

HILLTOP HIGHLIGHTS

Inside:

Land Lease Fact and Fiction

Also Inside:

**Governing Documents Revision Project Wrap-up
2021 Oceana BOD Elections
Kilroy Was Here!**



Already?

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



This newsletter is written and published by OCA residents for OCA residents. Production of this newsletter is made possible by the advertisements and flyers contained within it. The Oceanside Community Association does not assume responsibility for offerings made by advertisers or for inaccuracies or omissions in the copies provided by them to the publisher. The Association does not endorse the advertisers found within this publication.

Table of Contents

- A Message from the Board 3
- COVID-19 Info Sites 3
- Gov. Docs. Rev. Project Wrap up. 4
- Land Lease Facts & Fiction 4
- 2021 BOD Elections 5
- Notices & Reminders 6
- Did You Know? 8
- Kilroy Was Here 9
- Emerald Isle 10
- Things To Do at OCA 11
- Calendar. 12-13
- OCA Committee Members 14
- Committee Reports
 - Safety 15
 - Garden Club. 15
 - Web Site 16
 - Landscape 16
 - OCA-TV 16

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



Office Staff:

General Manager Patricia Orlando
porlando@ocaoffice.org

Property Administrator Karen Walter
kwalter@ocaoffice.org

Receptionist Tracy Richardson
trichardson@ocaoffice.org

Facilities Manager 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

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.

Current Board of Directors

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

Vice President Sue Moore
951-990-3536
smoore121263@gmail.com

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

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

Director Bruce Cowgill
805-807-0492
perfectfitengineering@gmail.com

Director Stephen Graves
760-435-0091
stevewriterscg@gmail.com

Director Jackie Konstanturos
619-247-3569
Jackie@townsendteam.com

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. It will be virtual and the link will be communicated to residents via email and on the posted Agendas.



A Message From the Board Of Directors

Another sleepless night. What happened this time? Someone led the elephant from behind the wood shed to the middle of the parking lot. What elephant? The one labeled "land lease rent," you know the one we in OCA feed every month in the form of land lease rent. Most of the time he stays put in the background, but for me he has been haunting ever since I was elected president.

It all started in about April when I had a call from Steve Gillis. He said that he had an idea to cure the inequity of fees in the community. It sounded pretty good; my rent would be reduced by at least \$50 per month. I saw dollar signs, as I have a low income, low enough that SDG&E gives me a 30% discount. At this point some others on the Board started talking about this also. The question being; *could* we do this? *should* we do this? *would* we do this? After all this, it was determined that on our current Board 5 of us are on the high rent schedule.

The "should" began to bother me. As a Board member I am responsible to the whole community. This would be good for about half of the homes that currently pay over \$15.00 per month but could be devastating to those who pay only \$15 per month.

Then there was the fact that I had agreed to pay the larger amount when I bought my house. Then I read Mathew 21: 1-16. Indeed, this is the contract I agreed to. So, the Board discussed this and seemed to feel even if they *could*, they did not think they *should* and said no to the idea.

Mr. Gillis then requested an IDR (Internal Dispute Resolution). This process cost OCA thousands of dollars, and when it was said and done our legal counsel said we did not have a legal right as a Board to change the rent. Now we had the word from an HOA lawyer that we could not change the rent.

Another sleepless night before a Board meeting because some members of the Land Lease committee wanted to speak to the

Board about the land lease rent. I personally had read pages and pages of materials and had listened to hours of debate, but I was more than willing to give them the standard 30 minutes to tell us their thoughts. Nothing new was added to the conversation. The Board again discussed the idea and decided they would not do anything at this time but will look at the subject again when any new material is available.

Yes, I agree it would be best for OCA to balance the rent, but in my opinion, it must be done by the residents not by just the Board.

We have looked at the "should", the "could", and the "would", and hopefully put the elephant away until a better solution comes.

Carol Finkas

COVID-19 Info Sites

Federal:

The Centers for Disease Control
www.cdc.gov

State:

CA Department of Public Health
www.cdph.ca.gov

CA Department of Aging
www.aging.ca.gov/covid19

Assembly District 76
COVID-19 Resource Navigator
a76.asmdc.org/coronavirus-covid-19-resource-navigator-0

San Diego County:

www.sandiegocounty.gov/coronavirus

City of Oceanside:

www.ci.oceanside.ca.us/gov/fire/home/coronavirus.asp

Governing Documents Revision Project— Wrap-up

We thank all who gave their efforts and support for the Revised Governing Documents project. We especially appreciate that nearly 75% of our members voted "Yes" to both the revised CC&Rs and the Bylaws. Because our current documents set different numbers for adoption, the CC&Rs passed comfortably, but the revised Bylaws fell a few votes short.

While it is disappointing that the new Bylaws did not receive the necessary 450 votes to pass,—as best we can tell—continuation under the old Bylaws appears to cause no problems. The new adopted CC&Rs and current law automatically prevail if a conflict should arrive.

Our review of the old and new bylaws shows the following few areas where the new would have provided useful alterations. These include:

- The new included a lengthy definitions section which is lacking in the old.
- The new allowed the Board to set the Annual Members' meeting within 15 days of the third Saturday in March at a time determined by the Board; the old requires that meeting to be held on the third Saturday of March at 1:00 p.m.
- The new would have allowed 5% of OCA's members to call a special membership meeting; the old sets the requirement at 25%.
- The new set the quorum for an adjourned meeting at 20% of the membership; the old sets 25%.
- The election section in the old is invalid and has already been replaced by the new election rules set by state law and adopted by the Board in December 2019.
- The new had a conflict of interest section for Board and committee-members; the old has no such section.
- The new had a Director Code of Conduct; the old doesn't.
- The new had given one vote for each lot owned; the old gives only one vote no matter how many lots owned.
- The new had a section spelling out when secret ballots would be required; the old has no such section.

As you can see, while we believe the new would have been better for our community, continuation under the old Bylaws seems to pose no conflicts or problems.

**Jackie Konstanturos
and John Vogt,
Governing Docs. Co-Chairmen**

Land Lease— Facts and Fiction

The Ad Hoc Land Lease Committee, appointed by the Board of Directors to investigate the possibility of getting free from the burdensome land lease, has held seven monthly meetings and done a lot of research. We'd like to take this opportunity to share with you some of what we've learned.

Facts

Our land lease with Oceanside Land Company continues for another 49 years until January 4, 2070.

While each homeowner owns the land under his house (its footprint), other ground in our community is common ground leased from OLC [with the exception that OCA does own the golf course, the area around the maintenance yard and dog park, and a couple small parcels]. The details of the lease payments for the common area were included in the information we all received when we purchased our homes. While many did not realize it, we all agreed to the terms when we signed the purchase papers.

This land lease was enacted unit by unit over a period of several years as each unit was built (1963-1970). For the first 398 homes sold, the lease gave the owners a flat rate of \$15/month for the entire 100 years of the lease. When the law changed in 1967 and allowed escalating lease rates, the final 534 homes were placed on escalating leases. The unit leases were consolidated into one master lease in the mid-1970s.

The "clock started ticking" for each home with an escalating lease when it was initially sold. This explains why there can be slightly different lease rates for two homes which sit side by side in a unit.

For those with escalating lease rates, the increases are calculated on a formula which is related to the Consumer Price Index (i.e. cost of living). The increases come once every ten years, which explains why they are sizable. Each increase reflects how much the cost of living increased over the previous ten years. For recent years the cost of living has been in the 2.5 -3.0% range, so a ten-year catch-up can amount to a 25-30% increase. Consider this example: Current rate \$95; an increase in 2025 would make it \$120-125; in 2035 it would jump to ca. \$155; 2045 to ca. \$195; 2055 to ca. \$240; 2065 to ca. \$290.

At least three serious efforts have been made to buy out the land lease. The owners rejected one in 1985/1986. The others were rejected by Oceanside Land Company. The latest rejected offer was for \$9,500,000 in 2004-2006. Our Association also failed to break the lease through an expensive court case in the mid-1980s.

→

Fiction

While the increasing land lease rates are worrisome to those affected by them, it is fiction to claim that they are totally unreasonable. They reflect the reality that costs increase for everything - food, electricity, medicine, doctors, etc. While you and I with our current fixed incomes could not afford to pay the rates which will be charged 45 years from now in 2070, people's incomes, pensions, annuities, etc. should also be increasing at a similar rate over those 45 years. [You wouldn't be able to pay today's land lease rate, HOA assessment, electricity, gas, food, etc. if you were still receiving only the wages and pensions you got in 1975.]

While there is considerable ill-will within our community because of the great disparity in land lease rates, it is fiction to hold that disparity against any of the current homeowners. The rates and conditions of the land lease were set up long ago at the time our community was being established. None of the current homeowners were involved in those negotiations. Whether we realized what we were getting into or not, we all received what the original owners of our home agreed to 50 years ago.

It is also largely fiction to claim that certain homeowners receive extra benefits such as garages, carports, etc. which the rest of us must pay to maintain. All homeowners pay an equal HOA assessment which, among other things, maintains the common area and its buildings. True, the HOA assessment must pay for maintaining 591 garages or carports leased to homeowners, but that assessment also maintains and paints the stucco and trim on the garages and carports of the other 341 units.

It's fiction - and therefore nothing to worry about - that, when the lease runs out, OLC could take back the land and destroy our community. It seems certain that the land scattered in small pieces throughout our community has no commercial value beyond the rent it generates from us. When the lease runs out, OLC will have no options other than to sell the land or negotiate a new lease.

Why are we making this study?

There is no question about it. The land lease hurts our community, and its harmful effects are likely to increase as the end of the land lease draws closer. And there is no question about it. We would receive some real benefits if we could escape the land lease. The benefits include:

Our property values would increase. Right now the land lease is holding down the value of our homes. Our committee has found that comparable homes without a land lease are selling for an average of 15% more than a home in our Oceana. That means that, if we could get out from under the land lease, our homes would immediately increase \$30,000 to \$70,000 in value. That's money which would increase your equity, giving you additional

2021 Elections for Oceana Board of Directors

The 2021 Nominating Committee was tasked with finding thoughtful volunteers to be candidates for a 2 year term on the Oceana Board of Directors. Three directors will be elected to join the 7 member BOD, and they will be announced at the Annual Meeting on March 20, 2021. In the meantime, The Candidate Profiles will be in the February Highlights, and, there will be virtual candidate forums on MAR 4th at 9:30AM and MAR 9th at 7:00PM. (instructions for participating virtually will be forthcoming).

Ballots will be mailed to all homeowners on FEB 15th.

If you have any questions, you may contact, Connie Ferguson, MaryAnn Alger, Lyn Riley or Jay Norris, Or Karen Walter in the OCA office.

money you could borrow against, more if you choose to sell, or more value to leave to your heirs.

The salability of our homes would increase since wariness of the land lease discourages potential buyers and will do so in increasing amounts as the end of the lease approaches. Moreover, as we get closer to 2070, lending banks and mortgage companies will be increasingly hesitant to finance potential buyers.

There are great inequities under the present lease, such as some will continue to pay \$15/month for 49 more years while others will be paying as much as \$250 or more. Such inequities cause considerable ill-will among our members. Moreover, there may come a time when many homeowners simply can no longer make the payments. If we can escape the land lease, lease payments would go away for all homeowners.

Nearly \$1,000,000 a year now - and substantially more each year in the future - would stay in our community - either in the pockets of our members or in the HOA accounts easing the pressure to make increases in the monthly assessment.

Where do we go from here?

Our committee continues to search for a way to get out from under the land lease. So far the only way out seems to be to negotiate a buy-out. So far OLC has never shown an interest in such a buy-out, so it seems we need to continue the search for a solution. Your ideas are welcome.

Steve Graves and John Vogt,
co-chairmen



Notices & Reminders

Opportunities

Unit Advisors Committee

Unit Advisors are looking for an additional volunteer in Unit 2. We are pleased to announce that at the Dec. 9th meeting Jeff Kern (U-9) and Jay Norris (U-12) volunteered and were approved to serve as co-chairs going forward. Thank you, Jay and Jeff. In addition, the Committee voted to begin meeting bi-monthly; Jan., March., May . . .

OCA-TV

OCA-TV is down to one, very lonely, and very overworked volunteer. **Please**, if you have any videography experience at all and can give just an hour or two per week, please step forward so we can keep this valuable communication tool up and running in our community. Please call the Office to demonstrate your interest and ask any questions you might have.

Barking Dogs

Dogs are wonderful companions and friends. Many of us probably can't imagine living without them. And there are quite a few dogs here in Oceana.

Owning a dog entails the responsibilities of proper care and training, and most dog owners dutifully—and lovingly—comply. But, there are occasional problems such as when a dog is left outside and allowed to bark for hours on end. In a densely populated environment such as Oceana, this problem can be serious.

The fault is not the dog's. It is the owner's. There is something amiss in the dog's environment or its training that the dog's owner needs to address. And, if that dog's owner either **cannot** or **will not** address the problem, then he or she should at least have enough consideration for their neighbors to find a home for that dog with somebody who **can** and **will** address the problem.



A Letter from Jeri

Hi,

This is a follow up to Carol's *Verify* column about packages:

In the past 3-4 weeks, we have had deliveries come to our door with a pizza we didn't order and groceries (ditto). We also had caregivers arrive not knowing they were at the wrong house as well as someone thinking the house was for rent.

Obviously, with so many deliveries during the pandemic, some of this is understandable. Besides verifying if the delivery/package is for you, another thing that might be helpful is adding the street address (3621, 3747, etc.) to your house number (1, 101, etc.) on your house and/or garage. This would be especially helpful in units 8 & 9 where houses from different units can be next door or across the street from each other, and the same streets wind through both.

Thanks,
Jeri Gustafsson

Wear Your Mask

If you care about your neighbors.

The office continues to be closed to the public. Please call, email or use the mail drop box to conduct your business. All other community facilities/meeting rooms continue to be closed. Committee and Board Meetings will continue to be held via virtual platforms.

Pool schedule changes: The pool area is open M-F, 7:30am—3:30pm by reservation only. Sessions are for 45 minutes only, seven residents max per pool and one resident (or family unit) for the spa. Six-foot spacing is required. Reservations for the spa may be made only one day in advance.

Announcements and useful links can be found at oceanaseniors.org and viewed on OCA-TV (Channel 1960).

January 2021

A Chance to Strut Your Stuff!

For all of those among us who are artistically creative, social distancing has posed a major problem. How can we display our creations when nobody can come out to see them? OCA's website and OCA-TV are both offering a way to get your creativity on view to the public.

If you have new art—or old—that you want to get onto display, take digital photos of it and send them to:

office@ocaoffice.org and/or
oceanatv1960@gmail.com.

The same is true if you have produced that professional-quality photo that you would like everybody to see.

OCA-TV is also providing an opportunity for those budding video makers among us. If you have (or will make) any videos on topics of interest (e.g., art, exercise, card games, gardening, etc.), send them to OCA-TV who will be happy to air them on Oceana's own TV channel!

Let us all see what you can do.

Street Sweeping

Recently some community members parking on Vista Bella, Vista Oceana and/or Vista Campana may have received a pink warning notice from Oceanside Parking Enforcement.

Street sweeping parking enforcement will resume on January 4, 2021.

The first two weeks of this resumption will result in warnings to the vehicles in the way of the sweeper, and citations will be given starting the week of January 18, 2021. Between now and then, staff will continue routine sweeping without enforcement while addressing signage and tree trim needs and will tag potentially abandoned or stored cars on the street. For more information, please call the Public Works Department at (760) 435-4500. Thank you!"

"Quiet people
have the
loudest minds."

- Stephen King



Hilltop Highlights

Free minor home safety repairs and modifications for older adults.

Qualifications for Our Services

- Age 60 or older
- Low to moderate income
- Fill out a survey after the end of service

Work We Can Perform

Operating throughout Inland and Coastal North SD County, Interfaith staff and volunteers assist in making minor home repairs for qualified seniors. These repairs make it easier and safer for caregivers to manage daily care giving activities. Services include:

- Leaky faucet repair
- Light switch and outlet replacement
- Grab bar installation
- Window screen repair
- Installation of wireless doorbells, smoke and carbon monoxide detectors and handheld showers
- Stair and railing repairs
- Four-point safety inspection completed during every repair

Our Limitations

We are unable to perform tasks that involve:

- Painting
- Gardening
- Structural repairs
- Hanging ceiling fans or pictures
- Installing heaters or air conditioners
- Major plumbing repairs
- Moving heavy items
- Major roof repairs

Volunteer as a Handyman

We provide mileage reimbursement. To sign up, call (760) 489-6380 ext. 204.

**To schedule a minor home repair appointment, please call
Keith Hickox
(760) 294-6356 ext. 103**

These services are funded by the County of San Diego, Health and Human Services Agency.

www.interfaithservices.org

Interfaith Community Services is a 501(c)3 not-for-profit tax exempt organization, Federal Tax ID #95-3837714

When Will It Happen?

Regular services such as Landscaping, Maintenance repair timing and Office availability are already covered elsewhere. Updates are published in the Friday eMail update and on the oceanaseniors.org website and OCA-TV.

Reserve Fund Projects

What has not been widely distributed and in which there seems to be substantial interest is the current schedule of our Reserve Fund projects. The schedule of these projects is determined by the reserve funding study which is updated and approved by the Board annually. The dates given below may change. Exact timing and order will be determined by the Board as time and circumstances dictate.

House painting

2020-21:	Units 5, 7 & 7A
2021:	Unit 6
2022:	Units 8
2023:	Units 10
2024:	Unit 11
2025:	Units 14
2026:	Units 12
2027:	Units 1, 1A & 9
2028:	Unit 2
2029:	Unit 4
2030:	Units 3, 5, 7 & 7A

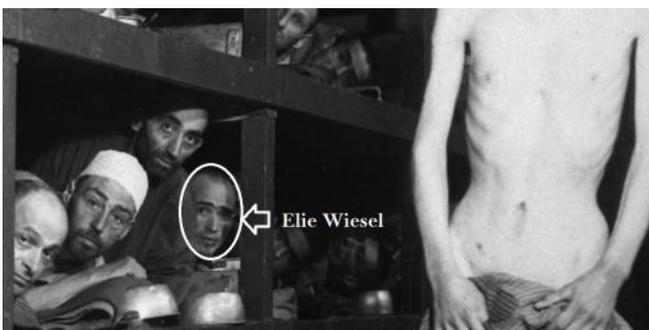
Master Plan Unit Renovation

2020-21:	Unit #2
2021:	Unit #6 (tentative) To be determined by the board in the 1st Quarter of 2021.

Please contact the office, 760-757-3937, if you have any questions.

Thanks.

Board of Directors



Elie Wiesel on the day of his liberation from Auschwitz—January 27, 1945 by Soviet troops

Did You Know?

Holocaust Memorial Day



History

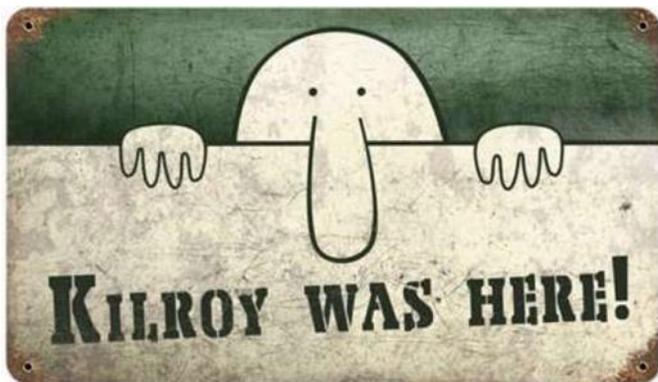
Holocaust Memorial Day commemorates the millions of Jews and minority groups who were murdered by the Nazis during the Holocaust in the 1930s and 40s. The Holocaust, a systematic and state-planned program to kill millions of Jews and other minority groups in Europe, was one of history's most horrific genocides, taking an estimated 11 million lives. The purpose of the day is to encourage discussion of this difficult subject in order to make sure that it never happens again.

Holocaust Memorial Day was established by the United Nations General Assembly in 2005. The date, January 27, is significant as it was the date that Auschwitz-Birkenau, the largest and most infamous Nazi extermination camp in Poland, was liberated in 1945. The Holocaust is marked by many different days around the world. In Israel, the day is known as Yom HaShoah and begins when the sun sets on May 4 and finishes in the evening of May 5.

Facts & Quotes

- Jewish people were excluded from public life on September 15th 1935 when the Nuremberg Laws were issued, stripping German Jews of their citizenship and the right to marry Germans.
- The mass killings of Jews and "undesirables" in death camps was referred to as the Final Solution by the Nazis.
- "If we bear all this suffering and if there are still Jews left, when it is over, then Jews, instead of being doomed, will be held up as an example." — Anne Frank, Holocaust victim
- "I swore never to be silent whenever and wherever human beings endure suffering and humiliation. We must take sides. Neutrality helps the oppressor, never the victim. Silence encourages the tormentor, never the tormented." — Elie Wiesel, Nobel Laureate and Holocaust survivor.

For those of you old enough to remember, this is really interesting. (Information unconfirmed.)



In 1946 the American Transit Association, through its radio program, "Speak to America," sponsored a nationwide contest to find the real Kilroy, offering a prize of a real trolley car to the person who could prove himself to be the genuine article. Almost 40 men stepped forward to make that claim, but only James Kilroy from Halifax, Massachusetts, had evidence of his identity.

'Kilroy' was a 46-year old shipyard worker during the war who worked as a checker at the Fore River Shipyard in Quincy. His job was to go around and check on the number of rivets completed. Riveters were on piecework and got paid by the rivet. He would count a block of rivets and put a check mark in semi-waxed lumber chalk, so the rivets wouldn't be counted twice. When Kilroy went off duty, the riveters would erase the mark.

Later, an off-shift inspector would come through and count the rivets a second time, resulting in double pay for the riveters.

One day Kilroy's boss called him into his office. The foreman was upset about all the wages being paid to riveters, and asked him to investigate. It was then he realized what had been going on. The tight spaces he had to crawl in to check the rivets didn't lend themselves to lugging around a paint can and brush, so Kilroy decided to stick with the waxy chalk. He continued to put his check mark on each job he inspected, but added 'KILROY WAS HERE' in king-sized letters next to the check, and eventually added the sketch of the chap with the long nose peering over the fence and that became part of the Kilroy message.

Once he did that, the riveters stopped trying to wipe away his marks. Ordinarily the rivets and chalk marks would have been covered up with paint. With the war on, however, ships were leaving the Quincy Yard so fast that

there wasn't time to paint them. As a result, Kilroy's inspection "trademark" was seen by thousands of servicemen who boarded the troopships the yard produced.

His message apparently rang a bell with the servicemen, because they picked it up and spread it all over Europe and the South Pacific.

Before war's end, "Kilroy" had been here, there, and everywhere on the long hauls to Berlin and Tokyo. To the troops outbound in those ships, however, he was a complete mystery; all they knew for sure was that someone named Kilroy had "been there first." As a joke, U.S. servicemen began placing the graffiti wherever they landed, claiming it was already there when they arrived.

As the war went on, the legend grew. Underwater demolition teams routinely sneaked ashore on Japanese-held islands in the Pacific to map the terrain for coming invasions by U.S. troops (and thus, presumably, were the first GIs there). On one occasion, however, they reported seeing enemy troops painting over the Kilroy logo!

In 1945, an outhouse was built for the exclusive use of Roosevelt, Stalin, and Churchill at the Potsdam conference. It's first occupant was Stalin, who emerged and asked his aide (in Russian), "Who is Kilroy?"

To help prove his authenticity in 1946, James Kilroy brought along officials from the shipyard and some of the riveters. He won the trolley car, which he gave to his nine children as a Christmas gift and set it up as a playhouse in the Kilroy yard in Halifax, Massachusetts .

And The Tradition Continues...

Kilroy became the U.S. super-GI who had always "already been" wherever GIs went. It became a challenge to place the logo in the most unlikely places imaginable. It is said to be atop Mt. Everest, the Statue of Liberty, the underside of the Arc de Triomphe, scrawled in the dust on the moon, and . . .



. . . even outside Osama Bin Laden's house.

Updates From



THE ISLE EST 1966 **WE ARE OPEN**  **JANUARY 2020**

EMERALD ISLE GOLF COURSE IS OPEN AND READY FOR ALL YOUR TAKE OUT NEEDS! CALL THE SHOP TO PLACE YOUR FOOD ORDERS

7:00AM-4:30PM MONDAY THROUGH SUNDAY.



We have something for everyone, and kids t-shirts and hats now available. We appreciate all of the love and support in 2020 and look forward to a happy and healthy 2021 with all of you.



**UPDATED HOURS:
-6:30AM TO 5PM-
WALKING ONLY AFTER 4PM
GRILL CLOSSES AT 4:30PM**

A GOLF COURSE FOR EVERYONE

EMERALD ISLE GOLF COURSE OCEANSIDE, CA

Things To Do at OCA

**All Physical Meetings & Events Cancelled until further notice.
Check for Virtual Sessions.**

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 Danae Danczyk at 760-529-9226.

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: Casey Fitzpatrick 818-426-4572.

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.

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. For location and other info: Alan Dolit 760 224-6404.



Scheduled Events

Sunday	Monday	Tuesday	Wednesday
--------	--------	---------	-----------



3	4	5	6 12 Noon Website Cte.— virtual
10	11	12 9:30am Arch. Cte. — virtual	13 10am Unit Advisors— virtual
17	18 9:30am Finance Cte.— virtual 	19	20 
24	25	26	27 9:30am Open BOD Mtg.- virtual 1pm BOD Exec. Session 
31			

Some group activities are continuing virtually, via electronic contact. The schedule for those activities is listed in the calendar, above. Accesses for electronic communication are as follows:

Group	Meeting Schedule	Access Method
Open BOD Mtg.	Last Wednesday, 9:30am	Reference Friday email update for current access method.
OSERT	Third Wednesday, 6:30pm (every third month)	Reference Friday email update for current access method.
Unit Advisors	Second Wednesday, 10am	Reference Friday email update for current access method.
Landscape Cte.	Second Friday, 10am	global.gotomeeting.com/join/958207373 or Dial in at 872-240-3311 Access Code: 958-207-373
Website	First Wednesday, Noon (every other month)	us02web.zoom.us/j/2049731523? pwd=UFZJMms1Y1Yxd3ZockxsMGZtd0Y5dz09

J
A
N
U
A
R
Y

Thursday	Friday	Saturday
		
7	8 10am Landscape Cte.— virtual	9
14	15	16
21	22	23
28	29	30



OCA Group Membership

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
Susan Gugino
Sue Mansis
Nancy Norton
Bella Strubhar
Carol Finkas Board Exec. Cte.
Sue Moore Board Exec. Cte.

Architectural Committee

Meets: 2nd Tues. ea. Month,
9:30am, Card Room
(Agenda deadline: 1st day of month)
Chair
Jay Norris U 10,11
Lisa Bagot U 7, 7A
Fritz Beechler U 9
Kelly Byrne U 5
Jay Crawford (on leave)
Tony Hoople U 8
Harold Marsh U 2,6
Paula McDonald U 12, 14
Jay Norris U 1,1A,3,4
Ed Smith
Bruce Cowgill Board Exec. Cte.
John Vogt Board Exec. Cte.

Landscape Committee

Meets: 2nd Fri. ea. Month,
10am, Billiards Room
Chair
Joan Jeffery
Connie Ferguson
Kevin Immel
Sue Mansis
Bill Matthews
Bruce Cowgill Board Exec. Cte.
Sue Moore Board Exec. Cte.

Reserve Planning Committee

Meets: TBD
(Open) Chair
Mike Faulkner
Patricia McArdle
Ken Rische
Tain Soreboe
Bruce Cowgill Board Liaison

OCA-TV Committee

Mario Badua Chair
Steve Graves Board Liaison

Safety Committee

Meets: 3rd Wed. ea. Month,
6pm, Comp. Room
Chair, 335-6597
Kelly Byrne
Andrea Anderson
Ron Cook
Patricia McArdle 703-254-8916
Alice Nolan 214-0221
Dorothy Thayer
Mike Thayer
Jackie Konstanturos Board Liaison

Unit Advisors Committee

Meets: 2nd Wed. ea. Odd-numbered Month,
10am, Clubhouse Auditorium
Jeff Kern & Jay Norris Co-Chairs
Unit
1 - Ron Landsel 231-7586
1A - Linda Langworthy 562-301-1346
2 -
3 - Gisela Lauer 754-0296
4 - Sally Lopez
5 - Andrea Anderson 510-701-4044
6 - Steve Lawler 419-7011
7 (1-34) - Rene Maricque, 920-562-3436
7 (35-62) & 7A - Pat Hawkins 450-6231
8 - Kathleen & Dan Pursell 439-9282
9 - Jeff Kern 908-420-1853
10 - Judy Hartmann 909-518-8767
11 - Shari Flanders 754-0020
Diane Pettibon
12 (1-53) - Jay Norris/Pat Brinson 509-939-1680
12 (54-98)- Karen Bishop 619-301-6100
14 - Toby Roberts & Kristine Hale 858-775-4253
Jackie Konstanturos Board Liaison

Website Committee

Meets: 1st Wed. ea. Month,
12pm, Computer Room
Chair
Anita Romaine
Steve Ashworth
Kelly Byrne
Gene Barilotti
Don Betts
Steve Reigle
Steve Graves Board Liaison

Attention all Committee Chairs:

Please contact the OCA office to inform them of any changes to your committee, either times, days, or new contacts for your committee. We need to update all the committees so the Oceana residents can be able to attend your meetings and not be misinformed. Let's keep everyone up to date and active. Thank you.

(NOTE: Unless otherwise indicated, the deadline for Cte. Agendas is 10 days prior to the mtg.)

No Area Code? Assume 760.

Committee Reports

OCA Safety

Happy New Year!

2021 will hopefully end this pandemic. I have noticed that people are paying more attention to washing their hands, covering their face when they sneeze or cough and of course wearing a mask. Although I can't wait until the mask is not necessary, the other practices are ones that I hope everyone continues.

Rules verses laws.

A law can be enforced by someone who has been given the authority to enforce a law.

Rules are put forth with the idea that they will be followed but seldom are they enforceable the same way as a law. You will not be cited by OPD for not wearing your mask. But the nearby store might deny you entry.

Remember to talk to your neighbor before calling the police non-emergency line for parking issues. If a vehicle is blocking your vehicle or your garage, and you tried finding the owner of the car, then go ahead and call. But if it's just a vehicle blocking the hydrant, let your neighbor know but trust that OFD will figure out what to do if there is a fire.

Happy New Year!

Stay Safe everyone!

Your Safety Committee Chairperson
Kelly Byrne

Oceana Garden Club (OGC)

2020 is behind us, but my heart goes out to those families who suffered and whose lives have changed forever. But, we have cause to think that this year will be different. Hopefully, the COVID-19 vaccines will be effective and can eliminate much of the anxiety that has been gripping the country.

In times of trouble, believe it or not, generations of Americans have turned to the Farmers' Almanac to see what the future held for them. Here is the entry for our area:

The Dry Side—Areas across the Desert Southwest, (Arizona and SoCal), are predicted to experience a dry and generally mild winter. Not good news, considering signs that drought conditions were beginning to ramp up in these regions at the close of the winter of 2020.

The Farmers' Almanac also supports the Gardening by The Moon Philosophy. Their editions include a calendar of the best days for sowing, planting, weeding, and other garden chores, as determined by the phase and position of the Moon. Readers have long sworn by this method of managing their gardens and crops.

But how could a chunk of rock more than 200,000 miles away affect how plants on Earth grow?

Those who swear by this ancient growing method say the water in both the ground and in plants are affected by the gravitational pull of the Sun and Moon, just like ocean tides are. Just as the tides are highest during the New and Full phases of the Moon, this theory holds that seeds, too, will absorb the most water during these times.

Over the course of a 29½ -day lunar cycle, the Moon goes through four basic phases, New, Full, and two Quarter phases. For half of its cycle, between the New and Full phases, the Moon is waxing (growing in illumination). Then, after the Full Moon, it begins to wane (decreasing in illumination).

Aboveground Crops—All aboveground crops should be planted when the Moon is waxing. During the New Moon is the best time to sow or transplant leafy annuals such as lettuce, spinach, cabbage, and celery, while the First Quarter phase is good for annual fruits and foods with external seeds, such as tomatoes, pumpkins, broccoli and beans.

Below-Ground (Root) Crops—Root crops do best when the Moon is waning. When the Moon is just past Full, it's a good time to sow or plant root crops and fruit trees like apples, potatoes, beets, turnips, asparagus, and rhubarb. During the Last Quarter phase, it's best to avoid planting at all. Work instead on improving soil, weeding, mulching, composting, etc.



A picture like this makes me thankful I live in coastal Southern California.

**Diane Harris,
Secretary**

Website

It's the New Year and time to reinvent yourself. Have you ever wanted to paint a picture or take a professional-looking photograph and then show it off to your friends and neighbors? Now is the time to fulfill those dreams. Oceana Website has a special page just for Oceana artists of every level.

What you need to do is take a digital picture of your art or take that professional-looking (digital) photo. Then email it to office@ocaoffice.org. That will get your art to our Website tech geniuses. There are some examples already posted for you to enjoy. A few of our residents were willing to be the first to supply images for our new addition to the website. Check it out - www.oceanaseniors.org

The way I look at this last year—it is a test of our endurance. We learned to adapt to a different way to live our lives. I learned that my time could be filled learning new things, cleaning out old stuff that my kids don't want, and cook new dishes so satisfying that I have a pile of new recipes we use as our new comfort dishes. Oh, do I have another idea - let's share our new recipes! (To be continued next month!!)

Happy New Year, friends. We are looking at the new horizon of our lives. With the vaccine for Covid-19, we should be able to add, bit by bit, some of our past habits. But, let's not forget the new habits we have cultured. They are the new normal that have helped you get through the last year. Congratulations!

We Made It!

**Anita Romaine
Chair Website Committee**

Qualifying turf removal rebate areas are ones where drainage features can be incorporated into the design. These can be in the form of swales, drain basins, and dry river beds. We will be featuring all three in our landscape design. Dry river beds provide opportunities to introduce areas of interest and contrast to the turf and shrubbery so prevalent in our common areas. The aim of the new design is to offer a more modern, restful, and pleasing outdoor experience.

The plant palette has now been updated and approved. Many plants have been added, several eliminated, and several designated for special use only. Special use designation is for plants that should only be used in certain circumstances going forward. Most often the reasons are toxicity for pets, growth patterns, and as replacement for dead plants of that variety. Some plants have been over used in the past and so they will only be used as fill-in where absolutely necessary. The primary consideration for additions to the palette were irrigation requirements, invasiveness, hardiness, maintenance requirements, and tendencies for disease. The intent is to build into our palette plants that will require less irrigation, maintenance, and sustain well in the landscape. The goal is to reduce landscape costs long-term; while improving the look and feel of the community. The updated palette should be available soon on our website.

As we move forward in 2021, the committee hopes to have the next area of the master plan identified earlier in the year so that it can be completed by year end. We also will be revising our charter to better conform to the evolving needs of the community.

Joan Jeffery

Landscape

The Landscape Committee ended 2020 on budget and with the master plan in Unit #2 underway. We hope that by early first quarter of 2021 the project will be completed. We are looking forward to seeing the results of the removal of approximately 13,000 square feet of turf in the area. We can receive rebates of \$2.00 per square foot of qualifying turf removal; which can greatly contribute to the funding of the overall project. Not all removal of turf qualifies for the rebate; however, wherever we can, we will seek to take advantage of such opportunities.

OCA-TV Update

OCA-TV would like to display your art. If you have new artwork—or old—and can send digital photos of it to us, we would be delighted to show your creativity to the community on TV. The same holds for any video presentations you have made on topics of interest (e.g., Art, exercise, card games, gardening, etc.). Please send them to:

oceanatv1960@gmail.com.

Thanks!

**Mario Badua Jr. USA Ret.
BSCSE | RF Network Engineer
Integration & Development**



