

# HILLTOP HIGHLIGHTS



May your Holidays be merry  
And your New Year  
healthy and prosperous.

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## Inside:

-  Town Hall Meeting
-  Children's Holiday Giving Tree
-  Choraleers' Christmas Concert



*Happy Holidays*

**Contact Information:**

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

Website:  
[www.oceanaseniors.org](http://www.oceanaseniors.org)

Accounting:  
[accounting@ocaoffice.org](mailto:accounting@ocaoffice.org)

Maintenance:  
[maintenance@ocaoffice.org](mailto:maintenance@ocaoffice.org)

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

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

Emergency Police:  
**911**

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December

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

**KEEP INFORMED**

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

**OCEANA**

[OCEANASENIORS.ORG](http://OCEANASENIORS.ORG)

**CITY OF OCEANSIDE**

[CI.OCEANSIDE.CA.US](http://CI.OCEANSIDE.CA.US)

**SAN DIEGO COUNTY**

[SANDIEGOCOUNTY.GOV](http://SANDIEGOCOUNTY.GOV)

This month's General Session Board of Directors' meeting will take place at 9:30 am on Wednesday December 18 in the Clubhouse auditorium.



## A Message From the Board Of Directors

As 2019 comes to a close, it is a good time to reflect on where we have been, where we are now and where we are going.

### Where were we?

A few years ago, it was decided that the best course going forward was to move away from our property management company to hiring our own staff; which is considered self-management even though it is not the actual board members personally managing the operations. This was a big undertaking and not always a smooth process. More expense was incurred than expected and hiring nearly a whole new office staff was a daunting task for the board members. The accounting conversion was costly and at times a very bumpy road for all of us. Putting together a benefits package, employee handbook, training new employees, and upgrading the computer hardware and systems was extremely labor intensive and costly.

At times our operations cash flow was very low and at one point funds could not be transferred to reserves in a timely manner. Our delinquencies were nearing \$300,000 and climbing. We were in a condition of long-deferred maintenance; rotten wood being repaired with Bondo and painted over, termite damage going unchecked, and a decaying landscape and irrigation system. The shower rooms were a mess, garages in disrepair, and our documents outdated.

We were spending over \$2,000 for bottled water each year. We now have units with a filtration system that costs only for the filters we use. Committee, Board and Staff members have all contributed ideas toward small and large areas of savings.

### So where are we now?

We have a fully trained staff in both the office and maintenance team. Procedures and training guidelines are now in place for office positions. We have a dedicated day porter to set up rooms and keep the common areas, trash sheds, and doggie stations maintained. There is now an additional three-person painter/carpenter staff to repair and paint our

homes and common garages in-house at a savings over hiring contractors. Shutters which formerly cost about \$300 per house are being made in-house for about \$60 while eliminating back-order and shipping delays. The homes and garages are truly getting repaired. Rotted wood is replaced, termite damage is treated.

We have a professionally designed paint palette for the whole community, so we can maintain cohesiveness of design going forward.

There is a master plan in place for both irrigation and landscape. Plant material will be updated where appropriate, allowing for more succulents and plant material that conserves water. With the installation of new irrigation, dedicated drip lines will be installed in planter beds providing for a water savings.

The common area buildings have been tented for termites. The shower rooms in the clubhouse have been remodeled or refurbished. Smart thermostats have been installed in many common area buildings with energy savings. The card room is being updated with tables and chairs reupholstered and refinished all in-house at minimal cost.

Our cash flows are strong, no longer must we delay payments to cover expenses. The reserve payments have been repaid to reserves. We are spending within 97% of budget both in operations and reserve accounts. Our delinquencies are now at \$50,000 and soon hoped to be in the \$30,000 range. Each year we receive approximately \$50,000 in escrow fees that were formerly going to the management company. No longer do we have expensive costs of couriers carrying documents back and forth to the corporate office; which often created delays in payments. We are now in control of our corporate policy rather than that of a management company. Three half-day holidays were eliminated with this change. Through our payroll processing service, we are able to take advantage of a larger employee benefits group plan bringing savings of insurance premiums. They also provide us with HR and staff training services.

*BOD Message Continued on next page*

**BOD Message** *Continued from prior page*

A database has been established now that provides history for each property so that questions are more quickly and accurately answered. Work orders are responded to upon completion with a survey. Any score under a 4 is re-opened with follow up. For the first time, this database provides us with accurate records of age verification percentages; which prepares us to uphold our 55+ status in case of an audit. Residents with emails on file can now receive information instantly in the event of an emergency.

**So where are we going?**

Soon we will be sending out revised and updated CC&Rs for vote by owners. Nearly every committee has had their charter updated. Architectural guidelines have been revised. Soon we will turn our attention to the Rules & Regulations for review and updates.

Painting and repairs are continually moving forward; no breaks in the process. Unit #5 is close to being underway, then the next unit will follow.

Unit #4 is undergoing the first phase of the master plan irrigation and landscape project. This also includes new LED pagoda lighting. Our landscape and irrigation are aged and failing and must be redone. The intent is to put in drip irrigation where possible to reduce water costs and improve plant thrive rate. Also, the turf is being thatched and, in some cases, removed and replaced. As with any large project, it is not without disruptions and inconveniences, but the end product will be enjoyed long after the memory of discomfort fades.

Also new lighting will be installed in the auditorium. In 2020 the auditorium flooring will be evaluated for replacement.

As of January, our accounting system will be moved to AppFolio, our property management software, so that all of the staff is on one system. This change will also allow owners to set up on-line payments which will save us the bank fees currently charged to us for ACH services.

Driveways are being redone in many areas and garages in such poor condition that they cannot wait for the painting cycle are being repaired and re-roofed.

The non-operable main line loop valves are being replaced in unit #8 to be able to isolate water shut-offs in the event of a main line break.

We are about to implement our first Aladdin project in the rock garden. Aladdin allows for

projects that are not on budgeted long-range plans to move forward with community contribution if there is interest.

In addition, RPC is looking into possibilities of solar power in common areas for utility savings where feasible. This all just scratches the surface of the truly dynamic happenings here.

Some might say that progress is easy now with the dues increases. In fact, for some years the dues had not been adequate to cover the expense of properly maintaining our aging property. We are now on track to have a well-maintained community within 5 years if we stay on track with projected improvements. After that, the extensive repairs will not be necessary as we keep pace with scheduled painting and repairs. Then we can start building our reserves to the suggested levels.

In the first quarter we will be having our election of board members. It is hoped that the good momentum will continue so that we can restore our community to the optimum condition of former years, have a more pleasant place to live, and maintain good property values.

Wishing you Happy Holidays and a prosperous New Year!

**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.*

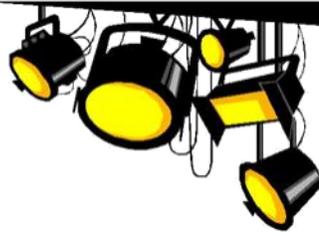
**Rock Garden Project****You Did It!**

Thanks to all the Oceana Genies who donated money, baked goods, made crafts, & gave their time to raise the \$2038.24 that we needed to add a path and benches to the rock garden. Thanks to the vision Ray Jacobs had to improve a "butt-ugly" part of our landscape, and to the \$2000 from the Landscape Committee. As you know getting something scheduled with our big community takes time, but I will work to get it started as soon as possible, and update you in January of the progress. Joy to our community!



**Connie Ferguson**

## Spotlight on our Staff



### *Kelly Stinson*



Kelly is the newest member of our office staff. If everything goes well with your accounting, you probably will never see her.

While Kelly has worked in our office since March as a temporary employee filling in for Glory, who was on personal leave. We hired her permanently in October.

Originally Kelly grew up in Des Moines, Iowa happily working and playing during summers at her grandparents' farm. Kelly says it is a wonderful way to grow up, very laid back and all, but there are only about three months a year of good weather. So, San Diego County won.

Kelly is very family oriented and enjoys the company of her son, 25, who works as a drafting engineer here in Oceanside. She misses her daughter, 27, and family, especially the two grandchildren who all live in Iowa.

Kelly is very family oriented and enjoys the company of her son, 25, who works as a drafting engineer here in Oceanside. She misses her daughter, 27, and family, especially the two grandchildren who all live in Iowa. When not at the office, Martin, her husband of 30 years, and Kelly primarily like to spend time with family members living in Vista.

Being an avid organizer, we benefit from those organizational skills honed by many years in the accounting field. She likes taking things apart and putting them back together; sounds like a plus for us while facing a software conversion. When asked what her favorite part of the job is, she responded "variety". No two days are ever the same.

Welcome aboard Kelly, we are happy to have you as part of our team.



## Get On Board

### The 2020 OCA Board of Directors Election is fast approaching.



Conscientious, thoughtful volunteers are needed to join the Board of Directors. A Nominating Committee was appointed on Nov. 20<sup>th</sup> and has begun its work. Please assist them by running for a Board position yourself or soliciting neighbors who have managerial skills. This is your opportunity to join other dedicated OCA residents who are making it their goal to keep OCA an attractive and desirable place to live.

Our annual meeting will be held on Sat., March 21 and we need to elect four people to fill four vacancies on the seven-person Board. Terms are 2 years in length.

Jan. 16, 2020 is the deadline for candidates to submit their **Intent to Run** form thus placing them on the ballot. Contact the office for a Candidate profile packet. There will be two Candidate Forums during Feb. for community residents to meet and question candidates. Ballots will be mailed 30 days prior to the March 21<sup>st</sup> annual meeting.

**Karen Walter**  
OCA Community Administrator



# Notices & Reminders



## Children's Holiday Giving Tree

In the Clubhouse lobby you will find a lovely Christmas tree with very special ornaments on it. Each ornament has a Headstart child's name and age on it. We ask our residents to take an ornament off the tree and purchase a gift for that child at a value of about \$15. Please wrap the gift nicely, tag it for that child and place it in the RED bin in the Clubhouse lobby no later than Mon., Dec. 9<sup>th</sup>.

On Dec. 12<sup>th</sup> at Coffee Hour these preschool students will join us and provide entertainment. At some point it is very likely Santa Claus and one of his elves will arrive and pass out the gifts to the children!! It is fun for all!



"Seniors on the Go" is a transportation program offered to Oceanside residents who are 65 and older. The focus of the program is to assist seniors getting to and from the grocery store. The program currently serves over 2,100 seniors, with the average age of 83.

We are organizing a regular grocery shopping service to Stater Bros. for OCA's 65+ residents. The service is scheduled for **Mondays**. The hours would be:

- Pick up at our Clubhouse at 9-9:30am
- Shopping at Statler Bros. 9:45-10:30am
- Return to the Clubhouse about 10:45-11:15am.

You must register with the Oceanside Parks & Recreation department to participate in this program. To register, call:

**760-435-5155**

Oceanside Parks &  
Recreation Department.

For more information about the service, or to volunteer to be a driver, contact the Go Oceanside Transportation Team  
(760) 435-5155

or visit:

[www.ci.oceanside.ca.us/gov/ns/parks/senior/transit.asp](http://www.ci.oceanside.ca.us/gov/ns/parks/senior/transit.asp)

## Holiday Schedule Changes

- No Website Meeting on Wednesday, December 4.
- December's Open BOD Meeting and the Executive Session will be held on Wednesday, December 18.
- No Safety Committee Meeting on Wednesday, December 18.
- No Coffee Hour on Thursday, December 26.
- No Sing-Along on Thursday, December 26.

## Donation Pick-Ups

Your generous donations to Share & Wear are greatly appreciated! And when you have items that need pick-up, we are more than happy to help. But, please remember that our maintenance staff are **not permitted** to go inside homes. Your donations need to be outside.

Our Landscape service is now watering Sundays, Tuesdays and Thursdays.

### Scoop the Poop!



City of Oceanside ordinances state that, when outside, a pet **must** be on a leash at all times. The only place they may be off a leash is in our fenced dog park at the end of Vista Bella. The ordinances also state that you **must** pick up your dog's poop. It's the good neighbor thing to do and

. . . **it's the Law!**

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

### Oceanside Adult Dance

(Posted at request of the under-signed )

#### The 2019 Schedule:

Date Performer

12/8 Big Band Hall of Fame\*\*  
Holiday Ball—Beach Center (5-8pm)

\*\*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](http://www.oceansiderec.com).

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

### A Resolution to Keep

It is hard to believe that in only a month we will be in the year 2020. Your editor is still trying to resolve his thoughts about arriving at the year 2000! But, here we are! I doubt that there would be any use in titling this the "Perfect Vision Year." That's probably just an exercise in wishful thinking.

Speaking of wishful thinking—how many of us made resolutions for 2019 that we still haven't kept? The imminent arrival of 2020 gives us another opportunity to rethink our resolutions and, maybe, do something about them. And, a new resolution we should all consider: run for a position on the OCA Board of Directors. Yes, it is a major commitment. But, many of us are more than able to do the job. Instead of just sitting back and grumbling about how badly things are going, **do something about it!** Get involved! Get active. Make a contribution to your neighbors and your community. Yes, you can do it!

### Unit 14 Chili Cook-Off

Unit #14 had their 'not so annual' Chili Cook-Off on October 31st. Costumes were optional. Eight 'chilies' participated in the cook-off. And the winners were:

- Jackie Konstanturos, overall winner for Best Tasting Chili.
- Dave Freeman for Hottest Chili.
- Jay Crawford for Most Unusual Chili.

Runners-up included Nereida Gallardo, Chris Skrudland, Stephen Ashworth, and Wendy Uncles. The money collected for the winning chilies was donated to help with the Aladdin Project Rock Garden.

**Unit #14 hereby challenges other units to have their own chili cook-offs with those winners competing in an Oceana Chili Cook-off next year.**

Any of you game? I can give you some hints on what we have done in the past years to help you get started. Give me a call or email me. Till next year, game on!

**Anita Romaine**  
**760 439 7766**  
**travelgirl1465@gmail.com**



Jackie Konstanturos



Dave Freeman



Jay Crawford



In mid-October we lost another devoted OCA volunteer with the passing of Jim Boyd, 3621 VCS #111. Our condolences to his wife Shelley and family.

# Updates From The Isle

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



## GOLF COURSE NEWS

New hole-in-one board in the shop! Come take a look at some of our changes down here including our new hole-in-one wall featuring real polaroids of each person who gets a hole in one!

### Men's & Women's Clubs

**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**



This past November we did our yearly aerification of the greens. The condition of the greens on the course this month are superb! We are very pleased with how all of the greens have recovered and healed. Come bring the whole family out for a litte holiday celebrating and competition.

## 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.

## RING THE BELL



### *Did you know...*

The bell, located by the practice putting green and the main walkway to the first tee is used as our celebration for every hole in one that happens throughout the day?! It is the symbol of celebration here at The Isle. Maybe you will be the next to "Ring The Bell"

# Activities

**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.

**Every Thursday**

## A Sing-Along House Party!



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

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

Hosted by Glen Hemingway.

**A Side-effects cautionary:**



**May Induce:**

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



**No Sing-Along on December 26.**

**Saturday, December 7, 10am**

## Town Hall Meeting



### Everything You Need to Know.

Significant changes are in store for the 2020 Census. We have arranged for an expert on the Census:

**Paul VonWeckmann  
US Census Bureau,**

to speak to us about it.

**Come.....**and learn how to be sure everyone gets counted and how **you** can help.

**Saturday  
December 7  
At 10 am  
In the Clubhouse  
Auditorium**

Questions? Call  
760-757-3937

Note; the Census Bureau, in addition to educating folks about changes, is also looking for employees. This is a **big** job!

**Thursday, December 19, Coffee Hour**

## Community Christmas Present

**From the Activities Committee:**

**Free Coffee and Donuts  
at Coffee Hour plus  
The Choraleers**

## Christmas Concert

Clip out and save.

# This Month's Activities

Dec. 2 **Deck the Halls!**

Help decorate the Clubhouse Lobby & Auditorium. Coffee, cider & donut holes provided.

*10am-Noon*

Dec. 7 **Town Hall Meeting**  
**The 2020 Census-What you need to know.**

Paul VonWeckmann from the US Census Bureau,  
*10am Clubhouse Auditorium*

Every Thursday (Except December 26)

## Sing-Along House Party

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

(Details elsewhere in this edition of the Hilltop Highlights)

## Coffee Hour

- Dec. 5 Bingo with Charlie Wendt
- Dec. 12 Giving Tree for local children
- Dec. 19 Choraleers Christmas Concert
- Dec. 26 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** -1<sup>st</sup> & 3<sup>rd</sup> Tuesdays of the month at 1:30 pm in the Large Card room. Info: Dona White (760) 533-2484.

**Ceramic Studio** -open 1-3:00pm every Tuesday, Thursday and Friday. Contact: Pat Christie at 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 2<sup>nd</sup> Tuesday of each month in the Clubhouse Library.

**OSERT** -3<sup>rd</sup> Wed. at 5pm in the Computer room. Info: Patricia McArdle, 703-254-8916

**Pickleball** - Playing times Sundays, Mondays, Tuesdays, Fridays and Saturdays. In the Clubhouse. See the Calendar for specifics. Info: Steve Reigle.

**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**—1<sup>st</sup> & 3<sup>rd</sup> 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.



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 Seniors on the Go 9-11am 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
1	2	3 9am-Noon Quilters— Art Room 9:30am Activities Cte.— Card Room 1:30pm Bunco—Card Room	4
8	9	10 9:30am Arch. Cte. - Card room 10am OCA Book Club	11 10am Unit Advisors Cte.—Auditorium
15	16	17 9am-Noon Quilters— Art Room 9:30am Compliance Hr'gs — Card Rm. (Closed) 1:30pm Bunco—Card Room	18 9:30am Open BOD Mtg. 1pm BOD Exec. Session 5pm OSERT-Comp. Rm.
22  חנוכה (Start)	23	24	25  
29	30 9:30am Finance Cte.—Card Room  חנוכה (End)	31	



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: 3-6:30pm Open Play Social Bridge: 9-11:30am Tai Chi: 10-11:30am Water Aerobics: 8-9am and 1-1:45pm Woodshop: 1-3pm	Pickleball: 1-4pm Open Play

Thursday	Friday	Saturday
9am Coffee Hour-Bingo <b>5</b>	<b>6</b>	10am Town Hall Mtg. <b>7</b> —Learn About the 2020 Census-Auditorium Pearl Harbor Remembrance Day
9am Coffee Hour-Giving Tree <b>12</b>	<b>13</b>	<b>14</b>
9am Coffee Hour-Choraleers <b>19</b> 10:30am Landscape Cte. —Art Rm.	1pm OCA-TV Cte. —Admin. Conf. Rm. <b>20</b>	<b>21</b> <i>Winter Solstice</i>
No Coffee Hour Today <b>26</b> No Sing-Along Today	<b>27</b>	<b>28</b>

*Bah Humbug*



**Activities Committee**

**Meets:** 1<sup>st</sup> 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  
Sue Mansis  
Nancy Norton  
Bella Strubhar  
Carol Finkas Board Liaison  
Sherry Jarrett Board Exec. Cte.

**Architectural Committee**

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

**Landscape Committee**

**Meets:** 2<sup>nd</sup> Thurs. ea. Month,  
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:** 3<sup>rd</sup> Fri. ea. Month,  
1pm, Office Conf. Room  
Chair  
Colleen Eidson  
Shirley Clinton  
Patricia McArdle  
Beth Mushovic  
Jeff Surowiec Board Liaison

**Safety Committee**

**Meets:** 3<sup>rd</sup> Wed. ea. Month,  
6pm, Comp. Room  
Chair, 335-6597  
Kelly Byrne 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:** 2<sup>nd</sup> Wed. Quarterly,  
Mar., June, Sep., Dec.  
11am, Card Room  
Chair  
Bruce Cowgill  
Mike Faulkner  
Patricia McArdle  
Ken Rishe  
Tain Soreboe  
Charlie Wendt Board Liaison

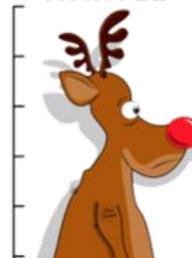
**Unit Advisors Committee**

**Meets:** 2<sup>nd</sup> 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 -  
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 - Pat Hawkins 450-6231  
8 - Kathleen Pursell 439-9282  
9 - Jeff Kern 908-420-1853  
10 - Judy Hartman 715-819-2767  
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:** 1<sup>st</sup> Wed. ea. Month,  
12pm, Computer Room  
Chair  
Anita Romaine  
Steve Ashworth  
Gene Barilotti  
Don Betts  
Steve Reigle  
Carol Finkas Board Liaison

**WANTED**



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

No Area Code? Assume 760.

# Committee Reports

## OCA Safety

'Tis the season for fraud. Not quite how the song goes, but please be suspicious of any and all mail, emails, phone calls, and door knocks.

In late October the mailboxes by the clubhouse had some serious damage done to them. One of the boxes was left open to the point where the mail inside of it might have been stolen and put into the hands of someone who wants your identity.

'Tis the season... If you want to check to make sure you are not a victim of identity theft, there are ways to do so.

Please go to: [USPIS.gov](http://USPIS.gov) for information on mail fraud or mail theft.

If you are a victim of identity theft. Go to [FTC.gov](http://FTC.gov). This is the Federal Trade Commission and they assist victims of identity theft. You can call them at **877-438-4338**.

The best way to make sure you are not a victim is to check your credit report. You can call every 3-4 months to one of the credit bureaus. If you are a victim then the credit company will put an alert on your credit. You should also notify your personal financial institutions.

Here are some numbers for your contact list:

**Equifax: 800-525-6285**

**Experian: 888-397-3742**

**TransUnion: 800-680-7289**

'Tis the season for one and all to enjoy the holidays. Please stay safe.

**Kelly Byrne**  
Chairperson

## Website

Question: What would be a good Christmas present for yourself? Answer: The gift of communication, becoming involved within your community, and learning something new!

All one has to do is go to:

[www.oceanaseniors.org](http://www.oceanaseniors.org)

and check out what your Oceana community has to offer to keep your mind and body active. How many gifts can you give yourself? How many new people can you meet this year? How many new skills can you learn and then share with your grandkids!??

**Anita Romaine**  
Chair Website Committee

## Oceana Garden Club (OGC)

### **Time to Deadhead Milkweed Plants**

It's the season to cut those flowering tropical milkweeds level with the ground to prevent overwintering of a parasite called *Ophryocytis elektroscirrha* (OE). Wing deformities in adult butterflies are caused when monarch caterpillars eat this parasite. Infected butterflies then go on to infect others. Native milkweeds do not have this problem, because they will go dormant over winter. The milkweed to cut back are the tropical ones with the orange/yellow blossoms, not the native white ones.

However, don't deadhead your herbs seed heads. Let those stay for as long as you can stand them. Birds will be eating the seeds, and native insects will be setting up house in them, particularly any hollow stems.

*From October at Finch Frolic Garden submitted by Christine Gorman & Nancy McAdams*

### **How to set your default home page to the Oceana web page.**

In the Google browser CHROME

- Open the CHROME browser.
- Navigate to "https://oceanaseniors.org/"
- Click on the three dots in the upper right corner of the browser screen.
- In the drop-down menu select "Settings."
- On the left-hand side of the Settings page click "On startup."
- Select the button in front of "Open a specific page or set of pages."
- Click on "Add a new page" type in "https://oceanaseniors.org" and select Add.

In Microsoft Edge browser the process is very similar. Please set your Edge default page to <https://oceanaseniors.org>.

### **Dec. tips from Pat Welsh's "Southern California Gardening a Month by Month Guide"**

"Fresh culinary herbs from your garden are not only tastier than the dried herbs you can buy but safer. (Dried herbs purchased in markets are often imported and have frequently been sprayed with chemicals not allowed in the United States.)"

December is a good time to plant culinary herbs on your patio or in your sunny kitchen windowsill. Start with the 2-inch nursery size plants then transfer to 4-inch containers. Repot them to 6-inch containers as soon their

roots fill this smaller size. Because potting soil is low in nutrients you will need to lightly fertilize periodically. Be careful not to over fertilize—the herbs will lose their flavor. As the herbs grow prune them to size and use the leaves for cooking. In the spring transplant them to your garden plot.

Herbs: basil, chives, cilantro, dill, oregano; parsley, rosemary, sage, and thyme

### Election of Officers January 2020

New officers for 2020 will be elected at the Oceana Garden Club meeting this coming January. All four of the current officers will turn their duties over to the newly elected members. Nancy McAdams has expressed a desire to continue as Co-chair. Beth Mushovic has volunteered to serve as Treasurer for 2020. She has been working with Frank Danczyk, the current Treasurer, to ensure a smooth transition in that position. If you or any member you know would like to serve as Chairperson or Secretary, please contact Nancy McAdams as soon as possible.

### December Planting Guide for SD County

Beets, blackberries, boysenberries, broccoli, Brussels sprouts, cabbage, carrots, cauliflower, celery, collards, endive, favas, garlic, grapes, kale, kohlrabi, leek, lettuce, mustard, onions, parsley, parsnip, peas, potatoes, radish, rutabaga, spinach, swiss chard, turnips

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

## Activities

As I write this, October is rapidly coming to an end. The Activities Committee recognizes December and January as family time. We offer fewer events. Thursday mornings Coffee Hours continue to provide great entertainment. October was a very busy month. It featured the You Make it Sale, an Information Fair and a Halloween party. We also sponsored a Happy Hour meetup at Hennessey's Tavern in Carlsbad. November had the wonderful Thanksgiving Dinner, a Happy Hour meetup at Outback Restaurant and a trip to Mrytle Creek Nursery.

In December we will start the month with decorating the Clubhouse for Christmas on

Dec 2. Please join us in decorating our tree and making the place festive. December features two of my favorite Coffee Hour programs. On December 12, we will have small children arrive for our Giving Tree. Santa and an Elf will be giving presents to all the children. December 19 will feature the Choraleers singing their Christmas program and all donuts and coffee will be free.

After many years of great singing our Choraleers conductor Betsy needs to step down. At this point she plans to stay for their Christmas and Spring concerts. We did have a volunteer lead a fall concert but she sold her house and decided to move on. The Choraleers needs both singers and, of course, a new leader. They are a group of residents who enjoy singing for their neighbors. They have been practicing on Friday afternoons in the Clubhouse at 1:30 for about an hour. If you or anyone you know would like to be involved in the Choraleers, please come by any Friday afternoon. Or, you can always just give me a call. I know

personally how accepting they are because I joined them recently and my voice is not that good, but I was welcomed with open arms and had no complaints after the practice.

Our October Information Fair reminded me of how many activities we have for you to get involved in. I think the winner for new people signing up was the Quilters. My wife and I wanted to do something new so we joined the Monday Morning Chair Yoga group and as I have said, we are now part of the Choraleers. Just think how you can expand your circle of friends and activities by picking just one additional thing to be involved in.

Lets talk about Share and Wear. First, thank you for your donations and shopping. Share and Wear's income exceeded the budget in 2019. That extra income comes right back to the community in the form of better events. Without your support that would not have happened. We still need volunteers at Share and Wear. All they ask is for three hours a week. You will be fully trained and always work with a partner. Please stop by either the Boutique or Annex.

Please donate to and shop at Share and Wear.

**Charles Kruse, Chair**



## Architecture

### Don't Get Caught in the Rain

Its that time of year again. No, I don't mean the holidays, although they are coming up soon which is always a big treat! I'm actually referring to the rainy season. We are lucky as Californians to have a mild winter and don't have to don snow boots, hats and heavy coats. But we do have to endure periods of heavy rain and that means a possible leaking roof. As members of OCA, replacing your home's roof means that you need to include the Architecture Committee in your decision-making. Its really a simple process but it does require some planning ahead. How do you know if you have a leaky roof when it doesn't rain for 9 months of the year? That can be a tough question. Is your roof beyond it's expected life span? Are there any water marks on your ceiling? Are any of your roof tiles missing? Are any of the roof caps lifted. If the answer is yes, then maybe its time to consult a contractor. As the motto goes, Be Prepared!

As you know, the Architecture Committee consists of a team of dedicated homeowners who volunteer to assist in your architecture process. The committee meets once a month to review applications from homeowners who want to make exterior changes to their residence. To be on the agenda for a given month, your application, along with the corresponding documents, need to be turned in to the OCA office by 3pm on the 1st day of the month. The corresponding documents for a roof replacement include a bid proposal from the contractor whom you have hired to do the work along with a small (2"x2") sample of the tile that will be installed on the roof. The purpose of those 2 pieces of information provide the committee with essential information as they go out to inspect the property before the meeting. That way, when the committee meets on the 2nd Tuesday of the month, they are prepared to discuss and render a decision on the respective application. It's never a pleasant experience to learn that you've missed the deadline. If you think you might be replacing your roof, please include the application process in your plans and do it before the rains come.

If you have questions or need assistance with completing an architecture application, the Architecture Committee members are happy to help. You can also call the OCA office where the staff can walk you through the process.

Regards, Bill Loftus!



PayPal has a reputation for safety and security, which makes them the first choice for many ecommerce businesses who need to have a way to accept online payments.

PayPal takes steps to help assure their clients' safety and security. Unfortunately, fraud and criminal activities do still occur on PayPal. Any merchant who regularly transacts business over PayPal should be aware of five common scams that PayPal has identified. A description of those five scams and ways that you can avoid being a victim are discussed at:

[multichannelmerchant.com/blog/5-paypal-chargeback-scams-prevent/](https://multichannelmerchant.com/blog/5-paypal-chargeback-scams-prevent/)

Educate yourself and be prepared.

## Speaking of Scams . . .





# Thanks to Our Volunteers!



## Did You Know?

### Pearl Harbor Re- membrance Day



#### History

Pearl Harbor Remembrance Day honors the victims of Japan's attack on Pearl Harbor, the catalyst for American involvement in the Second World War.

At 8am on December 7th, 1941, without prior warning, the Imperial Japanese Navy Air Service attacked a U.S. Naval Station at Pearl Harbor. The base was attacked by 353 Japanese fighter planes. In total, 2,403 people died, another 1,178 were injured, four U.S. battleships were sunk and 188 aircraft were destroyed. The aim of the attack was to immobilize the U.S. Pacific Fleet, which would allow Japan to advance into Malaya and Dutch East Indies. On August 23, 1994, the United States Congress passed Public Law 103-308 to designate December 7 of each year as the National Pearl Harbor Remembrance Day.

#### Facts & Quotes

- Canada was the first nation to declare war on Japan. The U.S. declared war the next day.
- The Pearl Harbor Commemorative Medal was established by the United States Congress on November 5, 1990. U.S. Armed Forces veterans and civilians who served, were injured or killed during the attack on Pearl Harbor were eligible to receive the medal to commemorate the 50th anniversary of the attack. (Public Law 101-510, 104 Stat. 1721 and Public Law. 104-201, 110 Stat. 2654)
- The USS Arizona Memorial was built in 1962 to mark the resting place of the 1,102 sailors and marines who died on the USS Arizona during the attack on Pearl Harbor.
- ...commemoration of the attack on Pearl Harbor will instill in all people of the United States a greater understanding and appreciation of the selfless sacrifice of the individuals who served in the armed forces of the United States during World War II... (Public Law 103-308)
- "Yesterday, December 7, 1941 — a date which will live in infamy — the United States of America was suddenly and deliberately attacked by naval and air forces of the Empire of Japan." - President Franklin D. Roosevelt. This speech by President Roosevelt is widely cited and referred to as the Infamy Speech or Pearl Harbor Speech.



# OCA TV GUIDE

Broadcasting on Channel 1960



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

## Daily Programming

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

## Exercise Opportunities

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

### *Volunteer!*

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

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

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

# COFFEE HOUR

*Get caffeinated. Get energized. Get dancing!*

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



- Dec. 5 Bingo
- Dec. 12 Giving Tree
- Dec. 19 Choraleers' Christmas Concert
- Dec. 26 No Coffee Hour Today

***Watch for Free Coffee and Donuts***

## *Volunteer*

**W**e 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  
September 25, 2019

## NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on September 25, 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 September 25, 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.

- Two homeowners provided comments to the Board. The proper homeowner insurance coverage was an item of concern by one of the members.

## APPROVAL OF GENERAL SESSION MINUTES

The Board reviewed for approval the General Session Minutes of August 28, 2019. After making two corrections to the minutes, upon a motion made and seconded:

**Resolved:** To accept the August 28, 2019, General Session minutes noting two corrections. Approved: Unanimous.

## GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

A representative from the Emerald Isle Golf Club was not available to provide an update on the activities at the golf course. President Joan Jeffery provided the updated that had been submitted by Holly Kennedy.

It was reported that there is a new maintenance team member. The turf will be aerated on October 6, 2019 and will take a couple of weeks for recovery. This is just part of the fall maintenance program.

The Music schedule will include Jerry Vincent, Bell Pepperz, Mayor Weiss and Indigo Dream.

The PGA junior league will start a Fall program on October 9, 2019.

**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 September report have been included.

We are now moving on to the final quarter of 2019. As we do so, many scheduled projects will be wrapped up for the year. The summer was very productive in that we had the spa resurfaced, the walkway to the pool replaced, and began the painting in unit #3 with in-house repairs and painting. Work is moving along smoothly as the team establishes a pattern for the projects. The beauty of the in-house method of painting is that we are not bound to bidding out blocks of painting, typically by unit. This allows for greater flexibility in scheduling work. Once unit #3 is completed, the team will move on to unit #5. Paint selection is underway there as we expect unit #3 will be complete by the end of October or mid-November.

Some unexpected projects have also been completed, such as some water main valve replacements in unit #8 & 9 and retaining wall replacement in unit #9. We never welcome such occurrences, but they are behind us now and we continue to move forward.

We have completed the first week of inspections of the garages with great results. Most residents complied with the inspection and we were often greeted with thanks for making the effort. This was a very successful project which made it

easier for our community to do a big cleanup and we all benefited including Share and Wear and DAV who profited by that cleanup. It is our hope that the next inspection on Saturday will go as well.

Next we are moving on to, at last, the first phase of the master landscape plan. This has been deferred by the demands of some other projects, such as the electrical replacement ordered by SDGE. Unit #4 will be the first unit to be addressed by the plan. This is a comprehensive plan to replace aged irrigation, install LED pagoda lighting, thatch and/or replace turf and install coordinated plant material. We will also be positioned to tie into recycled water in the future if we elect to do so. The medians on A, C, & D streets and beds by the clubhouse had this treatment a few years ago, now it will continue into our housing areas. Drip irrigation will be installed where appropriate and the plant material will be matched to the irrigation required. This will not only save water usage going forward but will improve the thriving and survival rate of the plants. We anxiously look forward to the results; which should be complete by year-end or shortly thereafter. The first of our New Member Orientation sessions was held last week with great results. Nine newcomers attended and enjoyed the presentation. These orientations are designed to help new residents to assimilate into our community more smoothly. It basically is a snap course on how our community works and hopefully will avoid some of the frustrations that often come with moving into a HOA as complex as ours.

We also are in the process of finalizing the 2020 budget and will be scheduling a special meeting for that today. Patricia, Randy, and the RPC Committee representatives have been working diligently to prepare the most complete and realistic budget for the community. The reserve portion of the budget has been sent to the reserve specialist for review. Keep in mind that we adopted the Blueprint for our financing last year. This is a five-year plan whereby, barring any unforeseen major expenses, our deferred maintenance should be caught up and we should be starting to re-build our reserves by the end of that period. It is an arduous undertaking and somewhat painful, but when maintenance is deferred for a long period of time, it does not get remedied overnight. The most important factor is that we keep on course so we can achieve the desired results.

As we go toward another election season, please consider if you or someone you know would be a good candidate for the board of directors. We have a vast pool of talent and life-experience in our community. We will need directors who are committed to fairly and prudently moving forward with the momentum that has

been established by management and the board. If all of the community will pull together with a common goal of making our community the best it can be the results will be astounding.

**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 August 28, 2019, following the General Session. The Association insurance broker, Patrick Prendiville attended the meeting in order to present new options for earthquake insurance. The Board evaluated the various options and unanimously approved a "mid-range" option which would not greatly impact the insurance premium.

Additional topics of discussion involved legal matters inclusive of delinquency and collection cases. There was a member request for a payment plan and a member request for reimbursement or as an alternate remedy, additional repair services. The Board approved the payment plan request and agreed to additional service repairs. There continues to be an outstanding compliance matter which is being monitored by the Board and the Associations attorney. The Board also approved full time employment for Kelly Stinson.

**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 August 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.

**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 August 31, 2019, the Association has \$53,525.05 in delinquencies. It was noted that there are four outstanding collection cases out of 932 homeowners.

**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 two new fines in August and did not collect any income on fines for the month of August.

**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 to consider for approval.

**Resolved:** To acknowledge and accept the report as presented noting no new lien resolutions.

### EXECUTIVE SUB-COMMITTEE REPORTS

#### Activities Executive Sub-Committee

Vice President Carol Finkas reported that the Activities Committee met on Tuesday, September 3, 2019. The Executive Sub-Committee minutes noted approval of a new Share & Wear volunteer, Susan Gugino and computer room volunteer, Alicia Vecchio.

**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 September 13, 2019, Architecture Meeting. The Committee & Executive Sub-Committee voted on 13 applications which were approved. There was no denied or tabled applications.

**Resolved:** To acknowledge and accept as presented the September 13, 2019, Architecture Executive Sub-Committee minutes and approvals.

#### Landscape Committee

The Landscape Executive Sub-Committee met on September 12, 2019, directly following the Landscape Committee monthly meeting. The Executive Sub-Committee approved the minutes from their last meeting. The committee approved nine proposals that will be expensed to the reserve budget. Three of these proposals were tree trimming & removals, and the balance of the reserve proposals were for replacement irrigation and plant material associated with recent construction projects. There were nine proposals approved to be expensed to the operating budget. There was one homeowner paid proposal approved this month.

#### Water Usage Report

Water Usage Report- September 2019 was presented showing August comparisons in usage for 2016 thru 2019. There was an increase in usage as compared to previous years. 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. We will look to reduce this as soon as temperatures cool down.

**Resolved:** To acknowledge and accept the minutes and approvals as presented for the September 12, 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 September 11, 2019. The committee discussed creating new access to the Butler building along with potential future storage spaces. This is being researched by the committee. The Committee continues to work on solar power bids and will be ready to present to the Board in October. A review and discussion of the utility bills took place. The committee has approved changing meeting dates to quarterly. The next meeting is scheduled for December.

**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 September 19, 2019. The Safety Committee meets on the third Thursday of each month. Due to the timing of this meeting the minutes for the August 21, 2019 meeting have been included for Board review. The Safety Committee at their August meeting approved Andrea Anderson as a new member. The committee requested Board approval to add Dorothy Thayer as a safety patrol volunteer. (Dorothy will partner with Mike Thayer when driving the patrol car.) Upon a motion made and seconded:

**Resolved:** To acknowledge and accept the report as presented. To approve Dorothy Thayer as a new committee member. Approved: Unanimous.

**OSERT** - The OSERT Committee postponed their meeting to September 30, 2019. Due to the timing of the meeting minutes were not presented.

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

**OCATV** - Director Jeff Surowiec provided the update for OCATV. OCATV did not meet in September. Committee member Pat McCardle has purchased and is in the process of working with the "Geek Squad" on the installation of new equipment necessary to the operation of OCATV. It was reported that OCATV was not currently airing but the committee hoped to be operational by the end of the month.

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

**Unit Advisors** - President Joan Jeffery, reported that the Unit Advisors met on Wednesday,

September 11, 2019. Due to the timing of the meeting August approved minutes were presented for Board review. September minutes will be presented next month. The committee accepted the resignation of Holly Dale, Margarita Willis and Jim Sanderson as Unit Advisors.

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

**Website** - Vice President Carol Finkas reported that the Website Committee did not meet in September. There are no minutes for August, the committee did not meet in August.

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

**Finance Committee** - The Finance Committee met on, Monday, September 23, 2019. August draft minutes were presented. Due to the timing of the meeting, September minutes will be included next month. Finance Chairperson Ken Rishe requested that the Board approve the addition of Bruce Cowgill as a Finance Committee Member. Upon a motion made and seconded:

**Resolved:** To acknowledge and note committee minutes as presented and to approve Bruce Cowgill as a committee member. Approved: Unanimous.

## 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 245 combined landscape, maintenance and administrative work requests submitted since last meeting. Approximately 277 work requests have been completed and closed out since last meeting. There are approximately 340 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 notifying members of their completed work request and sending a survey directly through the AppFolio database. During this past month 100 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 4.2 out of 5. The staff re-opens the work request and responds to survey ratings that are below four.

The updates to the reserve budget have been submitted to the analyst. The reserve analyst's report is pending. Thank you to Bruce Cowgill, Ken Rishe and Randy Newman for their time and information.

**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:

- There was a recent leak identified in the street in Unit #8 near House #32. ASAP plumbing conducted a leak investigation and made repairs. JAC contractors have repaired the asphalt in the area that a trench was dug.
  - E. Lara Construction was approved by the Board for the garage structural repairs which are pending in Unit # 8 and 9. Plans have been submitted to the City, waiting for approval and permits.
  - The Board approved JAC Builders to complete the sidewalk-cement repairs from the Pool area to the RV parking lot. This work was completed in the second week of September.
  - Unit #6 House #31, the Board approved Northwest Concrete to make extensive stucco repairs to this unit now that the sprinkler leaks have been detected and repaired. Repairs were completed the second week of September. Painting of the stucco is next.
  - Unit #3 Carport Roof replacement will be completed by JAC Builders. The work will take place simultaneously with the repairs and painting to the homes in this unit. Once roof and structural repairs have been completed on the carports, carports will also be painted. Work is beginning in this unit the week of September 21, 2019.
  - A new heater was installed for the spa due to leaks; this replacement heater will also help eliminate stains to the new finish on the spa..
  - Asphalt repairs were completed on specific garage and carports in unit #8-#9. 30-days after repairs, American Asphalt will return to apply the slurry-top coat. Owner will be notified in advance.
  - JAC Builders is approved for the completion of Valve Repairs and Installation of a Fire Hydrant in Unit #9. These repairs took place on Wednesday, September 18, 2019. Unit #8 homeowners were notified.
  - Unit 8 House #110, final phase to re-build porch on house #110 work has been completed Landscape work has been approved and will begin within the next 30-days.
  - The Maintenance Team continues to replace wood handrails with metal. They are currently working in Unit #8 and #9 as time permits.
- Resolved:** To acknowledge the updates as presented noting no action needed. To further acknowledge that Secretary Vogt has requested

that the pagoda lighting throughout the community be scheduled for cleaning.

### UNFINISHED BUSINESS:

#### Homeowner Mission Statement

Secretary John Vogt requested that further discussion take place regarding the creation of a homeowner mission statement. The initial discussion starter composed by Secretary Vogt was included for Board Consideration. Secretary Vogt restated the proposed mission statement and discussion took place. There were a variety of opinions presented. Upon a motion made and seconded:

**Resolved:** To table the approval of a mission statement as formulated by Board Members. To consider the formulation of an ad hoc committee so that community members can contribute to the development of this mission statement. Approved: Five members in favor, two members opposed.

#### Architecture Review-Unit #8 House #89

At the July 2019 General Session Meeting the Board requested that the homeowner obtain a geo engineering report on the feasibility of adding a walkway adjacent to the carport and its effect on the adjoining slope. The homeowners submitted that report which was included for Board review and consideration of approval. Discussion took place. It was agreed that approval would include enclosing the carport and the construction of a walkway on common area property adjacent to the garage and home using the geo engineer and architecture plans. Further, agreement included the owner covering the total cost of the project, inclusive of permits and an indemnity agreement. Upon a motion made and seconded:

**Resolved:** To approve the application of Unit #8-House #89 as outlined above.

### NEW BUSINESS

#### Unit #5 Paint Selection

Management requested that the Paint Selection Committee begin working with the homeowners in Unit #5 on the selection of paint colors for their homes. Unit #5 is the next unit scheduled for painting. Maintenance Supervisor Randy Newman anticipates that the paint team will begin repairs in unit #5 beginning in November. Once the Paint Committee determines their selection dates, homeowners will receive written notification of those dates. The homeowners will also receive notice on the repairs that they are responsible for completing.

**Resolved:** To acknowledge and note there is no Board action needed on this item.

#### General Session Budget Meeting

It was reported that the updates to the 2020 Reserve Budget were submitted to the analyst.

The reserve analyst's report is pending. The Board was asked to determine a date, the week of October 7th, for a special general meeting, to review and consider for approval the reserve budget and the operating budget for 2020. Upon a motion made and seconded:

**Resolved:** To approve a special general meeting in order to discuss and consider for approval the 2020 budget. To further approve Wednesday, October 9, 2019, 11:00 am in the auditorium as the meeting date. Approved: Six members in favor, one member abstained. Secretary John Vogt abstained.

#### Roundtable

Board members were asked to suggest items to be included as agenda and discussion items at the next meeting. Secretary Vogt asked about the attorney's progress on the governing document update process. Director Sherry Jarrett questioned how we might promote a heightened community awareness of OCATV. There were no recommendations for these discussion items to be added to the next agenda.

**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 10:50 a.m. The next General Session is scheduled for Wednesday, October 30, 2019. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

Charlie Wendt, Treasurer

