

HILLTOP HIGHLIGHTS

Inside:



Also Inside:

☞ OCA's New

Electric Vehicle Charging Policy

☞ A Request for Comments on OCA's
Water Intrusion Policy



It's May!

COVID-19 is still with us, but, hopefully soon, we will all have reason to really celebrate!

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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kwalter@ocaoffice.org

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trichardson@ocaoffice.org

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rnewman@ocaoffice.org

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dseely@ocaoffice.org

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tbrown@ocaoffice.org

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kstinson@ocaoffice.org

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760-439-7766
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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. It will be both in-person in the Auditorium and virtual—the link will be communicated to residents via email and on the posted Agendas.



A Message From the Board Of Directors

The Board of Directors are facing many important matters which will affect the well-being of our community for years to come. As evidence of that, I cite the fact that our first General Session meeting on March 28 took 2 hours and 45 minutes. The Minutes are in this issue, but let me report to you on the important decisions that were made or are in the process of being made.

- Our General Manager has resigned, and we have begun the process of finding a replacement. We expect that finding and hiring a new general manager will take several months. In the meantime, our experienced office and maintenance staffs are carrying out their duties and keeping our community functioning. Please be patient and understanding if some things take a little longer than usual or perhaps get overlooked. Politely bring any oversights to the office's attention, and I'm confident that they will be handled.
- By now you should be seeing the gradual, safe resumption of meetings and activities in our community. At its March meeting the Board authorized the Activities Committee, in consultation with the Facilities Manager, to resume activities as quickly as county guidelines permit.
- The Board held a "first reading" of the Water Intrusion Policy called for in our newly adopted CC&Rs. That policy is printed in this issue of Hilltop Highlights (Page 7) as well as posted on our webpage (oceanaseniors.org). Homeowner comments are requested either via e-mail or at the May General Session of the Board. After considering all comments, the Board has scheduled a vote of this policy in that May meeting.
- The Board adopted an Electric Vehicle Charging Policy to address the issue of vehicles being charged by electric service paid by our Association. It is estimated that such charging could cost as much as \$50/month. As electric vehicles grow in number, such a cost would certainly cause a significant hardship to our Association's budget and lead to an increase in the monthly assessment we all pay to cover the budget. The policy requires that, in cases where it is feasible, owners of electric vehicles (i.e. cars and trucks) rewire the outlets they use so the electricity is charged to their home accounts. Where such rewiring is impossible, the owners will be charged a monthly fee. The target date for implementation of this policy is July 1. The full policy is printed beginning on page 6 in this issue of Hilltop Highlights so you can study it.
- The Board noted that, as we resume activities in our community after the long covid shutdown, we need volunteers to fill the committees and run the many activities in our busy community. A partial list of the help that's needed was gathered and is printed on page 7 in this issue of Hilltop Highlights. If you would be willing to help, please fill out a "Volunteer Application Form," available in one of the boxes in front of the office or on the oceanaseniors.org website - or communicate your willingness to serve to the office or Board President. (Aside: I believe that committees and activity leaders - as well as our staff - are "our experts" in their appointed areas of responsibility. Under normal circumstances, the Board should seek their input and accept their recommendations.)
- The Ad Hoc Land Lease Committee reported that after ten monthly meetings it feels it can go no further without the help of a qualified and experienced attorney. The Board approved the committee's request to make initial contact with potential real estate/HOA/contract law attorneys... with the understanding that these initial interviews are without cost to our Association. The Board also received a second opinion on the possibility of dividing the land lease payments evenly among all 932 homeowners. Like the first, the second opinion concluded that some sort of equalization might be possible

BOD Message Cont'd on Page 8

As we resume activities after the long covid shut-down, we need volunteers to run the many activities in our community. Volunteers are the lifeblood of Oceana! Your new Board fully appreciates the value of your contributions and welcomes you with open arms.



Help needed includes:

- **Landscape Committee:** 3-4 new members
- **Strategic Planning Committee:** up to 5 members, including a chairperson
- **OCA-TV:** 4 members for tasks like running the video camera at Board meetings
- **Land Lease Committee:** 1 member, preferably with a \$15/month lease
- **Oceana Seniors Emergency Response Team (OSERT):** nurses, EMTs, safety experts to call on in case of an emergency
- **Website Committee:** 2-3 new members, including a chairperson
- **Activities Committee:**
 - ◊ 3 new committee members to help plan activities and parties 1 hour/month
 - ◊ Share and Wear - 8 people to work in the store 4 hours/time
 - ◊ Party helpers -- 5 people, ca. 7 parties/year, mostly Saturday afternoons
 - ◊ One person to plan restaurant Happy Hours

Please step in and serve your neighbors.
You are truly needed!



We can be sure there are other needs beyond these, but filling these will give us a good start at being ready for the full resumption of community life!

If you would be willing to help, please fill out a "Volunteer Application Form," available in one of the boxes in front of the office or on the oceanaseniors.org website. Or inform the office (760-757-3937; office@ocaoffice.org) or our Board President John Vogt (760-519-7554; oceanapresident@gmail.com).

Yes, We're Reopening!

Carefully!



Monthly Committee Meetings

While in-person meetings will resume in May in the Club-house, a few committees and the Board will keep the virtual platforms open for online attendance by interested community members.

***Landscape** - 2nd Friday of the month at 10:00 am - next meeting is May14, 2021 Dial:+1 (872) 240-3311 Access Code: 958-207-373

***Finance** - 3rd Monday of the month at 9:30 am, next meeting April 19, 2020, meeting dial in United States: +1 (872) 240-3212 Access Code: 801-379-157

***OSERT** - every three months, next meeting, June 2021, 6:30pm.
<https://us02web.zoom.us/j/2049731523pwd=UFZJMms1Y1Yxd3ZockxsMGZtd0Y5dz09>
Meeting ID: 204 973 1523 Passcode: 390213

***Unit Advisers** - every other month; May 12, 2021, 10am. Join Zoom Meeting:
<https://zoom.us/j/7676327212pwd=NDhwbW5IcmpFKzFYQmpKMkVpdXhHdz09>
Mtg ID: 767 632 7212 Passcode: 5UxRQQ"

Where we go! All areas and activities will re-open on Mon., May 3rd. Activities/clubs/committee meetings will meet at the same time and location that they did before Covid. **Face masks and social distancing is still mandatory.**

POOL NEWS:

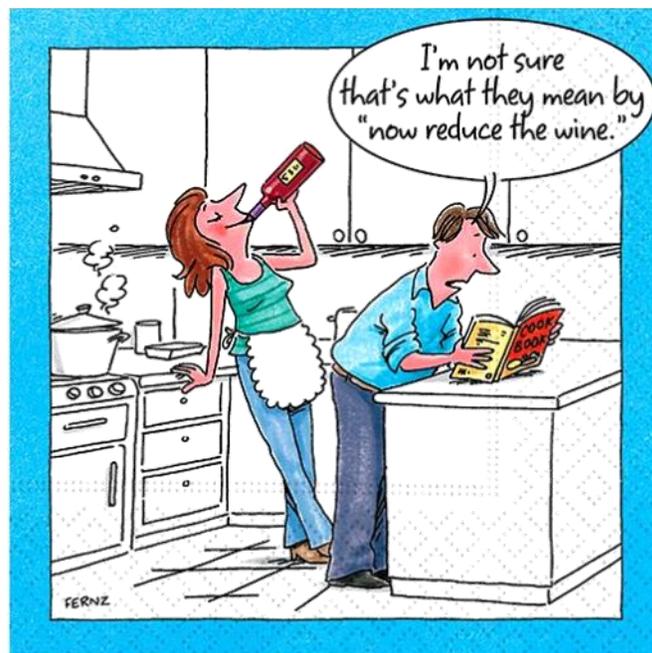
As announced last week. Reservations are no longer required. The spa is still limited to one family group at a time. Pool hours will be 7:00am - 7:00pm. Cleaning and disinfecting will take place twice a day. Swimmers are asked to respect an honor system of only 7 people at a time in either of the pools. A mask mandate continues going to and coming from the pool area. There will continue to be no lounging or sunbathing. Hand sanitizer will be located throughout. For the time being, the pool will continue to be closed on weekends because we have no staff to do the cleanings on the weekend.

OFFICE LOBBY:

The Office lobby will also re-open on May 3rd. A new electronic door has been installed that enables visitors to announce their presence outside by ringing a bell. The receptionist will then allow one person at a time to enter the lobby and conduct their business with a mask in place. Any other visitors waiting outside are to keep 6 feet apart. All routine forms will continue to be available in the brochure holders on the wall to the left of the front door. As always residents can call, email, or use the mail drop box to conduct your business:-

Office: 760-757-3937,
office@ocaoffice.org,
maintenance@ocaoffice.org,
accounting@ocaoffice.org

NOTE: All of these openings are subject to change depending on the current San Diego County COVID-19 tier.



The following Electric Vehicle Charging Policy was adopted by the OCA Board of Directors at its March 31, 2021 General Session. The target date for its implementation is July 1, 2021. If there are any questions, please direct them to Director Bruce Cowgill at perfectfitengineering@gmail.com. Thank you for your cooperation.

Oceanside Community Association

Electric Vehicle Charging Policy

Adopted March 31, 2021

Purpose

The purpose of this policy is to define financial responsibilities and set policy for charging of electric vehicles (EV's) which are owned by residents and connected to electricity provided by Oceanside Community Association (OCA).

Discussion

Sixty percent of the vehicles owned by OCA residents are parked in garages and carports which are maintained by OCA. They are located in units 1, 1A, 2, 3, 4, 5, 6, 8 and 9. In most cases the electricity available in these garages and carports is provided by OCA and connected to common area power meters. The cost of charging resident's EV's connected to these power meters is the homeowner's responsibility per OCA CC&R's. This policy does not apply to carports and garages in units 7, 10, 11, 12 and 14 since their electricity is connected to homeowner's power panels.

Electric Vehicle Types:

- A. **Hybrid** - These vehicles can run on gas or electric but do not have a charge port. They are self-charging and do not use garage or carport wall outlets or charging stations.
- B. **Plug-in Hybrid** - These vehicles can be connected to an outside electrical source for charging the battery. They are usually charged using power from garage or carport 120 volt wall outlets. This method is defined as Level 1 charging. The chargers may be portable or built-in to the vehicles. If the battery is not charged from an outside electrical source the vehicle will function as a regular hybrid.
- C. **Electric** - These vehicles must be connected to an outside electrical source for charging

the battery. They usually require high voltage (240 volt or higher) Level 2 charging stations, however many of these vehicles can also be charged using 120 volt wall outlets (at a slower charging rate). Smaller electric vehicles that have a top speed of 20 mph or less like golf carts, electric bicycles, electric scooters etc. will be considered at a future date.

Policy

1. Charging stations and/or wall outlets used for charging of Plug-in Hybrids or Electric Vehicles (Type B and C above) must be connected to the homeowner's power panel if the garage or carport is attached to the home or within 150 feet of the homeowner's power panel.¹ All electrical additions or modifications for the above shall be done at the homeowner's expense. The architectural approval must be granted before any work may commence.
2. For EV charging connected to 120 volt wall outlets in HOA-maintained garages or carports, located further than 150 feet from homeowner's power panel, homeowner-paid electrical additions or modifications may be cost-prohibitive or impractical, and are not mandatory. In this circumstance each homeowner will be obligated to pay a monthly EV Charging Assessment fee in addition to their regular assessment. The association will allow the use of 120 volt wall outlets pending an evaluation of the added load on the circuit.² The standard fee will be based on US Department of Transportation (DOT) estimated mileage per vehicle and the current average cost of electricity. The rate will be updated on an annual basis. There will be an annual fee adjustment (True-Up) program offered for residents that wish to enroll. The standard fee will be charged monthly, however, the True-Up process will adjust the total annual assess-

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¹ In general, the electrical service in OCA-maintained carports and garages was not designed for EV charging. As the number of EV chargers increases, there is increased risk of circuit overload and tripped circuit breakers. The resulting temporary power loss would result in the loss of safety lighting and garage door openers, etc.

² At present, OCA power panels are adequate for low voltage charging of a small number of EV's. Options for increasing the electrical capacity in OCA-maintained carports and garages are being investigated.

ment based on vehicle odometer readings. Each True-Up credit or debit will be applied on an annual basis.

- 3. Installation of a Pay-As-You-Go charging station for the use of all members is under consideration.

Questions from the community

Question 1:

Will all residents who don't own their garages have to pay a flat fee for EV charging?

Answer:

No. Only those that use HOA 120 volt wall outlets to charge their EV's.

Question 2:

If I use 120 volt or 220 volt power from my own power panel to charge my EV, will I still be billed a flat fee for EV charging?

Answer:

No.

Question 3:

Golf carts, electric wheelchairs, electric scooters, E Bikes etc. also consume electricity. Why are they not included in this policy?

Answer:

This Phase 1 policy should capture 95% of power consumption in this category. Since gas powered cars are being replaced at an increasing rate with Electric Vehicles, OCA needs to prepare for this inevitable change. Golf carts, electric wheelchairs, electric scooters, E Bikes etc. will need to be studied in future revisions.

Question 4:

Our goal as a country is to reduce our carbon footprint. We should not be punishing those who are working towards these goals?

Answer:

The board is very supportive of reducing our carbon footprint and clean energy in general. Our current solar power project is another example. Electricity is, by definition, fuel for Electric Vehicles. In light of this, we believe that each EV owner should pay for their fuel. This policy allows us to accomplish that goal.



This Water Intrusion Policy is being published for community comment. The Board of Directors gave it a "first reading" at its March 31, 2021 General Session and it has been reviewed by our attorney and insurance agent.

Our community is now asked to study it and forward any questions or comments to the Board via email (oceanapresident@gmail.com) or during the homeowner comment portion of the Board's May General Session. After receiving community input, the Board has scheduled the vote on this policy for its May meeting.

Water Intrusion Policy

CC&Rs 2.9—Notification and Liability of Association Regarding Water Intrusion

The Association's Water Intrusion Policy will determine liability in the case of water intrusion damage.

Every Member of the Association owns a Fee Simple private lot that is inclusive of the Member's dwelling footprint and usually some of the particular appurtenances which also are within the lot's boundary, such as an atrium, patio, porch, entry area, carport and garage. The parcel boundary extends up past the roof, and down past the footing into the ground. In general, Members are responsible for water damage that occurs within the parcel they own. That is their private property. Homeowners are responsible to maintain their property, clean up after water damage on their property, and repair systems in their control that caused the damage.

The Common Area is the land outside the private lot. Our Association holds fifteen large lots that make up our Common Area under terms of a ninety-nine-year land lease. The Lease with the Oceanside Land Company makes the Association responsible for maintaining systems, structures, and land in the Common Area. The Homeowner is not allowed to initiate work in or modify any portion of the Common Area without permission in advance from the Architectural Committee and Board of Directors.

Most utilities and other systems, such as sewers, walkways and driveways run through the Common Area before they enter the Homeowner's private property. Exhibit C of our CC&Rs delineates the particular points in each system where responsibility changes

Water Intrusion Policy Cont'd on Next Page

Notices & Reminders Cont'd from prior Page

from Association to the Homeowner, or the reverse of that. The listings below are taken from Exhibit C, which Homeowners have voted to accept as part of their Governing Documents.

Responsibilities of the Homeowner

According to Exhibit C, water intrusion damage within private space in control of the Homeowner is Homeowner responsibility. More particularly Homeowner responsibility includes:

- Drains - bathtubs, showers, sinks, laundry, toilet
- Gutters & downspouts - components above ground
- Water damage in the dwelling due to a clogged downspout or leaves in the gutter
- Landscaping in enclosed yards/patio
- Storm drain within parcel boundary of the atrium
- Plumbing lines - interior/owner-modified exterior
- Plumbing lines - domestic water service in common area up to Association shut-off valve
- Roofs on dwelling units - including fascia board
- Sewer lines - interior dwelling to the Association clean-out
- Windows and doors - glass, flashing/waterproofing,
- Water Heater

The homeowner will also be held responsible for damages if intrusive water has been allowed to sit for 14 days or more without proper attention.

Responsibilities of the Association

In general, water intrusion damage to an Association-maintained system is a responsibility of the Association. Association responsibilities include:

- Existing drains and drainage systems throughout the common area (e.g. ditches, catch basins, and all below ground components)
- Cement block retaining walls
- Curbs & road drains
- Landscaping and irrigation in the common area
- Plumbing lines outward from the homeowner's shut-off valve

- Sewer lines - beyond the homeowner's clean-out to main
- Stucco repair & replacement

Water damage may be covered by either or both homeowner and association insurance when the occurrence is sudden and unforeseen. Coverage for water intrusion is shared by both insurances for any damage covered by that policy. Please be aware that both policies have deductibles that likely apply to damage claims. Homeowners are advised to contact their agent to ensure their policy includes sufficient coverage under property coverage or loss assessment to provide for the expense to the homeowner for the association deductible (currently \$25,000).

The CC&Rs provide the Board with flexibility to address water intrusion damage which allows for this policy to be adjusted if a new class of problems or a change of conditions occurs .



BOD Message Cont'd from Page 3

through renegotiating the subleases between the homeowner and OCA. The Board then voted to table this issue until the Ad Hoc Land Lease Committee has completed its efforts to find a way out of the land lease with Oceanside Land Company.

On a personal note, I thank the Board for the confidence it has placed in me by electing me to serve you as Board President. I welcome everyone's advice, questions, and help as I try to carry out the responsibilities of the job. Feel free to contact me via email or phone. I must confess that often my phone gets left in the house or car while I am out and about. So please leave a voicemail if I don't answer, and I will call you back.

John Vogt
Board President



Notices & Reminders

Wear Your Mask

If you care about your neighbors.

Memorial Day Picnic

May 31 will see the first social gathering we have had in over a year! We are having a picnic, poolside from Noon 'til 3pm. Come and celebrate our re-opening. Bring your own lunch and beverage. Please call the office for any questions. As usual, face masks will be required apparel.

A Special 'Thank You'



Thank You, LaBahn's, for this revamped monument at OCA's entrance at El Camino Real and Vista Oceana. A special **Thank You** goes to Ron Zaccaro and Gregg Fonseca.

Coffee Hour is Returning!

Mark your calendars: every Thursday at 9 am in the Auditorium. There will be free coffee and donuts for the month of May.

The Agenda for May:

May 6 & May 27:
Carlo Romero—Violinist
Musicals, classics, old standards
—over 50 years of experience.

May 13 & May 20:
Oceana's own "Radiance"
Music from the 50s, 60s & 70s.

For more info, please call the office at 760-757-3937.



AARP Tax Aide

COVID-19 has hit us hard! AARP has done everything to try and make doing 2019 & 2020 taxes a possibility.

There have been at least 15 scenarios as how to make doing taxes safe for everyone. After approving a couple of ways that could possibility work, we workers approached the City of Oceanside for approval.

Due to **liability** and no where to do the taxes (El Corazon is completely closed and the Country Club is not open to the public) we were turned down.

As of this date there will be **no AARP free taxes** done in Oceanside.

If at a future date things improve and business and buildings open, we may be able to do taxes.

Note: there is a website for preparing taxes:

WWWIRS.GOV

Click on Free Tax Service

Note: Due to difficulties with availability of tax preparation services, **the deadline for tax submission has been extended to May 17**.

Tain Soreboe

Keep Green Waste Green

Green waste, as defined in our current Phone and Address Directory, "Includes: leaves, weeds, tree/shrub/palm branches, wood scraps/sawdust. No soil or containers, please." This is the stuff that we put out on Thursdays for our Landscape people to pick up on Fridays.

Apparently, some of us have been less than diligent in what we include in green waste. Our green waste goes to Waste Management for composting. They monitor the content of what they are composting. If they find anything other than what is listed above, we get fined!

So, **please**, let's keep our green waste green!

Also, please leave your green waste in a recyclable bag on the curb or in the trash shed's green bins.

Re: Vendors & Visitors

All residents are responsible to monitor their vendors and visitors. No vendor or visitor may park in front of a fire hydrant or on a red line. These are City mandates and carry the force of law. Vendors and visitors may use Visitor Parking if it is conveniently nearby. Otherwise, they need to park on the street.

William "Bill" Hamblin, our neighbor in Unit 2, passed peacefully at home surrounded by his loved ones on Thursday, March 18, 2021. He is survived by his wife of 35 years, Mrs. Candi Hamblin, his mother, Mrs. Barbara Hamblin, six children, and eight grandchildren. Bill was a familiar figure in Oceana. He was often seen out walking his Shitzu and offering help to anyone in need. He had a gruff manner and a heart of gold. We miss him already.



OCA Owner Appointed to Community Associations Institute Board of Directors

On March 24th Joan Jeffery of OCA was appointed to serve on the San Diego Chapter of the Community Associations Institute (CAI) board of directors as a homeowner representative. Nine members serve on the board, two members represent homeowner's interests and perspective.

CAI, The Community Associations Institute is an international trade association and special interest group headquartered in Falls Church, Virginia, with more than 60 chapters in the United States that asserts that it provides "education and resources to the volunteer homeowners who govern community associations", and provides petitions for legislative and regulatory beneficence for its members.

CAI provides HOA management training seminars, webinars and classroom instruction for licensing and accreditation of property managers. Additionally, CAI offers training in HOA management to board members, and community volunteers.

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

Things To Do at OCA

Many activities are beginning to resume. Check the Info contacts for status.

Art Studio -Art Studio - Wed., 1-3pm.
For Information call Mary Hall, 714-595-4138.

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: DeeDee Young, deedeeyng@yahoo.com.

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 -Tuesday-Friday 1-3pm. Info: Jim Romans 949-742-2311.

Writing Group (Write On) -If you enjoy writing, and have had your covid shots, there is a light hearted, supportive, non competitive, writing group which meets in the billiard room on Tuesdays at 10AM. We don't critique, but encourage. All invited. For additional information contact Alan at 760 224-6404 or remember-tolaugh@yahoo.com



Events Scheduled Every Week—By Weekday

Every Sunday	Every Monday	Every Tuesday	Every Weds.
Pickleball Private Noon-2:30pm Private 4pm-6pm	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 Putting Practice 10am (Golf Course) Share & Wear: 11-2pm Water Aerobics: 8-9am Wed. Bridge 12:30-3:30pm (Except 1 st Wed. of Mo.) Woodshop: 1-3pm Admin. Office Open to 6pm

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
2	3 Share & Wear Reopens	4	5 10 am Activities Cte.— Card Room 
9 	10	11 9:30 am Architecture Cte.—Card Room	12 10 am Unit Advisers.— Auditorium
16	17 9:30am Finance Cte.— Card Room 	18 9:30 am Compliance Cte.— Card Room	19
23	24	25	26 9:30am Open BOD Mtg.— Auditorium 1pm BOD Exec. Session
30 	31 12 Noon-3 pm Memorial Day Picnic —Poolside		

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 Computer Rm: 10-12am & 1-3pm Grief Support Group 10am (Art room) 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	

Saturday

1



Kentucky Derby

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Thursday	Friday	
9am Coffee Hour- 6 Resumes—Auditorium Carlo Romero-Violinist	7	8
9am Coffee Hour- 13 Auditorium "Radianc" Music from 50s, 60s, & 70s.	10am Landscape Cte.— Billiards Room 14	15
9am Coffee Hour- 20 Auditorium "Radianc" Music from 50s, 60s, & 70s	21	22
9am Coffee Hour- 27 Auditorium Carlo Romero-Violinist	28	29

15



ARMED FORCES DAY



OCA Group Membership

Activities Committee

Meets: 1st Wed. ea. Month,
9:30am, Card Room
Chair
Chuck Kruse
(Open) Vice Chair/Events Coordinator
(Open) Secretary
Linda Garcia Share & Wear Mgr.
Barbara Allen
Susan Gugino
Nancy Norton
Isabelle Strubhar
Anita Romaine Board Exec. Cte.
Peggy Moore Board Exec. Cte.

Architectural Committee

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

Landscape Committee

Meets: 2nd Fri. ea. Month,
10am, Billiards Room
Chair
Vacant
Kevin Immel
Sue Mansis
Bill Matthews
Peggy Moore Board Exec. Cte.
Sue Moore Board Exec. Cte.

Strategic Planning Committee

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

OCA-TV Committee

Mario Badua
Bruce Cowgill Board Liaison

Safety Committee

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

Unit Advisors Committee

Meets: 2nd Wed. ea. Odd-numbered Month,
10am, Clubhouse Auditorium
Co-Chairs
Jeff Kern & Jay Norris
Unit
1 - Ron Landsel 231-7586
1A - Linda Langworthy 562-301-1346
2 - Georgette Velez 661-932-6100
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
Anita Romaine Board Liaison

Website Committee

Meets: 1st Wed. every other Month,
12pm, Computer Room
Chair
Tain Soreboe
Steve Ashworth
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

Activities

It has been over a year since all Activities were cancelled due to the Covid Pandemic. Self-quarantine, isolation and limited contact has been the rule of the day. Covid has taken some of the joy out of life. We are not meant to live like this. Thankfully, it appears to be coming to an end. Who knows when, but thanks to Covid vaccines, this should end in a few months. Thankfully, we will be gathering again soon as the Active Adult community we are with Thursday morning coffees, day trips, Happy Hour gatherings, parties and a full plate of Community Center offerings.

None of our HOA dues go to fund Activities. We are lucky to have the Share and Wear store's profits fund our activities. We do charge for coffee and donuts on Thursday mornings and our party tickets are not free. However, these fees do not cover all the costs. It's Share and Wear profits that provide the majority of funds.

Without going into a lot of detail, this last year has depleted our volunteer ranks. We need your help. Whether you own or rent, we need you. If you have three hours a day, one day a week, we need you. If you know how to plug a small appliance into an outlet, test to see it works, we need you. If you work and can only give us a couple hours on a few Saturday afternoons a year, we need you. Volunteering not only helps you meet other neighbors, but it really helps Oceana. We need help from men, women, 55 or 85, we need you. If you are familiar with the local music scene, we need your expertise. If you enjoy going to restaurants for their Happy Hours, how about helping.

If you have the desire to help direct and plan Activities, we really, really need you. The Activities Committee is a couple people short. We meet as a Committee twice a month for about an hour. It takes participation and planning to hold Coffee Hours, parties, day trips and Happy Hour tours. It is fun, satisfying and you deal with the nicest people.



So, step right up and help us get back to the old Oceana. Help us with Share and Wear, party planning, decorations, entertainment scouting, or Happy Hour organizing. All these things are needed and wanted. But we need to rebuild our volunteer ranks.

There you have it. Share and Wear help, party planners, decoration assistants, entertainment scouts and Happy Hour organizers are all wanted. The Activities Committee is in great need. We advertise Oceana as an active adult community. This will only happen if we can rebuild the ranks of our volunteers.

Please email me, Chuck Kruse,

(chuckkruse0605@yahoo.com)

or text at 937-823-7662. Tell me your name and contact information. I will answer any of your questions and arrange for you to meet the folks you will be working with.

Charles Kruse, Chair

OCA-TV Update

Oceana Television is an all-volunteer service to the community of Oceana. The station is operational 24/7/365

days a year. The main studio is located in the Oceana Community Clubhouse. During normal circumstances, it is operated from that location for "Live" on-site broadcast events.

Currently, because of COVID-19, the station is remotely operated, monitored and serviced via remote administration control from Unit 11. But maintenance of the studio equipment is conducted on-site on a weekly and monthly basis.

The station Operator and Maintainer is Mario Badua and the Program Editor is Jacqueline Badua.

Oceana Television programming consists of:

- Community Events
- Poets & Writers Corner
- Scheduled Meetings
- Bulletins and Announcements
- Special "Live" Program events



- Travel & Leisure
- Music to Relax By
- Open Programming (Exercise Classes, Art Shows and Pre-recorded events, etc.) (When available)
- San Diego County Events & Programs of Interest (when available).

Schedules will be posted and shared via the OCA Email Weekly Announcements, Oceanaseniors.org website and on OCA-TV.

Note: Programming is subject to change without notice. The station is operated with a volunteer staff and their availability to attend to matters that concern operation and programming.

Mario Badua
OCA-TV Channel 1960

Oceana Garden Club (OGC)

The first chance you get, we in the Oceana Garden Club would like to invite you to take a stroll or drive down to the dog park area and look at all the work that has been going on.

We have quite a list of people to acknowledge for their vision and determination. Thanks to Robert Young on getting this project going from day 1. Robert is a former resident and club member who first presented the idea of a ramp at the entrance to the dog park. Then Kevin

The Dog Park Before:



The Dog Park After:



Immel picked up the ball and showcased his leadership abilities by organizing landscaping for that whole frontage area while he was also working 6 days a week on this 5-month project

We owe a big thank you to our new helper, Bill Matthews, who has been working side by side with Kevin. Casey Fitzpatrick, and Bruce Pahl were also involved. All your sore muscles and aching joints can take pride in the result.

This beautification project has been done at no cost to the Association. Let me repeat, no cost to the Association! It was completed with plant donations by various Oceana club members, residents, and other out-of-town friends. All of the mulch was donated by Mary @ Agri-Services at Corazon. And, as stated earlier, the labor was free. Finally, the water bill will not be impacted since the plants are drought resistant. True signs of a community

working together to achieve something worthwhile.

But work in a garden is never done. Casey and Kevin are renovating many of the OGC garden enclosures to enhance our space. They and other members volunteer the labor, and the gardeners pay or donate funds for materials. Future projects include an orchard and nursery.

We do have need for more plant material to use on those future projects. If you have any overgrown drought tolerant plants in a pot, we will be glad to take them. We have lots of cuttings, so hold off on those. We encourage any Oceana residents that have any succulents, cacti, or low-water plants to bring them down or contact myself, Diane Harris, diane3808@att.net, if you need a pickup.

Diane Harris, Secretary

OSERT

Preparing for "The Big One"

I'm writing this article on April 9. Five days ago, on Monday April 5, a 4.0-magnitude earthquake hit Inglewood, California. It was followed by a 3.3-magnitude quake in the same area. On Wednesday April 7, a 3.7 magnitude earthquake rattled western Fresno County. These were all part of a swarm of small earthquakes.

While none of them caused significant damage, they should serve as reminders for all California residents that we need to be prepared for the "Big One", which some day (nobody knows when) will strike our region and likely cause a great deal of damage.

OSERT's emergency preparedness manual (which you can find at the front of your Oceana phone book) provides detailed guidance on preparing for emergencies that could cause significant local damage and possibly cut our senior community off from help for days or even weeks.

One useful recommendation that is not in our handbook is to always keep a pair of shoes or slippers next to your bed. In case there is an earthquake while you're sleeping, you don't want to be walking around with bare feet on broken glass.

Always remember that water is the most essential item for your emergency kit. You and your pets cannot survive without water for more than a few days. Don't wait until disaster strikes to stockpile your emergency sup-

ply of water. The stores will be empty.

If power, water and electricity are out in our community after an earthquake, it is likely that most of North County will be in the same predicament. During such a region-wide emergency, our city's fire, EMT and police personnel will be stretched to the limit, so it's unlikely they will be available to help us in the immediate aftermath of a disaster.

Every household in our community should be prepared with stockpiles of non-perishable food and at least a two-week supply of water. You should also have emergency medical supplies, flashlights, batteries, composting toilet supplies and a gas valve shutoff tool (available at hardware stores) to turn off your gas if you smell a leak. All of the items you should stockpile in your home are listed in the Oceana emergency preparedness manual.

It's also essential to have a battery operated (with solar PV backup) portable radio. An emergency radio like the one I've used for years (a Voyager Kaito KA500 Emergency AM/FM/SW NOAA radio with a small solar PV panel, a crank, a flashlight and a reading lamp) will be essential when the power is out and you run out of batteries.

Finally, getting to know all of your neighbors is essential before a disaster strikes. Even if you don't share common interests and →



"Now, don't forget what the judge said about getting violent if you lose."

Hilltop Highlights

would not normally socialize with some of your neighbors, it's a good idea to know who they are and how to reach them in an emergency. When you meet new neighbors, you should also encourage them to read OSERT's Emergency Preparedness manual so they too will be ready to cope in the event of an earthquake or other disaster.

Be prepared and stay safe!

Anita Romaine, Chair OSERT



May 2021

Did You Know?



The French and Mexican war started with the landing of French troops in the State of Veracruz in December, 1861. They overcame all Mexican resistance until May 5, 1862 at Puebla. General Ignacio Zaragoza's unexpected win was the first, and perhaps only, major win against the French during the entire invasion of Mexico. The French army managed to occupy most of Mexico and established an empire in 1864. The Mexicans implemented a guerilla war effort and by April, 1865, the tide began to turn. It hastened with the end of the US Civil War. We began to support the Mexican Republican government with substantial material and with 3000 US troops. The French concluded that their relationship with us was more important and withdrew their troops beginning May, 1866. The empire shrank quickly and the fighting was over by May, 1867.

Cinco de Mayo commemorates the victory of Mexican general Ignacio Zaragoza in Puebla on May 5, 1862.

Cinco de Mayo is mostly celebrated in the United States as a celebration of Mexican culture and heritage. It was first celebrated in 1863 in California and eventually grew in popularity in the 20th century as marketers sought to capitalize off the day. In Mexico, Cinco de Mayo is considered a ceremonial holiday with marches or military parades. The city of Puebla usually holds a festival as well.

Facts & Quotes

- According to the 2011 Census, there are 33.6 million US residents who claim Mexican origin.
- Over 60% of US residents claiming Mexican origin live in either California or Texas.
- Cinco de Mayo literally means 5th of May.
- In 2012, Mexico was the third largest trade partner with the US, with over \$494 billion traded.
- Cinco de Mayo has come to represent a celebration of the contributions that Mexican Americans and all Hispanics have made to America. - Joe Baca, California Congressman.

Updates From



THE ISLE
MAY 2021

This month at The Isle we are expecting perfect weather, lots of green perfect conditions, and more!



NEED A LESSON?

CALL OUR INSTRUCTOR
NATALIE VIVALDI
760-305-3697

WEEKLY EVENTS:



MONDAYS

LUCKY LADIES CLUB

Join our ladies for a weekly round of golf every Monday morning. For more info please contact Paulette Anderson (760) 419-3973 or email dpanderlink@gmail.com

TUESDAYS



TWILIGHT GOLF ASSOCIATION

A 9 hole league every Tuesday, tee times begin at 4:30pm. For more info visit www.twilightgolfassociation.com



WEDNESDAYS

JERICHA'S MOBILE GROOMING SALOON
Jericha is a mobile dog grooming service on site from 2-5pm, services are approx. 20min and price varies by service. For more info contact Jericha McHugh (716) 544-6350

THURSDAYS



MEN'S LEAGUE PLAY

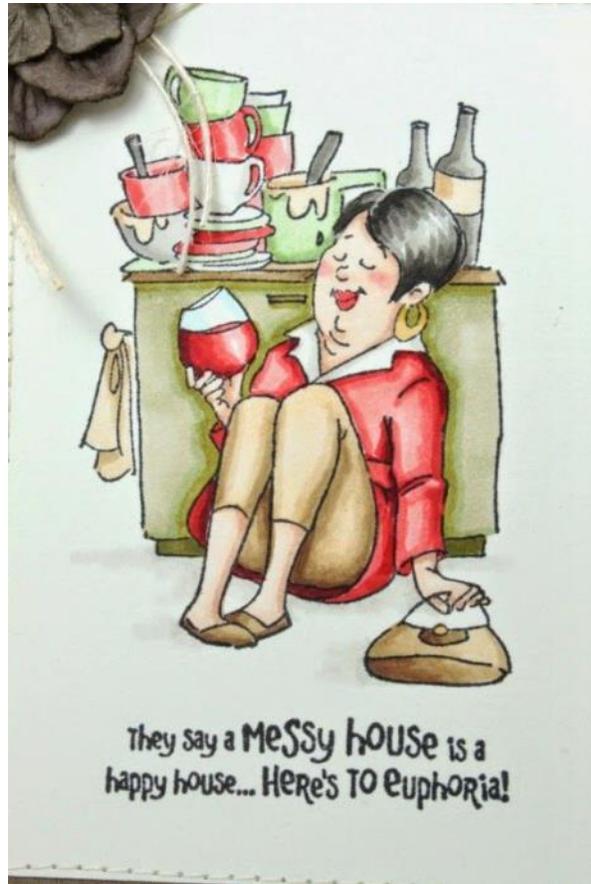
To join our Thursday men's league please contact John Hass at (760) 529-1806 or joandma1@cox.net

@EMERALDISLEGOLF

THE SHOP/ISLE GRILL:
(760) 721-4700

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PERFECT SANDWICH
& SO MUCH MORE!





"I just want to know if I'm healthy enough for bacon."

