

HILLTOP HIGHLIGHTS

Inside:



Board Election Process Recap

Also Inside:

- ☞ Super Bowl LIV Tailgate Party
- ☞ Nomination Committee:
Schedule to Meet the Candidates
- ☞ What is a Landscape Master Plan?

Valentine's Day



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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dseely@ocaoffice.org

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tbrown@ocaoffice.org

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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
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sjarrett@outlook.com

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

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

Office Information

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

KEEP INFORMED

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

OCEANA

OCEANASENIORS.ORG

CITY OF OCEANSIDE

CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

SANDIEGOCOUNTY.GOV

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

We find ourselves one month into 2020. It is a time to look forward to the projects and challenges that are before us. Next month we will be electing four new board members, so it is a good time to consider some important issues.

Board members and management are obligated to deliver information that is truthful and factual, and that is what we do. There have been charges of lack of oversight and mismanagement on the part of the board, especially in the area of budgeting for the community. It is therefore incumbent upon us to explain the process that is followed in this regard.

In the past, budgets were formulated by a resident committee with little input from the General Manager, who worked for the management company. The General Manager mostly made changes to the spreadsheet numbers at the request of the committee. This is not a usual or recommended way to handle the budget process for HOAs; especially for a community of this size.

In the past two years budgets have been a collaborative effort of the General Manager, Maintenance Manager, Board Treasurer, Finance and RPC Committee Chairs, Kelly (our accountant) and Board Members. Budgetary assumptions are determined by research and accurate estimates are provided to all board members in a narrative (not provided in the previous process) as justification for those estimates. Trends and comparisons are provided within this narrative. The board members are provided with drafts of the final budget well in advance of the final budget meeting.

Monthly, the full board is provided with a full accounting report (per Davis-Stirling) well in advance of the monthly meeting. Trends are noted and when voting on expenditures the board is provided with the remaining balance in each budget line item. Our CPA and the Finance Committee reviews the accounting monthly, weekly two authorized signers meet to sign checks, one reads from the check register, the other inspects the checks and backup documentation for accuracy. Any questions are immediately put to the General Manager and accountant and resolved. Gone are the

days of the signers sitting with a stack of checks and blindly signing them.

No reserve expenditures are made until authorized by the board or the president. Justification and competitive bidding are involved for all expenditures required.

How do we know if something is working? Look at the results:

- budgets are within projections
- delinquencies down to \$50,000 from \$300,000
- drainage is being repaired throughout the community
- \$50,000 a year in income realized from escrow monies formerly going to the Property Management Company
- a safer walkway to the pool area
- clubhouse showers remodeled
- painting and garage repair projects moving forward (no band-aid/Bondo)
- the spa refurbished
- the landscape master plan underway
- driveways are being repaired
- shutters are being built in-house
- the card/meeting room refurbished
- new lighting coming for the auditorium
- energy savings with new thermostats and water stations in common areas
- the CC&Rs about to be sent out for approval

This is just a partial list of this year's accomplishments.

The RPC and Finance chairs are working on solar energy solutions for common areas. They are gathering more accurate data each month, in conjunction with our Maintenance Manager, in order to have even more realistic budget projections. An AD HOC committee is being formed to seek a means to buy-out the land lease.

It is time to cease dwelling on the past and meet the challenges of the future. We have a blueprint for the future that outlines restoring our community to appropriate standards over five years and then replenishing our reserves to the recommended level. We have a system that is multi-layered and successful, let's keep the energy moving forward.

2020 OCA Board Election Process Recap

The process of electing four new Directors for the 2020 OCA Board is under way. Ballots will be mailed out soon to all homeowners. You may complete your ballot and mail it in or you can drop your ballot in the locked ballot boxes that are in the clubhouse lobby and the business office. You will find the poster on the right at each ballot box to assist you in the proper method for submission of your ballot. You may drop your ballot in the ballot box up to the start of the Annual Meeting on Saturday, March 21, 2020.

As required by Civil Code §5100(a), the vote must be completed by secret ballot. To preserve confidentiality, voters may not be identified by name, address, or lot, parcel, or unit number on ballots. The ballot itself is not signed by the voter but is inserted into a ballot envelope that is sealed. This envelope is inserted into a second outer envelope that is sealed. The upper left-hand corner of the second envelope must contain the voter's name, unit and house number. **The envelope must also be signed by the voter. Failing to sign the outer envelope voids the ballot.**



BOD Election Ballot Box

To Submit Your Vote:

- 1

Mark your ballot



DO NOT place your name or address on the ballot!

- 2

Fold & insert your ballot into white ballot envelope



DO NOT place your name or address on the white ballot envelope!

- 3

Seal ballot envelope & insert it into larger yellow control envelope



- 4

Seal control envelope and . . .



. . . write your name, signature* and address on upper left of the envelope

- 5

Insert envelope into ballot box



*** NOTE:** By state law, if the Control Envelope is not signed, the ballot is void.

Nomination Committee Report:

Meet the 2020 Oceana Board Candidates

As of January 16th, all of the Candidate Intent to Run forms have been received for the 2020 Election of Oceana Board member positions. The four open positions are for a 2-year term. The slate has some familiar faces and some new ones. It is important for you to know what they stand for and what they are likely to achieve as a Board member. There are several scheduled opportunities to meet the candidates and ask them questions:

The first is a Coffee Hour Candidate Forum, Thursday, January 30th, at 9:30 a.m. in the Clubhouse Auditorium.

There is a second Coffee Hour Candidate Forum on Thursday, February 27th, at 9:30 a.m., again in the Clubhouse Auditorium.



She said what?!

Thirdly, a final Candidate Forum is scheduled for Saturday, February 29th, at 10 a.m., in the Clubhouse Auditorium.

These events have been scheduled at varying dates and times for your convenience. We urge you to attend at least one event in order to get to know the candidates. You need to know enough about each of the candidates to be able to vote responsibly.

Note: we will hold a drawing for a \$50.00 visa gift card at the end of the final Candidate Forum, scheduled for Saturday, February 29th at 10am in the Clubhouse Auditorium. Only those who attend the Forum will be eligible for the drawing.

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

Phase One of the Aladdin Project is completed; the walking path has been installed.

Phase Two, the landscaping will begin. A community work group will be moving the rocks and doing some more weeding. The trees are being trimmed so that the plants will get more sunlight. Top soil from El Corazon and some pea gravel will soon be delivered. Who knows what you may see when you walk by!



And, do we have dirt for you! Here is a photo as of January 10, 2020 showing a delivery of soil to our Rock Garden Project.



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



What is the Landscape Master Plan?

We have heard a lot about it, but some may ask, "What exactly is the master plan?" Initially, it was to be a comprehensive plan to renovate the landscape throughout the community. Our former landscaper spent many months creating a list of how many trees, shrubs, hardscape, and plants required to update our community for a cohesive landscape design. This was no more than a list for each unit and the common areas outlining basic materials, with costs attached.

When LaBahn's was hired, they did an evaluation of the irrigation upgrades required to replace our aged system. All estimates came with very high numbers. With this information in hand, the landscape committee, management, and the board put together a 5-7-year master plan.

It made no sense to take a shotgun approach to the project. To do so would mean replacing irrigation to old, inappropriate plant material or planting where the irrigation was inadequate. So, to avoid overlaps in trenching, planting, etc., it was determined that each irrigation area would be redone as a whole. This may or may not follow unit boundaries in some cases; however, it is the most efficient and cost-effective way to carry out the process.

So, what is involved in the plan? It is comprised of several elements and goals.

1. Replacement of the irrigation system. Drip irrigation will be installed wherever indicated, and professional grade line, valves, and heads used. In the past when performed in-house, home grade was installed, spliced with inappropriate adhesives and in some cases electrical conduit used in place of irrigation line. All that is being corrected.
2. Dethatching of turf areas and replanting/seeding. Wherever possible, turf areas will be reduced and beds enlarged. The dethatching has not been done for years and the thickened turf does not allow irrigation penetration. These areas should thrive after treatment.
3. Removing invasive, overgrown and dying plant material and replacing with appropriate planting for the area. Shaded areas will be planted with different plants than those receiving sun most of the day. Succulents and color plants and those requiring minimal maintenance will be used wherever pos-

→

sible. Cost considerations do not allow for us to completely remove and plant all new landscape. A more cohesive look to the landscape is the goal. (Not cookie cutter)

4. Hardscape will be modified to a more cohesive look or in some cases removed entirely.
5. Replacement of pagoda lighting to more modern and energy efficient LED fixtures.
6. Meetings will be held in the future with residents to help them understand the process.

In addition to all these projects, our team will be repairing/replacing electrical service as required for better operation of garage lighting in each area. Our maintenance team will also be removing all extraneous materials in the unit, old scalloped edging, unused stepping stones, etc. Additionally, we will be looking at enforcing compliance to the rules regarding pots, twirlers, whirligigs and other types of garden art in the renovated area.

Only two types of edging material will be used in the new landscape; Trex bender board and the cement edging installed in-house. Again, the goal is for a cleaner and more cohesive look to our community.

It should take about six to eight months to see the results of the landscaping in each area as new planting and turf takes hold and matures into position.

Within a short time, we should see the finished results of the first phase of the master landscape plan in unit #4. As we address each area, patience on the part of the residents will be required. As in all such projects, a certain amount of disruption of routine occurs. We will be evaluating the unit #4 approach and making adjustments where necessary. At all times, efficiency, cost effectiveness, and disruption reduction will be the goal.

New Year Resolutions for HOA Members

An article by Kelly G. Richardson. Richardson, Esq. is a Fellow of the College of Community Association Lawyers and Partner of Richardson Ober DeNichilo LLP, a CA law firm known for community association expertise. Past columns at www.HOAHomefront.com.

I, the HOA member, resolve to:

Always:

Follow the Golden Rule. (paraphrase: "Treat others as you would like to be treated")

My attitude:

- Not refer to the HOA or board as "they," since it is all "us." The directors are also members who pay assessments and spend their time working to benefit us all.
- Be neighborly, because shared ownership fails without cooperation.
- Assume our directors are doing their best, and give them the benefit of the doubt.
- Not first assume the board is incompetent or dishonest when I think it is overspending.
- Avoid the "my home, my castle" attitude. We share the benefits of common interest ownership, which means we also agree to share control of our property.
- Ask questions before making statements, criticizing, or even accusing others.
- Accept that the board may have more information than me. This doesn't mean the board is always right, but it does mean my opinion might not be fully informed.
- Take the long view of our association property, supporting growth of our capital reserve fund and maintaining our buildings.

Be knowledgeable:

- Read the information the HOA sends to me.
- Be familiar with the CC&Rs, bylaws, and rules. Be a better neighbor by understanding the use restrictions and rules.
- Read the association budget and reserve study. Ask informed questions, particularly about deviations from budget.
- If I ask to review financial documents, I will not ask for "everything," and request only documents which I really need, acknowledging my manager is not a librarian.

Help board meetings:

- Insist the board follow our transparency laws, and only handle in closed session the limited items allowed by law. I will also help to contribute to orderly meetings.
- Review the posted agenda before attending board meetings.
- Organize my open forum remarks, and accept that the board may not have immediate answers or responses to my questions or suggestions.
- Use my open forum time to inform the board, not to argue with them, and after open forum I will not interrupt board deliberations.
- Encourage others attending board meetings.

New Year Resolutions Continued on page 24

Notices & Reminders



The Tax
Man Cometh!

Yes, It's That Time of Year, Again!

AARP Tax Aide 2020 (for Tax Year 2019)

The OCA office is now taking appointments for this year's AARP Tax Aide Service. Please call 760-757-3937 to make your appointment. For a return with a 1099B from a stock broker make your appointment for **mid-March!**

Stop by the office and pick up intake forms so you can have them filled out prior to your appointment.

If you have not filed in the last 3 years please let us do a return just to make sure that no one is using your Social Security number.

If you need to do more than 1 return, **please** make a separate appointment for each return.

Things to Bring to your Appointment:

- Picture ID.
- Last year's return.
- Bring in all 1099's, Social Security Statement's and W2's.
- If you itemized last year bring all documents in support of schedule A, we will need them for the State Return.

Where: The OCA Art Room

When: Every Wednesday February 5 - April 15, 2020

Times: 1st appointment at 9 AM, last appoint at 12 PM

Tain Soreboe

Group Changes

Friendship/Discussion Group

The Thursday morning Friendship/Discussion group is being discontinued. It will be incorporated into the Tuesday morning (10:00 am) Write On group. Anyone who enjoys writing or listening to stories are invited to attend this group on Tuesdays at 10:00 in the Billiards room. Call Alan (760-224-6404) for information or just show up.

Wednesday Bridge

We have a new bridge group that will meet every Wednesday (except 1st of month) 12:30-3:30pm in the Card Room. For any questions or additional info, call Tom Miller at 760-757-1393.

Pickleball

Schedule changes:

1. We are releasing Saturdays because nobody is using that time. We could still hold private (invitation only) games on Saturdays but on a first-come-first-served basis for auditorium use rather than having the time blocked on the calendar.
2. A clarification of the remaining schedule. We have three categories of play:
 - Open play for all skill levels
 - Advanced players only
 - Private (invitation only)

Sundays:

Noon-2:30pm Private
4pm-6pm Private

Mondays:

2pm to 4:30pm Open Play
4:45pm to 7pm Private

Tuesdays:

9am to noon Advanced Players
2pm to 4:30pm Open Play

Fridays:

1pm to 3pm Advanced Players
3pm to 5:30pm Open Play

Thanks. Let me know if questions.

Steve Reigle

Notices & Reminders Continued on next page

Notices & Reminders Cont'd from prior page



Seniors GO
ON THE
OCEANSIDE TRANSPORTATION PROGRAM

"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

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

Sign Up to Compete
(Feb.17-Mar. 10)

Stay tuned for further details



Wednesday, March 11, 4pm - 6pm

MEET UP

For



2471 Vista Way
Oceanside

4-6pm

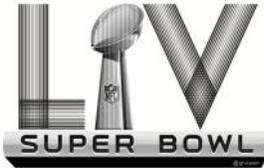
\$4 beer, \$5 wine, \$6 well drinks
\$6 Appetizers
& Beer/Cola/Wine \$11

March 11, 4-6pm
Restaurant's Bar Area
Your tab.
Sign up at the Office by Mar. 2

Questions? Call 760-757-3937

Activities

Sunday, February 2, Kickoff Time TBD



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

Saturday, February 1

MEET UP

For a Day Trip to LA for the Chinese New Year.



This is a reminder for those who signed up from the flyer

Wednesday February 12, 4pm - 6pm

MEET UP

For

5613 Paseo Del Norte
Carlsbad

4-6pm

\$3 beers,

\$5 wine & drinks

\$4-\$8 Appetizers

\$6 Brewhouse burgers



RESTAURANT BREWHOUSE

Feb 12, 4-6pm
Restaurant's Bar Area
Your tab.

Sign up at the
Office by Jan. 29

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.

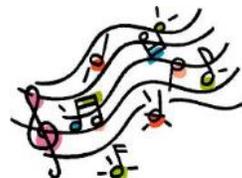
Join us every Thursday at 6pm in the Clubhouse Auditorium. Bring your own snacks and drinks.

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

Feb. 1 **MEET UP** For a Day Trip to LA for Chinese New Year

Feb. 2 Super Bowl Pot-Luck Tail-Gate Party In the Clubhouse Auditorium Kickoff time TBD

Feb. 12 **MEET UP** At BJ's Brew House 4-6pm

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

- Feb. 6 Bingo
- Feb. 13 Clay Colton Band
- Feb. 20 Glenn Kramer - Name that Tune
- Feb. 27 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

Wed. Bridge -Wednesdays (except 1st of month) 12:30-3:30pm in the Card Room. Info: Tom Miller, 760-757-1393.

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 - Monday, 4-5pm in the Clubhouse Library. Call Andre Waldor at 760-978-5447.

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 and Fridays. Play levels are Open, Advanced Open and Invitation Only. 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

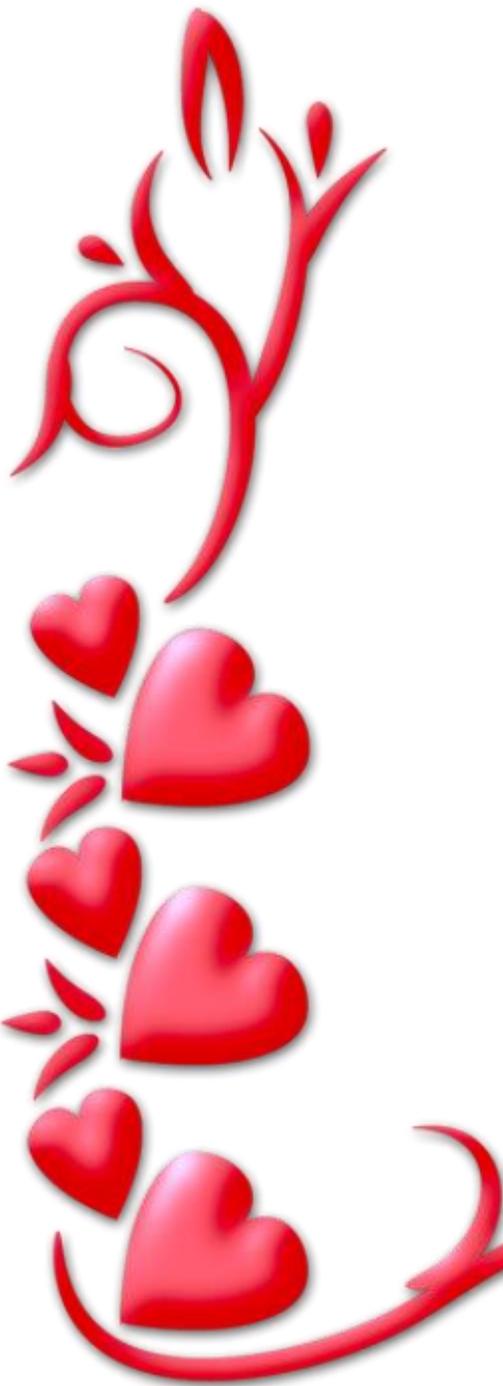
Every Sunday	Every Monday	Every Tuesday	Every Weds.
Pickleball Private Noon-2:30pm Private 4pm-6pm 	Art Room Open: 1-3pm Chair Volleyball: 1-2pm Chair Yoga 10am French Club 4-5pm Keep Fit Class: 8:30am (Auditorium) Lapidary Shop: 1-3pm Mah Jong: 1-4pm Pickleball: Open Play 2-4:30pm Private 4:45-7pm Pinochle: 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 2-4:30pm 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 Lapidary Shop: 1-3pm OA Friends of Roseann: 7pm Putting Practice 10am (Golf Course) Share &

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
			
Super Bowl 2 <i>Tailgate Party</i> Groundhog Day	3	9am-Noon Quilters— 4 Art Room 9:30am Activities Cte.— Card Room 1:30pm Bunco—Card Room	10am Unit 5 Advisors
9	10	9:30am Arch. Cte. 11 - Card room 10am OCA Book Club	5pm OSERT-Comp. Rm. 12 6pm Safety Cte-Comp. Rm. 4-6pm Meet-
16	17 Presidents Day	9am-Noon Quilters— 18 Art Room 9:30am Compliance Hr'gs — Card Rm. (Closed) 1:30pm Bunco—Card Room	19
23	24 9:30am Finance Cte.—Card Room	25	26 9:30am Open

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 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: Advanced Players Only 1-3pm Open Play 3-5:30pm Social Bridge: 9-11:30am Tai Chi: 10-11:30am Water Aerobics: 8-9am and 1-1:45pm Woodshop: 1-3pm	

Thursday	Friday	Saturday
		10am-2pm SSS  1 Meet-Up LA Day Trip Chinese NY
6	7	8
9am Coffee Hour-Bingo 9am Coffee Hour-Clay Colton Band 10:30am Landscape Cte.—Art Rm. 6pm Oceana Garden Club—Card Rm.	1pm OCA-TV Cte.—Admin. Conf. Rm. 10am Landscape Cte.—Billiards Room <i>Valentine's Day</i>	15
20	21	22
9am Coffee Hour-Glenn Kramer		
27	28	29
9am Coffee Hour-BOD Candidate Forum		10am Candidate Forum Clubhouse Auditorium



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, Billiards Room
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 -	Gisela 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 Hartmann	909-518-8767
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

The amount of Fraud crimes committed on the Senior community should not be ignored. Following these points will help make you safer:

- Never open your door to strangers.
- Never give money or personal information over the phone. If you received a smartphone for the holidays, the same safety rules apply.
- Don't buy anything on unsecured WiFi. Wait till you can sign on to a secure connection.
- Don't give money over the phone to people or organizations you don't know.
- Don't give money through email unless you know it's secure.
- There are many secure payment systems that work very well. PayPal, Zelle, Venmo, Apple or Google pay and app.folio. There are others so ask your bank what they recommend.
- Be sure to have a security system for your phone as well as your computer. Most smart phones come with one. Ask your service provider for more information.
- Smart phones make the world easier. But put yours on **Do Not Disturb** when driving.



Kelly Byrne
Chairperson

er. She also likes the "Red Robin" dwarf that is also a generous producer. Both come in around 50 to 60 days.

"The Dwarf Tomato Project"

An excerpt from another article by Gayla Trail featuring recommended indeterminate (vining) heirloom dwarf tomatoes can be found on the Oceana Garden Club webpage at oceanaseniors.org/activities/garden-club

Time to Start Seeds for Spring Transplants

Although February is too soon for planting warm season vegetables and annuals in the ground, it's not too early for seeds planted indoors. Grow your own transplants in flats or pots filled with sterilized potting soil. Keep the seeds at 70°F. Bright light for healthy transplants can be provided by a fluorescent shop light hung 7 to 10 inches above your plants. Leave the light on from 14 to 16 hours per day. You should give your plants a gentle

transition into the garden three weeks before transferring. The first week is okay to move them outdoors in the shade during the day. The next week move them to full sun during the daytime only. The third week leave them out at night to harden them. If you do this with the tomatoes listed in the first two articles you should have some nice plants to transfer to your garden or patio pots in April.

Stephen Ashworth, Secretary

Oceana Garden Club (OGC)

Dwarf Tomatoes STAND TALL

The Old Farmers 2020 Almanac, Gayla Trail (www.yougrowgirl.com)

The author points out that indeterminate (vining) and determinate (bush) tomatoes take up too much space to grow in the limited space of our OGC plots. Dwarf Tomatoes are stocky and compact (no more than 5 feet at maturity.) They are well suited for growing in pots on the sunny patios. Dwarfs can be either determinate (one crop per season) or indeterminates (tree types, such as those hybrids created in the Dwarf Tomato Project.) She is partial to the determinate variety "Hahms Gelbe Topftomate" which is an enthusiastic produc-

Activities

February will start with the Super Bowl Party. On February 2, at a time set by the NFL, we will have a Football betting Pool, Tailgate Potluck dishes to share, BBQ grills, the big game projected on the large screen all at **no charge**. The Happy Hour meetup in February is on the 12th from 4 to 6 at B. J's Brewhouse 5613 Paseo Del Norte. Their Happy Hour menu features \$3 Beers, \$5 Wine and drinks and \$6 burgers and appetizers. The Thursday Morning Coffee Hours entertainment lineup, the 6th it's Bingo, 13th Clay Colton, 20th Glenn Kramer and

Name that Tune and on the 27th a Board of Directors Candidate forum.

The Wild Wild West party on March 14 from 6 to 9 will feature a Chili Cook-Off. Brush off your best recipes and sign up to bring a Crock Pot of Chili. We ask that you bring your Chili in a Crock Pot to allow us to keep it warm. Prizes will be awarded for the winners. We need to know how many contestants there will be, so sign up between Feb. 17 and March 10.

One of the gems here at Oceana is the Wood Shop. It is located near the back pool gate and shares a building with the Lapidary shop. Help is available daily from 1 to 3. With the shop's equipment you can make anything from wooden Christmas Tree ornaments to furniture. Volunteers have helped with repairing tables, chairs, dressers and drawers. Just to name a few pieces of equipment, we have lathes, table saw, drill press, scroll saw, joiner and more. You can get a tour, help with a project or instructions on use of the machines. Do yourself a favor and stop by the woodshop and get acquainted with it and our volunteers.

If you were at the December 19th Coffee Hour, you enjoyed the Choraleers Christmas Concert. They welcome anyone who wants to sing. My wife and I never sang in a choir but tried the Choraleers and had great fun. They need both more singers and someone to act as director. After a long run, the current leader thinks it is time for a change. She will help anyone who steps up to be the new leader. If you have any interest, please tell Teresa in the office know. Help, Help, so this valuable group lives on.

The media talks a lot about climate change. One of the things you can do to help is shop at resale stores first and only after not finding what you need, shop new clothing. When you do buy new, buy quality garments so they can be donated when you are finished with them. Help Oceana by starting your resale store shopping at Oceana's Share and Wear. A couple other climate helping ideas, plan your trips, shop at farmer's markets to buy foods grown locally, bring your own shopping bags and buy in bulk.

The New Year has yielded a lot of great donations to Share and Wear. Remember to donate to and shop at Share and Wear.

Charles Kruse, Chair



Did You Know?

Our Calendar . . .

. . . derives from the ancient Roman calendar of ten months with an extended non-calendar period of religious festivities (through the winter). Emperor Augustus made it more rational by adding two months (July and August) and introducing the concept of Leap Year. This set a year's length at 365.25 days.

But, that wasn't good enough. The Church had established the year counting sequence (i.e., what was year 1) in the mid-4th century. But, there was still enough inaccuracy that by the mid-16th century there was an accumulated 10 day drift from the expected equinoxes. (The Catholic Church was having difficulty establishing the proper date for Easter.)

In 1582 Pope Gregory XIII edicted a rule change for leap year.

Every year that is exactly divisible by four is a leap year, except for years that are exactly divisible by 100, but these centurial years are leap years if they are exactly divisible by 400.

This reset the year's length to 365.2425 days. Pope Gregory also edicted the truncation of 10 days from the 1582 calendar. Oct. 4, 1582 was followed by Oct. 15, 1582.

Catholic countries accepted the changes fairly quickly. Other countries, suspecting a popish plot, dawdled. The last European country to adopt the change was Greece in 1923.

Is this good enough? Our current measure of the Earth's orbit around the sun is 365.2422 days. But, then, the Earth's rotation on its axis (a day) and orbit around the sun (a year) vary slightly for a variety of reasons. Given what we now know about the variations in the Earth's orbit, a 2000-year average would be 365.24237 days, making the Gregorian calendar accurate to 1 day every 7,700 years. We probably won't need to worry much about it.

Due to globalization in the 20th century, the Gregorian calendar has also been adopted by most non-Western countries for civil purposes. It has become common to see a year identified by the secular name of "Common Era" (CE).

A few other calendars currently in use:

<u>Name</u>	<u>Current Year</u>
Hebrew	5780
Chinese	4716 or 4656
Buddhist	2564
Islamic	1441
North Korean (Juche)	109

Updates From The Isle

Live Music • Fridays from 4-6 pm • 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

LOOKING FOR THE **PERFECT** DATE SPOT?

WELL GOOD NEWS! YOU LIVE NEAR THE ISLE. OUR GOLF COURSE IS THE PERFECT PLACE TO SHOW OFF YOUR SKILLS AND RELAX ALL AT THE SAME TIME!



KARL! OUR GOLF SHOP PUP SHOWING OFF FOR THE CAMERAS IN ONE OF THE ISLE'S FAVORITE PHOTO SPOTS OUT ON THE COURSE. HOLE #3

THE ISLE GRILL BREAKFAST

COME CHECK OUT ALL THE NEW ITEMS WE HAVE ADDED TO OUR BREAKFAST MENU!

THE ISLE BREAKFAST SANDO \$5

- ENGLISH MUFFIN
- BACON OR SAUSAGE
- INCLUDES JUICE OR COFFEE
- YOUR CHOICE OF CHEESE

Oceanside Community Association

Board of Directors

General Session Minutes

November 20, 2019

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on November 29, 2019 at 9:30 am at the Association Clubhouse Auditorium, 550 Vista Bella, Oceanside, CA 92057.

CALL TO ORDER

President Joan Jeffery called the meeting to order at 9:30 am
 Pledge of Allegiance was led by Vice President Carol Finkas
 Secretary John Vogt read the video disclaimer
 Roll Call was led by Secretary John Vogt

ATTENDANCE:

Present: Joan Jeffrey, President
 Carol Finkas, Vice President
 John Vogt, Secretary
 Charlie Wendt, Treasurer

Absent: Michael Thayer, Director
 Sherry Jarrett, Director
 (arrived and joined meeting at 10:51am)
 Jeff Surowiec, Director

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 November 20, 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.

•One homeowner was interested in reviewing

the landscape contract. In addition, this homeowner requested an owner e-mail listing.

•A homeowner thanked the staff for responding to a water leak in "record time". This homeowner also had questions regarding outstanding roof and drain issues and requested to see her homeowner file.

•A homeowner questioned the paint schedule and expressed concern that the paint team was progressing too slowly.

•A homeowner in Unit #7 asked that the area around and adjacent to her home be inspected for improved landscaping. She felt that the community needed more trees. This same homeowner was disappointed that the OCATV station has been non-functioning for the past few months.

•A new member of the community thanked the staff and board for their assistance in her transition to the community. She noted that the Board and office staff have been very responsive. This homeowner is a member of the Safety Committee and reminded community members to notify the business office if the patrol spotlight poses a nuisance.

•This member asked for additional mats in the women's changing rooms near the pool.

Note: All member questions were responded to within a 24-48-hour time period.

APPROVAL OF GENERAL SESSION MINUTES

The Board reviewed for approval the General Session Minutes of October 30, 2019. Upon a motion made and seconded:

Resolved: To accept the October 30, 2019, General Session minutes as distributed. Approved: Unanimous.

GREEN CLOVER GOLF/EMERALD ISLE GOLF CLUB UPDATE

There were no golf club representatives present. Joan Jeffery, President, commented that the golf course was the place to be on Friday evening.

Resolved: To acknowledge the Emerald Isle Golf Club update with no action necessary.

COMMITTEE CHAIRPERSONS SPECIAL REPORT

Committee Chairpersons Ken Rishe; Finance and Bruce Cowgill; RPC, prepared a short special report on the project savings that have taken place this year, through the partnership of the Board, Committees and OCA staff

members. RPC Committee Chair Bruce Cowgill was on-hand to present a PowerPoint report. The report outlined the various projects that are providing a cost savings and concluded that savings in 2019 totaled \$1,224,119.00.

Resolved: To accept the special report as presented with no action required by the Board.

PRESIDENT'S REPORT

Business Update

President Joan Jeffery provided comments and a short update to the members, some excerpts from President Jeffery's October report have been included.

Three and a half years ago our community was managed by a professional management company. Under that management we were paying for all their/our on-property employee wages and benefits plus 5%. We were bound to their corporate policies for paid time off, including a $\frac{1}{2}$ day prior to each 3-day holiday. Several other management costs were also part of the contract.

Accounting records were often inaccurate, and it could take months to get corrections made. Delinquencies were nearing \$300,000 with much of it not being pursued in any way. Check production was cumbersome and erratic with expensive courier costs involved. Our escrow fees were retained by the management company. Our Age Verification process did not produce calculations that would pass audit.

Meanwhile our irrigation system was often repaired with inappropriate materials and the homes were painted with medium grade paint. Deteriorated wood most often was covered with Bondo. Landscape improvements, with some exceptions, were installed primarily at individual homeowner requests with no overall plan for the community. Basically, we were putting lipstick on the proverbial pig.

The decision to move to self-management was made in 2016. This means that the Association hires professional employees directly, not that the board itself manages the property. We; therefore, are not managed by amateurs. This was a costly move the first year. More employee hours were required for the accounting conversion than anticipated. This was mostly due to our management company refusing to cooperate in an electronic transfer and it had to be done manually. Also, more computer equipment was required than originally calculated. In order to accommodate the accounting staff, the office was remodeled. Those painful costs are behind us now.

Since then, we are now collecting about \$50,000 a year in escrow fees rather than them going to the management firm; our delinquencies are at \$50,000 not \$300,000; and each one is actively being pursued. We have Age Verification percentages that will hold up in audit. We have moved the employee benefits to our payroll service provider which keeps premiums down and provides HR and training as well. The time-off allowed was reduced for all staff by removing several of the half days before holidays.

The board also committed to restoring our property to a wholesome condition. We are now using 10 year guaranteed high-grade paint and the rotted and decayed wood is being replaced as homes and garages are repaired painted.

The first unit of the master landscape plan has begun. The plan essentially is to replace the failing and aged irrigation system in concert with dethatching and sometimes replacing turf; and strategically replacing plants, shrubs and trees while retaining healthy and appropriate plant material. Drip systems and lower maintenance, more drought tolerant plants will be installed wherever possible to decrease water consumption and on-going maintenance requirements. New LED pagoda lighting is incorporated in completing the master plan in each area. The intent is by doing all phases of the landscape at one time, costly duplication of trenching, replanting, etc. can be avoided and the unit is disrupted only one time.

These projects are costly, and in 2018 we communicated to the community that the

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"There wasn't a law that required you to grow up? You did it voluntarily???"

funds collected for years and currently did not support the costs of restoring our homes and grounds to acceptable standards. All of you in the community were called upon to present creative solutions to this situation.

Only three were presented. One, only address health and safety issues; which would result in further deferrals. Two, a one-time \$500 special assessment; which would take care of only one year of repairs. And Three, a blueprint for our financing; which included a \$25 monthly increase in dues for the following two years in order to keep up with construction costs and needed maintenance. We chose that plan and are implementing it for the second year. This blueprint is really a five-year plan expected to carry us through restoring our homes and common area buildings and then re-building our reserves to recommended levels.

There is a fourth prospect to be considered that would compress the timing of all needed projects. A \$7,000 special assessment; which could then complete the projects in approximately two years. This could only come from an approval of 66.7% of the voting ownership. In 2014 (prior to the move to self-management) our Reserve Analyst recommended "Your reserve situation is not healthy, and steps should be taken to improve your overall reserve funding level or sizeable special assessments will be the result in the not so distant future."

As an adjunct to the blueprint, savings are being pursued wherever possible. Ken and Bruce have just demonstrated the savings that have already been realized this year and more areas are being explored; such as solar energy for common buildings. Each of these savings contributes to advancing that blueprint schedule.

If we stay on the plotted course, the next few years will show significant improvements throughout this community. Many improvements have already been realized, and many more are under way. There is an old saying "One and done", do it once, do it right, and then move on to the next.

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 October 30, 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 approved moving forward with the sale of a foreclosed property and the publication of a NOD on another collections case. Additionally, the Board reviewed reimbursement requests and a potential insurance claim. The Board approved the sale of 15,000 shares of OGCI stock in exchange for \$15,000.00 cash as well as approving the new OGCI Bylaws. Personnel matters related to staff compensation were discussed. The 2018 CPA audit was included for review and acknowledgment to distribute to all homeowners. Round table discussion included the recommendation of an Ad HOC committee formed to explore the buy back of the land lease.

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 October, in accordance with Civil Code. Treasurer Charlie Wendt reported on the October 2019 financials. Treasurer Wendt reviewed with members, the Cash Position report, the Balance Sheet, the Statement of Income and Expenses both for the current month and year-to-date. Treasurer Wendt noted that the expenditures in the operating and reserve accounts are 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 October 30, 2019, the Association has \$56,161.50 in delinquencies.

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

Fine Report

A listing of the unpaid fines that have been approved and applied to various member accounts was included with the monthly financials. Treasurer Wendt noted that the Association imposed one new fine in October.

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, November 4, 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. Vice President Finkas thanked the many volunteers that help with the numerous community activities.

Resolved: To acknowledge and accept the report as presented.

Architecture Executive Sub-Committee

The Executive Sub-Committee submitted minutes for the November 12, 2019, Architecture Meeting. Treasurer Charlie Wendt provided an update. The Committee & Executive Sub-Committee voted on 23 applications. There were 19 applications approved. There was one application denied and two additional applications were ratified. One application has been referred to the entire Board for their review and consideration of approval.

- #14/37, This member would like to replace the existing patio cover with a new cover. The Architecture Committee was unclear if the patio and patio cover were part of the original build. The homeowner application packet has been included along with a photo of the patio and patio cover. The original floor plan has been included which shows the footprint includes the patio. Upon motion made and seconded:

Resolved: To acknowledge and accept as presented the November 12, 2019, Architecture Executive Sub-Committee minutes and approvals. To further approve the replacement patio cover as outlined in the Architecture Application for #14/37. Approved: Unanimous

Landscape Committee

1) The Landscape Committee met on Thursday, November 14, 2019. The Executive Sub-Committee met directly following the landscape meeting. Due to the timing of the meet-

ing minute will be submitted next month. The committee approved six proposals and tabled two proposals. The proposals that were tabled will be revisited at the start of 2020. Of the six proposals approved, there was one homeowner paid.

Resolved: To accept the Landscape Committee approvals as outlined.

2) Water Usage Report - November 2019 was presented showing October 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. (The irrigation is turned off throughout the community when heavy rains are forecasted.)

Resolved: 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 November 13, 2019. The committee reviewed and discussed at length, the various solar proposals that they have obtained. After much discussion it was agreed that because of the complex nature of this large project, the committee would like to engage the assistance of a solar consultant. The Board was asked to approve this expenditure not to exceed \$2,000.00.

Resolved: To acknowledge and approve the services of a solar consultant, not to exceed \$2,000.00. Approved: Unanimous.

Safety Committee - The Safety Committee meets on the third Wednesday of each month. Due to the timing of the meeting, November minutes will be submitted next month.

Resolved: To acknowledge noting no action needed.

OSERT - The OSERT Committee meets on the third Wednesday of the month.. Due to the timing of the meeting November minutes will be submitted next month.

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

OCATV - OCATV did not meet in October. Pat McCardle has been overseeing the purchase and installation of some needed replacement equipment. OCATV has been off the air be-

cause of these needed upgrades.

Resolved: To acknowledge no minutes and no action needed.

Director Jarret arrived at this time.

Unit Advisors - The Unit Advisors met on Wednesday, November 13, 2019. Due to the timing of the meeting November minutes will be submitted next month. The committee requested that the Board approve Judy Hartman and Patricia Hawkins as new members of the Unit Advisors Committee. The Board thanks Ray Flanders for his time as a Unit Advisor Volunteer, Ray has resigned effective 11-3-19. Upon a motion made and seconded:

Resolved: To acknowledge the Unit Advisor minutes and to approve Judy Hartman and Patricia Hawkins as new members. Approved: Unanimous.

Website - Vice President Carol Finkas reported that the Website Committee met on November 6, 2019. November minutes were included for Board review. The Website Committee will not meet in the month of December.

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

Finance Committee - The Finance Committee met on, Monday, November 25, 2019. Due to the timing of the meeting, October draft minutes were included. November minutes will be included next month.

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 94 new landscape, maintenance and/or administrative work requests submitted since last meeting. Approximately 124 work requests were completed and closed out since last meeting. There are approximately 318 open work requests. The open request include the various garage roofs that are in process in unit #8 and #9.

The administrative team is notifying members of their completed work request and sending a survey directly through the AppFo-

lio database. During this past month 137 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 4.10 out of 5. The staff re-opens the work request and responds to survey ratings that are below four.

The administrative team continues 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. Included with the upcoming December statement mailing, will be the newly proposed election rules that the Board will be voting on later in this meeting.

The Paint Committee has begun to meet with unit #5 members so they can choose their paint colors. As we did unit #3, the color selection has been painted on one of the carports in unit #5.

The Unit #4 landscape project is progressing on schedule. Members of the Board and Landscape Committee will be meeting with the vendor in order to agree upon the plant material that will be removed and the choices for replacement plantings. Once the trenching has been completed for the new walkway/pagoda lighting, the turf will be dethatched and re-seeded.

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



since our last meeting. Below is a partial listing of various projects:

- Unit #3 Painting continues, shutters being fabricated also continues
- Unit #3 Carport(s) Roof Replacement Project has been completed
- E. Lara Construction are still in progress on the garage structural repairs which are in Unit # 8 and 9. Project is moving along as planned.
- E. Lara Construction is waiting for their Final Inspection by the City of Oceanside for the Garage/Carport Roofs Unit #8 & #9.
- Additional Asphalt bids were approved in the areas identified in Unit #8 & #9. Working with Vendor on scheduling.
- Slurry Seal Coast bid was also approved for Unit #8 driveways #107, 110, 112, 87. This is presently being scheduled for the later part of November.
- Unit #8 Shut off Valve Project was approved last month. Scheduling of this project will take place after the holidays. Unfortunately, the repairs and improvements will require additional water shut offs. Owners will be notified of the schedule in advance.
- Perma-lining continues at a rate of two drains per month.
- Clubhouse Rehab of cardroom tables and chairs continues as time permits and will move forward more quickly once inclement weather sets in.
- Work continues on the fabrication of shutters for unit #3 and unit #5.
- Fire lane red-line painting has been started up this week in Unit #11.
- Lighting upgrade in process to Unit #4. 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:

Garage Inspection Results

86% of the homeowners have participated in the garage inspection project. Those members that were not available on the two Saturday inspection dates, were provided an opportunity for a weekday inspection. Staff members

assisted with that inspection. Approximately 10 compliance letters were sent and most of those members have cleaned up their garage spaces since receiving the courtesy notice. Letters are being sent to the approximate 125 members who did not participate. We are asking the member to forward to the office a photo of their vehicle inside the garage. Community members who did not participate continue to stop in the business office to arrange for an inspection or to drop off a photo of the interior of their garage. Many homeowners thanked Board members for the assistance provided with this project.

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

NEW BUSINESS

AARP Tax Preparation

Community Members Tain Soreboe and Dave Kupka requested Board approval for the AARP Tax Aide program to be held once again at OCA. This will be the 25th year this service is being offered to the community. The tax preparation will begin on Wednesday, February 5, 2020 and run each Wednesday through the end of tax season. The Art room is once again being proposed and will be needed each Wednesday from 8:00 am to 1:30 pm. Upon a motion made and seconded:

Resolved: To acknowledge and approve the AARP Tax Aide Program. Approved: Unanimous.

Appointment of Nomination Committee and Inspector of Elections

Board President Joan Jeffery noted the members of the community were asked to volunteer for the 2020 Nominating Committee and Inspector(s) of Election. The Committee is formed to assist with the March 21, 2020 election. The Nominating Committee and Inspector will support the community by enlisting candidates, communicating with nominees and planning public forums. The appointed Inspector(s) of Election will assist in collecting and counting ballots for the 2020 election. Nominating Committee volunteers currently include member's Connie Ferguson, Jay Norris, Mary Ann Alger and Kelly Byrne. Ken Rishe has volunteered as the Inspector of Election. Upon a motion made and seconded:

Resolved: To accept and approve the volunteers as presented for the Nominating Committee and Inspector of Elections positions.

Approved: Unanimous.

Proposed Revised Election Rules

The State legislature recently made several changes to the election procedures for all homeowner associations. In order to comply with the law, the Association must amend its Election Operating Rules. The Board was asked to consider for adoption the revisions as provide by the Associations attorney, in order to be in compliance with the new legislation.

(Note: once adopted at this meeting the revised Election Rules will be mailed to homeowners within 24 hours in order to be compliant with the 28-day comment period. The Board will be asked to adopt the rules at their December General meeting. Discussion took place and the document was amended to add the sentence; "Cumulative voting is not allowed." Upon a motion made and seconded:

Resolved: To approve the distribution of the revised Election Rules as amended. Additionally, it was noted that the revised rules will be sent to owners for the 28-day comment period with adoption of the rules scheduled for The December 18, 2019 meeting. Approved: Unanimous.

Roundtable

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

President Joan Jeffery announced the December 7, 2019, Town Hall Meeting. Members Lyn Riley and Linda Slater, with the assistance of the administrative team, will be planning a presentation by Mr. Paul VanWeckmann of the U.S. Census Bureau. Mr. VanWeckmann will have a PowerPoint presentation and a Short Q&A to discuss the importance of the upcoming census.

Resolved: To acknowledge the roundtable discussion noting that no additional items were recommended to be included next month.

ADJOURNMENT TO EXECUTIVE SESSION

President Joan Jeffery adjourned the General Session Meeting at 11:35 a.m. The next General Session is scheduled for Wednesday, December 18, 2019. The Board reconvened in Executive Session following this meeting.

Respectfully Submitted,
John Vogt, Secretary

New Year Resolutions Continued from page 6

to behave with decorum and respect, as we are all neighbors.

Help elsewhere:

- Join a committee, helping share the load of operating our HOA.
- If I disagree with the board, first provide suggestions and information before criticizing.

Community building:

- Find ways to enhance our community's image.
- Try to resolve disputes with a neighbor or the association before "going legal." Legal disputes can fracture relationships for years. Neighborhood resolution is almost always more effective than lawyer action and court orders.
- Participate in all member votes, even if only by mailing in my ballot.
- Join a Community Associations Institute chapter, and suggest our HOA encourage directors also to be educated members and hire credentialed managers.
- Frequently find opportunities to thank our directors, committees, and manager for their service to the community.
- Vote for directors who demonstrate an attitude of service and commitment to do things the right way.

Lastly:

Follow the Golden Rule.

