

HILLTOP HIGHLIGHTS



**HAPPY
NEW
YEAR!**

Inside:

WANTED!

A few good Women & Men



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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Office Staff:

General Manager Patricia Orlando
porlando@ocaoffice.org

Property Administrator Karen Walter
kwalter@ocaoffice.org

Receptionist Tracy Richardson
trichardson@ocaoffice.org

Maintenance Supervisor Randel Newman
rnewman@ocaoffice.org

Maintenance Admin. Asst. Diane Seely
dseely@ocaoffice.org

Admin. & Cte. Asst. Teresa Brown
tbrown@ocaoffice.org

Bookkeeper Kelly Stinson
kstinson@ocaoffice.org

Contact for all: 760-757-3937

Current Board of Directors

President Joan Jeffery
760-637-2384
joanjeffery55@yahoo.com

Vice President Carol Finkas
760-586-8484
carolfinkas@mac.com

Secretary John Vogt
760-519-7554
jfredericvogt@gmail.com

Treasurer Charlie Wendt
760-453-2223
(cell) 760-908-8897
cdwendt@cox.net

Director Sherry Jarrett
760-803-1535
sjarrett@outlook.com

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

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

Office Information

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

KEEP INFORMED

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

OCEANA

OCEANASENIORS.ORG

CITY OF OCEANSIDE

CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

SANDIEGOCOUNTY.GOV

The monthly General Session Board of Directors' meeting will take place at 9:30 am on the last Wednesday of the month in the Clubhouse auditorium.



A Message From the Board Of Directors

As we start the new year, 2020, we as a community face many challenges. We have an election coming up in March, and we enter the second year of our Blueprint for Financial health.

In 2014 our Reserve Analyst informed the board of directors at that time that in order to restore and maintain our aging infrastructure, substantial increases in the dues must take place over the next several years in order to avoid the necessity of a significant special assessment. For a number of years only nominal increases were made to the dues, and for all too many years no increases occurred at all. In 2015 a \$17.00 increase was authorized, but in the following years we had a \$20.00 increase one year and none for the others.

Our reserves continued to be inadequate for the required property maintenance. The board in 2018 resolved to cease supporting a culture of using Band-Aids and Bondo as the maintenance standard for our property, and instituted a policy of restoring our community to a satisfactory level of repair. We therefore put forth a Blueprint for recovery that included two years of a \$25.00 increase to our dues to properly fund the projects required to achieve that goal.

We are now into year two of that Blueprint. While receiving more revenue for restoring the infrastructure, we also adopted a policy of spending on projects that have a reasonable payback period so that ultimately, we can do more with the revenue collected.

As an adjunct to the restoration of our buildings, we are also pursuing a master plan for landscaping, irrigation, and pagoda lighting. After much study as to the most efficient approach, we are proceeding with this project as a joint effort by unit or by irrigation zones. By performing all phases in one area, we save additional trenching and disruption to the residents because it is all getting done at one time.

In order for the Blueprint to work, we must continue to spend reserves on paint, repair, landscape, pipe relining, roofing garages, and plumbing issues. This is by no means all of the areas where reserves are expected to be spent, but they are the major ones. Most of the improvements to infrastructure, with the exception of painting and landscaping, are not that visible, but they are crucial to maintaining a high standard of repair and functionality.

While the percentage of reserves to replacement costs has declined, after the five-year period of restoration is completed, the reserves are expected to increase and the major project expenses are expected to decline. Additionally, with more accurate data and measurements being collected, the reserve analyst is able to better evaluate the expected life of reserve elements and true replacement costs.

The board has made a commitment to advance a culture of realistic, prudent spending designed to restore our community to a desirable condition. We are committed to making the difficult and sometimes unpopular decisions that will achieve that goal. Wishful thinking will not get us to where we need to be.

So, as the elections approach, consider running for the board. When evaluating candidates, ask the hard questions. Do they support this culture of realism and practical solutions? Are they going to advance the course that has been established? Are they looking forward to the results we are striving for? Do they see the end goal?

We believe we are on a course that will preserve the value of our property and make our community a desirable place to buy and live in. This course has been achieved with a great deal of effort and guidance. Sweeping changes in the course will be expensive and chaotic. Let's keep moving forward.

WANTED!

A FEW GOOD WOMEN AND MEN TO SIT ON OUR BOARD OF DIRECTORS

The 2020 Nominating Committee has been appointed by the BOD and are beginning their work. The members are:

MaryAnn Alger,
Kelly Byrne,
Joyce Dirnberger,
Connie Ferguson and
Jay Norris.

Their task (**with your assistance, please**) is to find several thoughtful volunteers to become candidates for a 2-yr term. At the OCA Annual Meeting on Sat., March 21, 2020 at 1:00 pm four directors will be elected to join the 7-member Board. Wouldn't it be great to have a candidate running from each of the 15 Units!! Please volunteer yourself or discuss this with a neighbor that you think would do a good job.

Do not wait to be approached! If you have an interest in becoming a candidate (or just want more information), please contact any of the above committee members, or Karen Walter in the Office.

Reserve the dates of **Jan. 30th** and **Feb. 27th** at **9:30 am** when **Candidate Forums** will be held **during Coffee Hour** so you can meet the candidates and ask questions. In addition, on **Sat., Feb. 29** at 10:00 am there will be a **3rd Forum** for candidates to present themselves to you and promote their qualifications.

The required **Candidate Intent to Run** packets are available in the Office and must be completed and returned **no later than 3:00 pm, Thurs., Jan. 16, 2020.**

Karen Walter
Community Administrator

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

2020 - The Year of the Rock Garden Update!
Deepest thanks to the following OCA Genies:

Kathleen Dowling,
John & Sandy Vogt,
Steve & Jan Ashworth,
Anita Romaine,
Jackie Konstanturos,
Jay Crawford,
Marianne Richardson,
Joan Jeffery,
Patricia McArdle,
Thomas Trompeter,
Linda Langworthy,
Alice Nolan,
Toby Roberts,
Mae & Rick Norris,
James & Virginia Romans,
Patrice Perron,
A.M. Pascua,
Jeri Gustafsson,
CG Bishop,
Lawrence & Elaine Bungay,
James Babcock,
Wendy Uncles,
Mary Jackson Wright,
Julia Bandfield/William Herrick,
Charles & Carolyn Kruse,
Laura Pope,
Collins Family Trust,
Alma Pettijohn,
Nancy Follin,
Robert & Bernice Albright,
Cynthia Anske,
Catherine Goff,
Nancy McAdams,
Jan Burrows,
Chris Skrudland,
Bert Whitmore,
Denny Hanrahan,
Jane Smith,



and all of those who donated cash at the "You Make It, You Sell It" sale, the Information Fair, and Unit 14 members!

We are hoping that the DG (Decomposed Granite, Desert Gold color) will be completed by the end of Jan.

Happy New Year every one!!!

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



Innocence?

An Amish girl and her mother were visiting a mall. They were amazed by almost everything they saw, but especially by two shiny, silver walls that could move apart and back together again. The girl asked, "Mother, what is this?"

The mother, never having seen an elevator, responded, "I have never seen anything like this in my life. I don't know what it is."

While the girl and her mother watched with amazement, an old man in a wheelchair rolled up to the moving walls and pressed a button.

The walls opened and the man rolled between them into a small room. The walls closed and the girl and her mother watched the small numbers above the walls light up sequentially. They continued to watch until the last number was reached, and they watched some more as the numbers began to light in reverse order.

The walls opened up again and a handsome and very fit young man stepped out.

The mother, not taking her eyes off the young man, said quietly to her daughter, "Go get your father."





Notices & Reminders



It's a New Year!

Twenty-twenty (2020) is here. If there is one resolution that we all should make, it is to make the best of this new year that we can. And, there is one way to make it the best, one way that is staring every OCA resident homeowner in the face. That way is to run for the OCA Board of Directors.

(Pause)

Now that you have picked yourself up from the floor and stopped laughing, this is serious business! The future of your home and your community is at stake. We need quality people with good managerial talents to take their place on our Board of Directors. **You** can do it! **You** - not that guy with his own screwy agenda or the other guy with an insatiable need to have his ego stroked - **You!**

But you need to get moving. The elections are coming up very quickly. To become a candidate, you must complete a **Candidate Intent To Run** packet and return it to the Admin office **no later than 3:00 pm, Thurs., Jan. 16, 2020**. Blank Candidate Intent To Run packets are available at the Admin office now. So, get moving! You may not be elected. And, if you aren't elected, at least you will have done your part. That would be a resolution kept!

Al Arnold, Editor

Morning Swimmers:

We are looking for a couple of early morning swimmers who would open the pool on Saturdays and Sundays. Training will be provided.

"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

We are saddened to report the following deaths:

Suzanne Condren, Unit 2, on Dec. 3

Soledad Correa, Unit 6 #31

Jerry B. Earlywine, Sr., Unit 10 # 4

Larry Lepley, Unit 9, former member of the Landscape Committee

Joni Lisi-Merzi, Unit 8

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

They will be missed, as will Soledad's dog Buster.

Updates From The Isle

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



GOLF COURSE NEWS

FRIDAY JUNIOR CLINICS

with Coach **Natalie!**

Clubs provided
ALL SKILL LEVELS WELCOME



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.



THE ISLE GRILL

OPEN DAILY 6:30AM-CLOSE

CALL THE SHOP ANYTIME FOR A TO-GO ORDER OR
COME JOIN US FOR HAPPY HOUR
AND LUNCH WITH FRIENDS!



HAPPY *anniversary* TO US!

5 Years ago The Isle began a new era under the ownership of Holly and John Kennedy. These amazing people have brought The Isle more than anyone could have ever imagined. From our beautiful golf course conditions, to the positive impacts they have made on our community we are so grateful for everything they do. From all of us here at The Isle we wouldn't be here without all your support and we are looking forward to many more anniversaries!

Did You Know?



Martin Luther King, Jr. Day

History

Martin Luther King Day celebrates the life and accomplishment of Dr. Martin Luther King, Jr. MLK promoted Civil Rights through nonviolent civil disobedience. He is perhaps best known for his 'I have a dream...' speech in 1963. He was assassinated in 1968.

Martin Luther King, Jr. day became a federally recognized holiday in 1983. The first year this holiday was observed was 1986, and not by all states. In 2000, it became a nationally observed holiday in all states. Martin Luther King Jr. Day takes place on the third Monday of January each year.

Facts & Quotes

- Martin Luther King was awarded the Nobel Peace Prize in 1964. He was 35 years old, which made him the youngest Peace Prize winner at that time.
- 'I have a dream that my four little children will one day live in a nation where they will not be judged by the color of their skin, but by the content of their character.' - August 28, 1963.
- 'Life's most persistent and urgent question is: 'What are you doing for others?'
- 'Injustice anywhere is a threat to justice everywhere.'
- 'Hate is too great a burden to bear.'
- 'Freedom is never voluntarily given by the oppressor; it must be demanded by the oppressed.'

A Message from MLK's daughter, Bernice:

'There will be an overflow of King quotes today. May there be an overflow of his love for humanity & his heartfelt commitment to eradicating injustice. We can't, with truth and consciousness, quote my father, while dehumanizing each other & sanctioning hate.'

Upcoming Activities

Saturday, March 14, 6-9pm

WILD WILD WEST

DANCE &

Break out your western duds and get ready for a real



HOEDOWN

- A (CRA Residents') Best Chili competition with loads of sides and beverages
- Dance off all those extra chili pounds
- Loads of fun for all

Planning is in progress

Stay tuned for further details



Wednesday, March 11, 4pm - 6pm

MEET UP

For



2471 Vista Way
Oceanside

4-6pm

\$4 beer, \$5 wine, \$6 well drinks
\$6 Appetizers
& Beer/Cola/Wine \$11

March 11, 4-6pm
Restaurant's Bar Area
Your tab.
Sign up at the
Office by Jan. 1

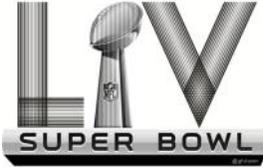
Questions? Call 760
-757-3937

Upcoming Activities

Activities

Sunday, February 2, Kickoff Time TBD

Wednesday January 15, 4pm - 6pm



Tailgate Party

See the game on



Big Screen TV

BYOB & a Tailgate dish to share
(BBQs available if needed)

Show us what you got!

Get into a Football Pool

At the Clubhouse.

No charge

Wednesday February 12, 4pm - 6pm

MEET UP

For



**RESTAURANT
BREWHOUSE**

5613 Paseo Del Norte
Carlsbad

4-6pm
\$3 beers,
\$5 wine & drinks
\$4-\$8 Appetizers
\$6 Brewhouse burgers

Feb 12, 4-6pm
Restaurant's Bar Area
Your tab.
Sign up at the
Office by Jan. 29

Questions? Call 760
-757-3937

MEET UP

For



ROMANO'S Macaroni GRILL

2655 Vista Way
Oceanside

4-6pm

\$4 draft beer, house wine & well drinks -
\$4-\$8 Appetizers

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

Questions? Call 760
-757-3937

Every Thursday

A Sing-Along House Party!



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

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

Hosted by Glen Hemingway.

A Side-effects cautionary:

May Induce:

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



Clip out and save.

This Month's Activities

Jan. 15 **MEET UP** For Happy Hour
at Romano's Macaroni Grill
4pm - 6pm

Jan. 30 **BoD Candidates Forum**
At Coffee Hour
9am - 10:30am

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

Jan. 2 Bingo

Jan. 9 Nathan James - a great musician and entertainer

Jan. 16 The Hospice of North Coast

Jan. 23 Robert Parker - a favorite at the piano

Jan. 30 BoD Candidate Forum



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 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 (Billiards Room) 10-11am 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 (Golf Course) 10am Share & Wear: 11-2pm Water Aerobics: 8-9am Woodshop: 1-3pm Admin. Office Open to 6:00pm |

Other Scheduled Events

| Sunday | Monday | Tuesday | Wednesday |
|--------|-------------------------------|--|--|
| | | |  |
| 5 | 6 | 7 | 8 |
| | | 9am-Noon Quilters— Art Room 9:30am Activities Cte.— Card Room 1:30pm Bunco—Card Room | 10am Unit Advisors Cte.—Auditorium |
| 12 | 13 | 14 | 15 |
| | | 9:30am Arch. Cte. - Card room 10am OCA Book Club | 5pm OSERT-Comp. Rm. 6pm Safety Cte-Comp. Rm. 4-6pm Meet-Up Romano's Macaroni Grill |
| 19 | 20 | 21 | 22 |
| | Martin Luther King, Jr. Day | 9am-Noon Quilters— Art Room 9:30am Compliance Hr'gs — Card Rm. (Closed) 1:30pm Bunco—Card Room | |
| 26 | 27 | 28 | 29 |
| | 9:30am Finance Cte.—Card Room | | 9:30am Open BOD Mtg. 1pm BOD Exec. Session |

| Every Thursday | Every Friday | Every Saturday |
|---|--|---|
| Billiards: 10:30am Ceramics: 1-3pm Chair Volleyball 1-2pm Coffee Hour: 9am (See below) Computer Rm: 10-12am & 1-3pm Friendship Gp: 11:00am Knitting: 10:30am Lapidary Shop: 1-3pm Line Dancing: 3-4pm Sequence: 1-4pm Share & Wear: 11-2pm Sing-Along—Aud. 6pm Woodshop: 1-3pm | Ceramics: 1-3pm Choraleers: 1:30-3pm Computer Rm: 10-12am & 1-3pm Hand & Foot: 12:30pm Keep Fit Class: 8:30am (Auditorium) Pickleball: 3-6:30pm Open Play 9-11:30am Social Bridge: 10-11:30am Tai Chi: 8-9am Water Aerobics: and 1-1:45pm Woodshop: 1-3pm | Pickleball: 1-4pm Open Play  |

| Thursday | Friday | Saturday |
|---|--|---|
| 9am Coffee Hour-Bingo 2 | 3 | 4 |
| 9am Coffee Hour-Nathan James 9 | 10am Landscape Cte.—Library 10 | 10am-2pm SSS 11  |
| 9am Coffee Hour-Hospice of North Coast 16 10:30am Landscape Cte.—Art Rm. 6pm Oceana Garden Club—Card Rm. | 1pm OCA-TV Cte.—Admin. Conf. Rm. 17 | 18 |
| 9am Coffee Hour-Robert Parker 23 | 24 | 25 Chinese New Year |
| 9am Coffee Hour-BOD Candidate Forum 30 | 31 |  |

Activities Committee

Meets: 1st Tues. ea. Month,
9:30am, Card Room
Chair
Chuck Kruse
(Open) Vice Chair/Events Coordinator
Ginny Romans Secretary
Linda Garcia Share & Wear Mgr.
Barbara Allen
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 Board Liaison
John Vogt Board Exec. Cte.
Charlie Wendt

Landscape Committee

Meets: 2nd Fri. ea. Month,
10am, Library
Chair
Vacant
Bruce Cowgill
Connie Ferguson
Kevin Immel
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

Reserve Planning Committee

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

Safety Committee

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

Unit Advisors Committee

Meets: 2nd Wed. ea. Month,
10am, Clubhouse Auditorium
Shari Flanders, Co-Chair, 754-0020
Donna Wendt, Co-Chair, 453-2223

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: 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.)

No Area Code? Assume 760.

Committee Reports

OCA Safety

Happy New Year!

Make 2020 the year you commit to being smarter about your own safety.

Seniors are easy prey to most criminals. Don't give out your personal information. Don't give handouts to street peddlers. And become aware of your surroundings.

Maybe you can come to the January safety committee meeting for more information. Or attend the City of Oceanside Police and Fire Commission meeting at the Civic center on Thursday January 18th at 4pm. There is free parking.

Stay safe.

Kelly Byrne
Chairperson

Website

Happy New Year to all Oceana residents from the Website Committee. Hope your year will be filled with interesting things to do and see.

One way to do that is to go to

www.oceanaseniors.org

and check out what your Oceana community has to offer to keep your mind and body active. Learn something new and share your knowledge with others. Offer some of your time to others in our great community. You've Got This!!

Anita Romaine
Chair Website Committee

Oceana Garden Club (OGC)

January 2020 Meeting -- Election of officers for 2020. Thursday, January 16, 2020 at 6:00 P.M. in the OCA Clubhouse Cardroom. Save the date for the first meeting of the new year.

OGC Accomplishments in 2019

The common areas of the garden have been improved significantly over the past year. Under the guidance of Kevin Immel and with great effort from several gardeners, the Friendship Garden was expanded and improved, and a permanent sunshade constructed, the toolshed organized, and the orchard trees rejuvenated. The OGC enhanced its communications ability by updating and expanding

the OGC webpage. The Garden Club Charter, the Standing Rules, meeting minutes and Hilltop Highlight articles are posted on the page for quick reference. Over twenty photos of social events, gardening activities and work-day results can be viewed in the gallery. <https://oceanaseniors.org/activities/garden-club/>

Garden Club Webpage Photo Contest Winner will get free dues for 2020

The featured image on the OGC webpage was posted in 2013 and needs to be updated. Select one (1) of your favorite photos of the OGC garden and send it to the OGC secretary before Jan. 13, 2020. Text to (509) 592-0620, email to stephen@7palmsoceana.com or mail to 3902 VCN # 12. One entry per plot. Entries will be placed on a viewing board and one will be selected at the January meeting. The plot holder of the winning entry will have their dues paid for the 2020 season.

Grow your own lettuce! (e-coli scares are all too frequent)

Tired of throwing out that romaine lettuce you just bought at the market? January is the perfect time to plant lettuce from seed. Green Forest, Dragon, and Monte Carlo Romaine lettuce are favorites. Red Oakleaf and Green Butter Salanova Lettuce from www.johnnyseeds.com are also favorite varieties. Plant your seeds in wide rows or broadcast with three seeds to every two-inch square. Cover the seeds with $\frac{1}{4}$ inch of potting soil, sprinkle lightly with water and keep the area moist until seeds have sprouted, usually three to seven days. Feed every two weeks with liquid fertilizer. Protect the plants from slugs and snails. To insure fast growth use plenty of water and fertilizer (organic). Fast growth produces sweeter and crunchier lettuce. Harvest the outer leaves. If you harvest the full head, leave the roots in the ground to produce another head. You can also plant lettuce in pots or half barrels on the patio.

Election of Officers January 2020

New officers for 2020 will be elected at the meeting this month. There is still time to nominate yourself or any member you know who would like to serve as an officer. Please contact Nancy McAdams before the meeting.

Stephen Ashworth, secretary

Reserve Planning

2019 was a busy year for our Community Management and Maintenance teams, various committees and our Board of Directors. All have worked together on cost saving initiatives. Details of this combined effort were presented at the general Board of Directors meeting last November. Here is a brief summary of these projects:

- **Water Dispensers:** 3 bottled water dispensers were replaced in-house with 3 bottle-less water dispensers.

Estimated Savings:
\$2,400
per year.

- **Pool Pumps:** Two of our largest pool and spa pumps were replaced (in-house) this summer.

Estimated Savings:
\$1,800
per year
in electricity

- **Gas Rates:** An RPC audit of the 37 meters showed that two of the gas meters were being billed at a residential rate rather than the cheaper commercial rate. Management notified the utility and the correction was made immediately.

Estimated Savings:
\$8,000
per year.

- **Resourcing of Shutters:** Unit 2 shutters were replaced in 2018 as part of painting and repair. The best price the association could find for manufactured shutters was \$315 each. When unit 3 painting began, management and maintenance investigated and decided that shutters could be manufactured in-house at a greatly reduced cost of \$60 each.

Estimated Savings:
\$43,800
for Unit 3.
\$250,000
for Units 1,2,4,5,& 6.

- **We did our homework:** When San Diego Gas & Electric replaced gas lines in 2018 the utility claimed many of the association's underground electric lines may need replacing as well and that OCA would be liable for this cost. A contractor bid was obtained and \$957,380 was added to the Reserve Study

to pay for this huge project. Management, maintenance and the board worked together and hired a consultant who investigated and communicated with the utility company. Discussions concluded that SDG&E, not the association, would be responsible for these costs.

Estimated Savings:
\$957,389
Now removed from
the association's
2020 Reserve Study.

- **Roof Pitch:** The addition of pitch (slope) to flat roofs for proper drainage.

Estimated **50%**
increase in roof life.

Other projects started in 2019

Certain projects will need more data collection in order to calculate cost savings to the association. To be analyzed in 2020:

- Smart thermostats in clubhouse-office area (installed in-house)
- New low voltage Malibu lighting and wiring are being installed in Unit 4 (in-house)
- Painting of Unit 3 (in-house)
- Conversion to LED lights in clubhouse-office area
- RPC and Management are currently evaluating bids for solar panel installation. Power Purchase, Lease and Cash purchase are all being evaluated. The potential savings is significant. Hopefully we can begin this important project this year

Resident suggestions for cost savings submitted to the office will be forwarded to my attention and are always welcome. My RPC email address is also listed below.

Bruce Cowgill
Chairman, Reserve Planning Committee
bruce20rpc@gmail.com.



Activities

The Activities Committee is planning for 2020. January will continue to recognize that it's Family Time and we will start the year slowly. In January we will have the usual Thursday Morning Coffee and will add the Restaurant/Bar Happy Hour to the schedule. November's Happy Hour meetup at Outback Steak House attracted 23 people. On the second Wednesday of January thru March from 4 to 6, Happy Hour meetups will be at Macaroni Grill, B. J.'s Brew House and Red Lobster. Mark your calendars now and be on the lookout for signup sheets. The Super Bowl party will be on February 2nd per the NFL. In March we have our first big event of the year, the Wild Wild West party.

Just like we did last year, the Super Bowl party will feature an opportunity to place a small wager on the game. In addition, we will again have a Tail Gate Potluck. Last year's spread was grand with salads, salty snacks, main course entrees and lots and lots of cheering. I cannot promise you will win the betting squares, but you will have a fun afternoon.

If you like Chili, it is not too early to start planning for the Wild Wild West party. We plan on having a Crock Pot Chili cook off. There will be at least two categories, vegetarian and with meat. There will be nice prizes for the winner of each category. If you have a good chili recipe, just signup at the office to enter. If you think you have a trained palette, sign up to be a judge. The Wild Wild West party will also have a band, wine, beer and desserts.

If you have a favorite bar or restaurant that has a Happy Hour, just let someone on the Activities Committee know. We are a small committee—there are more of you than us. We welcome the help. We alert the chosen place that we are coming and the estimated count.

We ended 2019 with a Day Trip to Myrtle Creek. Searching and researching possible Day Trips continues. We will start 2020 with a possible Whale Watching outing and a visit to LA for the Chinese New Year. These outings are another chance to just have fun.

If you like Bingo, relax and know that the first Coffee Hour of each month will feature Bingo. Each month will also have interesting speakers. For example, in January Hospice of North Coast will talk to us. If there is a topic you would like to see covered, let us know. Professional entertainment will also be at our Coffee Hours. Robert Parker, Clay Colton, Nathan

James and Glenn Kramer are scheduled to entertain in January and February. The Choraleers closed the Coffee Hour year with a Christmas sing-a-long.

I want to give a big thanks to the community for it's continuing support of Share and Wear. We had a good year thanks to your donations and shopping. Without a successful Share and Wear there would be few Activities. Please continue to support us in 2020.

One last Share and Wear request. We really, really need volunteers. You only need to give us 3 hours a week. All volunteers work in teams and are trained. Please consider helping your community.

Charles Kruse, Chair

Share & Wear

Just a short notice to everyone.

Happy New Year!

Share and Wear finished the year out with a Big Bang. Thank you all that are involved in our success, from the donations to our volunteers and our Porter who helps us as well.

We are closed until Monday Jan 6th and our Super Saturday Sale will be held on Sat Jan 11, 2020.

As always we are still in desperate need of volunteers. Come out and meet new people or you neighbors—it's only once a week for a 3 hour shift.

Grandma Linda Garcia
Manager, Share and Wear



"What happens in swimwear, stays in swimwear."



OCA TV GUIDE

Broadcasting on Channel 1960



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

Daily Programming

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

Exercise Opportunities

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

Volunteer!

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

No experience necessary, we will train you.

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

COFFEE HOUR

Get caffeinated. Get energized. Get dancing!

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



- Jan. 2 Bingo
- Jan. 9 Nathan James - a great musician and entertainer
- Jan. 16 The Hospice of North Coast
- Jan. 23 Robert Parker - a favorite at the piano
- Jan. 30 BoD Candidates Forum

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
October 30, 2019

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on October 30, 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

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 October 30, 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.

- Three homeowners provided comments to the Board. The three members expressed their opinions regarding their perceived

attitudes of management, the administrative team and the Board.

APPROVAL OF GENERAL SESSION MINUTES

The Board reviewed for approval the General Session Minutes of September 25, 2019. Upon a motion made and seconded:

Resolved: To accept the September 25, 2019, General Session minutes as distributed. Approved: Unanimous.

The Board reviewed for approval the General Session Budget Meeting Minutes of October 9, 2019. Upon a motion made and seconded:

Resolved: To accept the October 9, 2019 meeting minutes as presented. Six members in favor, one member abstained. Secretary John Vogt abstained due to his absence at this meeting.

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

Representative Holly Kennedy from the Emerald Isle Golf Club provided an update on the activities at the golf course.

Holly Kennedy noted that they have invested in greens mowing equipment for improved greens refurbishment. They are introducing a new junior camp with Natale being in charge of this program. It will be held on three consecutive Saturdays.

The high school girl's tournament had their largest turn out with participation from 10 schools, and a total of 70 girls. A number of event and tournaments are planned for November. The events included a Big Brothers, Big Sisters fundraiser and a fundraiser for Oceanside High School Softball Team.

Friday entertainment will continue after the change to daylight savings. There is a professional karaoke team scheduled for Friday, November 1st. It was noted that there will be no music the Friday of Thanksgiving week.

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.

Dynamic things are happening in our community as our year closes. The landscape master plan is presently being implemented in unit #4. We have renderings of the design plan now.

The irrigation layout is being worked on and we are deciding today on the new pagoda lighting style that will continue throughout the community in the future.

Garages are being re-roofed in portions of units #8 & 9. Painting and repairs are progressing in unit #3, as well as garage roofs being replaced there. It will be on to unit #5 with painting, repairs, and roofing. The paint committee will begin assisting homeowners with the selection of their colors in November.

Badly needed asphalt repairs will be started soon in portions of units #8 & 9. Today we will be voting on replacement of main line valves in unit #8. These have been nonfunctional for some time, and two valves will be added so that the golf course can be isolated from our water shut-offs in the future. This has been a huge problem for the golf course when we shut their water off; often during the busiest of business hours. It will also mean that we can localize the water shut-offs better in emergencies.

New lighting will soon be installed in the auditorium. This will help with a variety of activities; pickle ball, choraleers, unit advisors, and board meetings are just a few of the beneficiaries.

The Aladdin Project is nearing their goal for refurbishment of the rock garden, so if you can help them get over the top it will be greatly appreciated by all involved.

We just had a very successful Information Fair. Every club, committee, and activity here in our community benefited from being able to "tell their story".

The Boo Bash was a big hit. Great food, great band, fantastic costumes and a good time had by all.

The 2020 budget has been passed.

We again have had to raise the dues an additional \$25.00 in order to keep pace with the necessary repairs and improvements to our infrastructure. Please keep in mind that we are basically in a 5-year plan of completing all deferred maintenance and then working on building the reserve funds to a healthy level again. It is a painful process for these first two years; however, in future years we expect minimal increases to operations for cost of living increases. In the end, we expect that our homes will be in good repair, landscaping beautiful, irrigation costs down, Oceana a more desirable place to live and property values strong. Stay positive, there are many more good things coming our way.

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 September 25, 2019, following the General Session. Topics of discussion included legal matters inclusive of delinquency and collection cases. The Board reviewed outstanding compliance issues. The Board was provided a notice of contract revisions by LaBahn's, the monthly cost will increase by 1.5% in 2020. The Board provided their approval to switch to a new accounting system within the AppFolio property management software.

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 September, in accordance with Civil Code. Treasurer Charlie Wendt reported on the September 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 there have been no cash flow problems, the reserve contributions are being made each month and the reserve investments are in a positive position by approximately \$52,000.00.

Additionally, water usage, while cost was high in the month of September, year-to-date the water costs continue to be under budget.

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 September 30, 2019, the Association has \$50,264.44 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 ac-

counts was included with the monthly financials. Treasurer Wendt noted that the Association imposed one new fine in October and did not collect any income on fines for the month of September.

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, October 1, 2019. The Executive Sub-Committee noted that there were no new motions for their approval. Activity Committee Minutes were presented, there were no Executive Committee minutes.

Resolved: To acknowledge and accept the report as presented.

Architecture Executive Sub-Committee

Director Mike Thayer reported that the Executive Sub-Committee submitted minutes for the October 8, 2019, Architecture Meeting. The Committee & Executive Sub-Committee voted on 13 applications which were approved. There were no denied or tabled applications. There was one application that received provision approval with a request for additional information. Executive Committee member Charlie Wendt abstained from voting on his own architectural application.

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

Landscape Committee

1) The Landscape Committee met on Thursday, October 10, 2019. The Executive Sub-Committee was unable to meet. The committee requested that the full Board review the approvals of the as submitted by Executive Sub-Committee member Charlie Wendt. There were five proposal approved by the Landscape Committee for a cost of \$6,313.51. The Committee also accepted the Sweet Bay Tree as an addition to the plant palette. Upon a motion



Maybe life in SoCal isn't so bad?

made and seconded:

Resolved: To accept the Landscape Committee approvals as outlined inclusive of the addition of the Sweet Bay Tree to the plant palette. Approved: Unanimous.

2) Unit #4 Master Plan Computer Renderings were presented to the Landscape Committee and were presented for Board review and consideration. LaBahn's will work closely with management and committee members when planting begins, each area will be agreed upon for specific plant material removal and replacements.

3) Water Usage Report-October 2019 was presented showing September comparisons in usage for 2016 thru 2019. There was an increase in usage as compared to last year. Currently the irrigation is cycling in the evening hours on Sunday, Tuesday, and Thursday from 8:00 pm through to about 6:00 am.

Resolved: To acknowledge and accept the Unit #4 renderings and 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 did not meet during the month of October. The committee has changed

their meetings to a quarterly meeting. The next meeting is scheduled for December.

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

Safety Committee - Director Mike Thayer reported that the Safety Committee met on October 16, 2019. The minutes for the October meeting were provided to the Board. At their October meeting the safety committee discussed operating procedures inclusive of vehicle citation practices. Director Thayer noted that committee member Andrea Anderson donated the new safety vests for use by all Safety Committee Members.

Resolved: To acknowledge and accept the report as presented, noting no action needed.

OSERT - The OSERT Committee postponed their meeting to September 30, 2019. Due to the timing of the meeting minutes were not presented. Mario Badua a member of the committee submitted an update on the radio emergency communication system that he operates as a volunteer.

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 October. Committee member Pat McCardle has been overseeing the purchase and installation of some needed replacement equipment. OCATV has been off the air because of these needed upgrades.

Resolved: To acknowledge no minutes and no action needed.

Unit Advisors - President Joan Jeffery, reported that the Unit Advisors met on Wednesday, October 9, 2019. October minutes were presented for board review. The Board was asked to approve Mary Hall as a new member of the Unit Advisors Committee. Mary will be Unit Advisor for Unit #4. Upon a motion made and seconded:

Resolved: To acknowledge the Unit Advisor minutes and to approve Mary Hall as Unit Advisor for Unit #4.

Website - Vice President Carol Finkas reported that the Website Committee met on October 4, 2019. October minutes were included for Board review.

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

Finance Committee - The Finance Committee met on, Monday, October 28, 2019. September draft minutes were presented. Due to the timing of the meeting, October minutes will be included next month. There were no new motions for the Board to consider.

Resolved: To acknowledge and note committee minutes as presented and to note that there were no new motions for Board consideration.

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 were 117 new landscape, maintenance and/or administrative work requests submitted since last meeting. Approximately 164 work requests were completed and closed out since last meeting. There are approximately 343 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.)

The administrative team is notifying members of their completed work request and sending a survey directly through the AppFolio database. During this past month 126 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 4.14 out of 5. The staff re-opens the work request and responds to survey ratings that are below four.

The administrative team is working on various items that are needed in the transition from QuickBooks to AppFolio for our accounting functions. This transition will take place beginning in January of 2020. In December we will mail AppFolio billing statements which will have a different look than the current QuickBooks statement.

Administrative staff members have assisted with follow-up garage inspections and inspections in preparation for the Unit #4 irrigation and master planting plan.

Additionally, the approved 2020 budget packet is being prepared and will be mailed to all homeowners before the end of November.

Karen Walter is finalizing the Veterans Day gathering which will be held on Monday, November 11, 2019 at 1:00 pm in the auditorium.

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

Maintenance Department

Maintenance Supervisor Randy Newman was not present, General Manager Patricia Orlando provided a brief update on the maintenance projects. Below is a partial listing of various projects:

- Unit #3 Painting continues, progressing as planned.
- Unit #3 Carport Roof replacement are in progress 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.
- E. Lara Construction is currently working on the garage structural repairs which are in Unit # 8 and 9. Project is moving along on plan
- E. Lara Construction obtained city approval for Garage/Carport Roof permits in Unit #8 & #9. There were minor changes required.
- Additional Asphalt bids were obtained for next needed areas identified in Unit #8 & #9
- The first group of asphalt repairs (mainly in unit #8) were completed and the final slurry coat has been applied.
- Perma-lining continues at a rate of two drains per month.
- Clubhouse Rehab of cardroom tables and chairs continues as time permits. (will move forward once inclement weather sets in.)
- Completed installation of netting in auditorium for pickleball group.
- Work continues on the fabrication of shutters for unit #3 and unit #5.
- The Maintenance Team continues to replace wood handrails with metal. They are currently working in Unit #8 and #9 as time permits.
- Fire lane red-line painting will move to Unit #11.
- Maintenance and the administrative team worked to dispose of excess pots and lawn ornaments left behind in unit #4.
- Preparing options and recommendations for the upgrade to Unit #4 walkway lighting. This is being planned at the same time as the Landscape Master Plan so that the turf repairs are completed properly.
- Obtaining proposals for termite treatment in unit #5.
- Beginning inspections of needed repairs, unit #5.

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

UNFINISHED BUSINESS:

None

NEW BUSINESS

Driveway Resurfacing & Replacement-Unit 8&9

A second set of driveway repairs and replacement bids was presented for consideration of completion this year. American Asphalt was recommended at a proposed cost of \$43,675.00. This is a reserve expense. GL 9045 has an annual budget of \$95,000.00 and year-to-date \$52,600.00 has been expensed to this account. Discussion and Q&A took place. Upon a motion made and seconded:

Resolved: To acknowledge and approve the American Asphalt proposal in the amount of \$43,675.00. Approved: Six members in favor, one member abstained. Vice-President Carol Finkas abstained from this vote because her driveways was one of the proposed driveways.

Unit #8 Valve Replacement

This year two water line breaks have occurred in Unit #8 and #9 each time the golf course was affected. Repairs required a total water shut-off in Unit #8 and the golf course. During these repairs it was discovered that a number of the valves located in the streets were not working properly. There are six valves that require repairs, and the addition of two new valves will allow the golf course water to be isolated from unit #8. This is a reserve expense GL9013 has an annual budget of \$16,000.00. Year-to-Date we are over budget at \$27,718.00. This is a project that needs to be completed and the overall reserve expenditures for the year will be in-line with the approved budget of \$1.3M. JAC Builders is the recommended contractor and are the most competitive in their proposal pricing. Upon a motion made and seconded:

Resolved: To accept and approve the JAC proposal in the amount of \$44,389.00. Approved: Unanimous.

Unit #4 Walkway Lighting

In coordination with the landscape project being completed in unit #4, management and RPC are proposing the replacement of all of the pagoda lighting to new LED walkway lighting. The Board was presented three updated designs as well as the current pagoda design. This is a project that has been planned for in

the reserve account and if approved will be completed in-house at a cost of \$5,248.00 for supplies. There is \$11,000.00 planned in this year's reserve electrical account specifically for pagoda lighting. Discussion took place. It was agreed that the lighting should consist of the largest number of lumens possible for this type of low voltage LED lighting. A sample of the approved style should be installed so that Board members can inspect. Provisional approval should apply until all members have inspected for appropriate aesthetics and lighting. (square design as pictured on pg. 79) Upon a motion made and seconded:

Resolved: To provisionally approve Unit #4 walkway lighting. Approved: Unanimous.

Roof Replacement, Unit 8-92

There is an additional roof in Unit #8 that requires roofing. Management recommends adding this to this year's project list and allow E Lara to complete with the current roof replacement project that they are involved in. The added cost for this additional roof is \$4,900.00. Upon a motion made and seconded:

Resolved: To approve the addition of garage roof #8-92 to the current E. Lara project at a cost of \$4,900.00. Approved: Unanimous.

Roundtable

Board members were asked to suggest items to be included as agenda and discussion items at the next meeting.

Director Jeff Surowiec provided an update on the Unit #8 proposed dog park. An article in this month's Highlights publication introduced the idea of a dog park in Unit #8. Homeowners who have feedback are asked to e-mail their view to office@ocaoffice.org, comments will be submitted to the Board in order to determine the best course of action for the Association. Jeff noted that he has only received two owner comments in response to his request in Hilltop Highlights

The RPC committee has completed initial research on the proposed dog park.. City zoning will require a \$5,000.00 deposit which is used against the cost of reviewing and approving plans, permit costs and any other document review or change costs. The Board needs homeowner comments to determine the feasibility of this project.

Secretary John Vogt provided an update on the Aladdin project. Through October 21, 2019 the community has raised \$1,676.00 toward their goal of \$2,000.00 for the Rock Garden Project.

Treasurer Charlie Wendt requested that an agenda item be added to next month's agenda; a discussion to form a committee which will explore the purchase of the land lease.

Resolved: To acknowledge the roundtable discussion noting that the question of forming a committee to explore the purchase of the land lease be added to next month's agenda.

ADJOURNMENT TO EXECUTIVE SESSION

President Joan Jeffery adjourned the General Session Meeting at 11:04 a.m. The next General Session is scheduled for Wednesday, November 20, 2019. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,

John Vogt, Secretary

**WHEN YOU REALLY WANT
TO SLAP SOMEONE, DO IT
AND YELL MOSQUITO!**

