included for Board review. Director Thayer noted that the Oceanside Neighborhood watch program will begin to use the Nextdoor social networking app in order to provide updates on break-ins, crime, etc. The Safety Committee at their August meeting approved Andrea Anderson as a new member. The committee is requesting Board approval of this new member. Upon a motion made and seconded:

Resolved: To acknowledge and accept the report as presented. To approve Andrea Anderson as a new committee member. Approved: Unanimous.

OSERT - The OSERT Committee met on Wednesday, August 21st. Due to the timing of the meeting minutes have not been included.

Resolved: To acknowledge and note there is no Board action required.

OCATV - OCATV did not meet in August. The Committee has submitted their equipment needs to management for the planning of the 2020 reserve budget.

Resolved: To acknowledge no minutes and no action needed.

Unit Advisors - Director Sherry Jarrett, reported that the Unit Advisors met on Wednesday, August 14, 2019. Due to the timing of the meeting July approved minutes were included for Board review. August minutes will be presented next month. There

were no new motions for the Boards consideration.

Resolved: To acknowledge no minutes and no action needed.

Website - Vice President Carol Finkas reported that the Website Committee did not meet in August. Due to the timing of meetings, minutes for the July meeting have been included.

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 were not submitted last month. Secretary John Vogt after presenting portions of the Welcome Committee July minutes presented a motion and requested that discussion take place in order to consider working with the Welcome Committee to combine the New Homeowner Orientation with their quarterly event. Discussion took place. Differing viewpoints were presented. It was recommended that by keeping the first orientation scheduled for September and separate from the October welcome event, the September orientation would be used as a "benchmark" for further evaluation of combining or separating these two functions. Upon a motion made and seconded:

Resolved: To combine the New Owner Orientation with the Welcome Committee October event. Approved: One member in Favor, six members opposed. Secretary John Vogt in favor.

Finance Committee - The Finance Committee met on, Monday, August 26, 2019. July minutes were presented due to the timing of the meeting, August minutes will be included next month.

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

MANAGEMENT REPORTS:**General Manager**

General Manager Patricia Orlando provided comments and a short update to the members, some excerpts from the management report have been included.

- There have been 136 combined landscape, maintenance and administrative work requests submitted since last meeting. Approximately 230 work requests have been completed and closed out since last meeting. There are approximately 370 open work requests. The open request 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.)
- For every homeowner that submits a work request and has provided an e-mail address, the administrative team is now notifying members of their completed work request and sending a survey directly through the AppFolio database. 61 homeowners have responded to the survey. There is a rating system of 1-5 with 5 being the highest rating. The rating average for the past month is 4.1 out of 5. The staff re-opens the work request and responds to survey ratings that are below four.
- The Annual Notice of Physical Address, Legal Rep-

representative, and Rental Status was sent out with the September statements. This form only needs to be returned to the office if you have changes since last year.

- Budget prep for 2020 continues with the support and assistance of RPC Committee Members and Maintenance Supervisor Randy Newman. The goal is to have the draft budgets presented for approval by the Board at the October General Session in order to mail to owners no later than November 30, 2019.

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. Below is a partial listing of various projects:

- Obtaining proposal for garage structural repairs that are needed in Unit # 8 and 9.
- Asphalt repairs will begin at the end of August for driveways previously identified for replacement. Homeowners will be notified in advance; at this time, we believe there will be a 3-day time period for the completion of this work.
- Clubhouse Rehab of cardroom tables and chairs continues as time permits.
- Work has been completed Unit 8 House #107. Final phase to re-build porch patio on house #110 will follow.
- The rebuilding of the Unit #9 retaining wall was completed and a Final Inspection was scheduled for 8/7/19.
- The maintenance team continues to work on the installation of additional irrigation drainage in various areas throughout the community.
- The Maintenance Team continues to keep to their perma-lining schedule, completing two homes per month.
- The Maintenance Team continues to replace wood handrails with metal. They are currently working in Unit #8 and #9 as time permits.
- The Unit #3 paint project continues, currently working on wood repairs, stucco repairs, etc. We have 3-full time painters on staff.
- Fire lane red-line painting was completed in unit #9 this past month and will move now to Unit #11.
- Sidewalk and concrete repairs were completed in unit #6. Additionally, the irrigation crew is working with the maintenance team to eliminate flooding on some walkways in unit #6.

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

UNFINISHED BUSINESS:

Master Plan -Landscape & Irrigation

At the request of Management, LaBahn's submitted itemized proposals for unit #4, as the starting point of the Master Plan. Unit #4 was selected because it is smaller in size, does not need as extensive planting as other units and is a unit that we have completed

painting and repairs and needs no major electrical work. Mark Brown, LaBahn's Branch Manager was on hand to answer questions regarding the various proposals. Ken Rische Finance Committee Chair provided a ROI for the irrigation retrofit to reclaimed water. This work excludes the slope on the south between units #4 & 1, that slope to be completed with Unit #1. Three options were presented. Extensive discussion and Q&A took place. Board Members agreed that Option Two was their choice. Option Two included a total of five proposals for a total cost of \$180,630.02. Upon a motion made and seconded:

Resolved: To approve, Unit #4 irrigation and landscape master plan, Option Two at a total cost of \$180,630.02. Approved: Unanimous

Fire Hydrant - Completion of Repairs / Replacement

The initial vendor approved for the replacement of two fire hydrants was Fire Code. One hydrant installation was completed. During the time we were waiting for parts on the second installation the vendor's license expired, and we asked that he not complete the job until license and insurance were back in order. The license renewal is still pending with the state. A number of vendors have been contacted with JAC Builders and E Lara submitting bids. Maintenance Supervisor Randy Newman is recommending JAC Builders, they have flexibility on the start date if approved. Their bid is in-line with the original Fire Codes bid.

Resolved: To approve, JAC Builders bid in the amount of \$13,163.00 for the completion of the fire hydrant installation in Unit #8.

NEW BUSINESS

Proposals

Unit #8 & #9 Repairs

The proposals presented were for structural repairs to 14 garages in unit #8 & #9. These are the same garages that were recently treated for termites and now require wood repairs. The 2019 reserve budget plans for these repairs. Although E. Lara is slightly higher in cost than the other two vendors, they were awarded the bid for roof repairs and can complete the structural repairs alongside the roofs. The reserve allocates \$205,000 for structural and roof replacement for 25 garages in unit 8 & 9, approval of E. Lara would bring the combined total expenditure to \$175,000. Upon a motion made and seconded:

Resolved: To acknowledge and approve the E. Lara Construction proposal in the amount of \$32,875.00. Approved: Unanimous

Unit #3 Roof Proposal

The structural repairs to unit #3 carports will be made by our in-house paint team. The carport and trash shed roofs in unit #3 also require replacement. Bids were obtained from three vendors. The bid comparison cover page described the scope of work. Maintenance Supervisor Randy Newman recommended JAC Builders at a cost of \$105,296.00. Upon a motion made and seconded:

Resolved: To acknowledge multiple bids were provided and to approve the JAC Builders proposal in the amount of \$105,296.00, noting that this is a planned

reserve expense. Approved: Unanimous

Concrete Replacement

Replacement of the sidewalk ramp located near the wood shop, back gate, pool area is necessary in order to eliminate trip hazards. There are several trip hazards due to uneven surfaces. This was sent out to bid because the area is too large to complete efficiently in-house. The item is expensed to GL 9045 which has a total budget of \$98,761.28 planned for this year. Year-to Date expenditures in this GL amounts to \$43,841.00. Maintenance Supervisor Randy Newman is recommending JAC Builders at a cost of \$5,696.00. Upon a motion made and seconded:

Resolved: To acknowledge multiple bids were provided and to approve the JAC Builders proposal for 64'x7' of cement replacement in the amount of \$5,696.00. Approved: Unanimous.

Unit #6 House #31, Stucco Replacement

Repairs are needed to the exterior of this home. The home has experience moisture damage from what appears to be faulty irrigation. (The irrigation specialist has repaired and moved lateral lines in this area along with locating and closing off breaks in the lateral lines.) The bid comparison page presented to the board outlined the scope of work for the three proposals. North West Concrete was recommended by Randy Newman, Maintenance Supervisor. This item is expensed to GL9047 Stucco and Trim repairs. \$27,000.00 has been expensed to this account Y.T.D. and we have budgeted a total of \$92,000.00 for this year.

Resolved: To acknowledge and approve the Northwest bid in the amount of \$1,250.00. Approved: Unanimous.

Pool Vendor

Management has not been satisfied with the current service provider. Provider Allen Bateman recently sold his business to Amber Sunset Pool and Repairs and we feel this is an ideal time to make the transition to a new vendor. Currently we are averaging \$1000 per month for maintenance and supplies. Management recommended vendor Cool Blue. This vendor provides the chemical costs in his monthly maintenance agreement of \$800.00 per month. This new vendor would provide for a \$200 monthly savings. A bid comparison page was presented to the Board, to review the three proposals.

Resolved: To acknowledge multiple bids were presented and to approve the Cool Blue monthly maintenance agreement in the amount of \$800 per month.

Auditorium Lighting

The auditorium lighting is ineffective for the variety of functions that take place in this room. The lighting is very poor for meetings that require lighting suitable to review documents. Members of the pickle ball group also find the lighting inadequate. Community members Steve Riegle and Denny Hanrahan met with a lighting vendor and obtained a proposal for the installation of new lighting that features LED, dimmers, and new fixtures. Tear sheets included with an estimated cost of \$2,950.00. Maintenance Supervisor Randy Newman has provided information and tear

sheets on two additional fixture styles that feature LED, dimmers and similar lumens. Cost of fixtures is approximately \$1,500 to \$1,800 dependent upon style chosen. This is a reserve expenditure with a budget amount of \$2,000 and a suggested seven years left on the useful life of the current lighting. Board members reviewed the various options and debated the issue with Q&A. Upon a motion made and seconded:

Resolved: To approve the Royal Pearl Lighting fixture, largest size, dimmable at \$189.00 per fixture. To further approve cost of lift rental with installation to be completed in house. Approved: Unanimous.

ROUNDTABLE

Board members were asked to suggest items to be included as agenda and discussion items at the next meeting. The two items that were added to this agenda for discussion included:

Unit #8 Dog Park Discussion

Director Jeff Surowiec has been asked by homeowners to open a discussion on the feasibility of a second dog park which would be located in Unit #8. Director Surowiec has noted that there is a very large, grassy area next to house #13 and across from house #86 that has nice shade trees and would make a great area for it. Director Surowiec led this discussion and some of the recommendations included, reaching out to the Unit Advisors to obtain feedback, placing a questionnaire in the Highlights and polling Unit #8 homeowners. Additionally, it was suggested that Maintenance Supervisor Randy Newman assist in researching fencing costs, turf or rock costs, etc.

Board Meeting Dates Upcoming Holidays

Board Members discussed the upcoming holiday's and determined alternative meeting dates for November and December Board Meetings.

- November 27, 2019 (day before Thanksgiving) / Alternate - November 20th
- December 25, 2019 (Christmas Holiday) / Alternate - December 18th

Secretary Vogt requested that the next agenda include a continued discussion on the Homeowner Association Mission Statement.

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 11:55 a.m. The next General Session is scheduled for Wednesday, September 25, 2019. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary

