

# HILLTOP HIGHLIGHTS

*Inside:*



**Celebrate With Your Friends & Neighbors**

*Also Inside:*

- ☞ **Town Hall Meeting**  
**Land Lease Equalization**
  
- ☞ **Our Counsel's Counsel**  
**EV Charging**



***Celebrate!***  
**with your friends & neighbors.**

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

Accounting:

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

Maintenance:

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

Homeowner Concerns:

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

Non-emergency Police  
(to report suspicious activity):

760-435-4900

Emergency Police:

**911**



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**Table of Contents**

- A Message from the Board . . . . . 3
- Town Hall Meeting , , , , , . . . . . 4
- Beware of the "Cancel Culture". . . . . 4
- Our Counsel's Counsel. . . . . 5
- Did You Know? . . . . . 6
- Activities . . . . . 7
  - A July 4<sup>th</sup> Celebration
  - Coffee Hour for July
- Notices & Reminders . . . . . 8
- COVID-19 Info Sites . . . . . 10
- Things To Do at OCA . . . . . 11
- Calendar. . . . . 12-13
- OCA Committee Members . . . . . 14
- Committee Reports
  - Activities. . . . . 15
  - Landscape . . . . . 15
  - Website . . . . . 15
  - Garden Club. . . . . 16
- Emerald Isle . . . . . 17
- Draft BOD General Session Agenda . . . . . 20



Office Staff:

**General Manager** (Vacant)  
**Property Administrator** Karen Walter  
 kwalter@ocaoffice.org  
**Receptionist** Tracy Richardson  
 trichardson@ocaoffice.org  
**Facilities Manager** (Vacant)  
**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

Board of Directors

**President** John Vogt  
 760-519-7554  
 jfredericvogt@gmail.com  
**Vice President** Sue Moore  
 951-990-3536  
 smoore121263@gmail.com  
**Secretary** Bruce Cowgill  
 805-807-0492  
 perfectfitengineering@gmail.com  
**Treasurer** Kelly Byrne  
 760-335-6597  
**Director** Stephen Graves  
 760-435-0091  
 stevewriterscg@gmail.com  
**Director** Peggie Moore  
 949-887-4641  
 peggiemoore0@gmail.com  
**Director** Anita Romaine  
 760-439-7766  
 altanita@cox.net

Office Information

- The deadline to submit information for The Hilltop Highlights is the 1<sup>st</sup> Friday of every month. Please email to: kwalter@ocaoffice.org.
- 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 addressed many issues in its May meeting. Please see the draft minutes in this issue for the details. Without a doubt the most highly-charged and controversial issue was the **Equalization of the Land Lease Payments**. Let me explain what's going on.

The differences in the amounts which are charged our homeowners for the land lease was debated during the past director election and has been acerbated by the latest series of escalations. Those escalations added an additional \$100,000/year to our Association's bill, bringing it to \$908,000 for 2021.

### Facts that play in -

398 homes pay a flat fee of \$15/month; 534 homes pay an escalating fee which for some has now reached \$123 and will continue to rise for the next 49 years. The increases are based on the Cost-of-Living Code for San Diego County.

The escalation for an individual Lot comes every ten years calculated from the original sales date of that Lot. Right now we are completing a series of escalations. The next series will begin in 2026, which means there will be no increases for the next five years.

The monthly rates billed to our Association (OCA) by the Oceanside Land Company (OLC) are set for each unit in lease agreements between OCA and OLC. According to those contracts each month OCA must send to OLC the entire amount owed for all 932 homes.

OCA, in turn, has passed on the monthly amount charged for each home to the homeowner through a sub-lease between OCA and its homeowning member. Should a homeowner not pay, OCA must pay the unpaid amount from Association funds and then try to recover it from the delinquent homeowner.

Since the amount charged homeowners is based on their Lot's sublease agreement with OCA, both of the attorneys we have on retainer agree that the subleases between our Association and the individual homeowners CAN be renegotiated. And since the amount owed to

the Land Company comes like a bill to the Association, the argument is that our CC&Rs require that we treat the land lease bill as any other bill by dividing it equally among all members.

At its May meeting the Board passed a resolution stating it would look into the equalization issue, seeking input from our community members in two town hall meetings and seeking once again an attorney opinion. Then - and only then - will the Board make its decision on how to proceed on this matter.

I'm sure that none of us are going to be 100% satisfied with whatever is decided. But let's work together so that, although Oceana is made up of people with many different opinions, we somehow arrive at a compromise all can accept as good for the entire community.

### This is the full resolution adopted by the Board:

*Whereas there is a great disparity in the land lease payments which our homeowners must pay, with 398 paying a \$15/month flat rate while 534 are paying an escalating rate which now is as much as \$123/month and will continue to increase for the remaining nearly 50 years of the lease;*

*Whereas both the attorneys OCA has on retainer have said that OCA has the authority to renegotiate the subleases with its members;*

*Whereas the CC&Rs clearly state: Assessments shall be charged to and equally divided among the Lots (CC&Rs 4,7), and The Assessments levied by the Association shall be used exclusively to perform the obligations and duties of the Association... (CC&Rs 4,2);*

*Whereas the CC&Rs and California law state that the Board of Directors has the authority to increase assessments up to 20% a year;*

*And whereas attorney Kriger's opinion says that it might be possible to phase in the equalization over a number of years;*

*Therefore be it resolved that:*

- a. *OCA offer to renegotiate the 534 escalating leases to a \$15/month flat fee, effective January 1, 2022, upon the condition*

BOD Message Cont'd on Page 4

## Town Hall Meeting



Open to all homeowners

**Subject: Land Lease  
Equalization Proposal**

Saturday, June 26 at 10 am

Clubhouse Auditorium

**Participate in the Decision**

(Second meeting scheduled for  
Saturday, July 24)

### BOD Message Cont'd from Page 3

- that the homeowner agrees to seek no reparations for past inequities (Those who decline the offer will continue to pay the escalating rate for their Lot);
- b. The regular monthly assessment, paid by all homeowners, be increased to cover the remaining portion of the monthly land lease bill starting January 1, 2022 (The monthly assessment will rise from the current \$391 to approximately \$460 for all 932 homeowners);
  - c. Out of decency and compassion, the Board consider a two- or three-year phase-in for the equalization;
  - d. Townhall meetings be held on Saturdays, June 26 and July 24 at 10:00 A.M. to receive homeowner input on this proposal;
  - e. This proposal be sent to Attorney Joel Kriger for a legal review prior to a Board decision;
  - f. At its July General Session meeting the Board vote whether or not to implement this proposal.

The Board looks forward to your help in the June and July town hall meetings. We hope for the wisdom and courage to make the decision which is best for our community.

**John Vogt**  
Board President

## Beware of the "Cancel Culture"

As we begin the forums for the OCA land leases, I would like for all to bear in mind something that I read in the UT, written by Charles T. Clark with the title 'Canceling Someone'. I think it pertains to all of us here and I would like to share it with you. I've taken the liberty to adapt his comments to fit our situation here today and next month.

The purpose of cancel culture is to silence people whose ideas and viewpoints don't line up with ours. I think we should all ask ourselves any time there is an attempt to cancel someone: Do we want to see someone canceled because they caused genuine harm, or do we want them punished because they expressed a view we disagree with?

This would be a good time to challenge our community to be more open and accountable with ourselves. We need to be open to having conversations with those that we disagree with, and we need to simultaneously support holding people accountable for their harmful or hateful actions or words. We can't do that honestly, though, unless we hold ourselves accountable as well.

As we are hearing others speak their mind, let's resist the need to 'cancel' their opinions. Listen to what they say rather than what harm you perceive in what they said. We can disagree without 'canceling' anyone out of their right to speak their opinions. During this forum we need to check ourselves and let others have their say. We have a right of freedom of speech but no right to cancel anyone out because we disagree with them. In the end, we will all have a chance to talk, hopefully being genuinely honest with ourselves and not condemning any of our neighbors. If we find ourselves wanting someone canceled whenever they speak, then we need to look inside and treat them the way we want to be treated.

Anita Romaine  
Director



## Our Counsel's Counsel on EV Charging

Our attorney has suggested significant additions to the Electric Vehicle Charging Policy which the Board adopted earlier. His advice is that the policy should address fully issues which are bound to come up in the future.

When the Board started work on this policy, the issue at hand was what to do about the use of Association-paid electrical outlets for charging cars. That was a concern because there certainly will be an ever-increasing number of cars in the future that need regular charging, and the car-owners should bear the cost of that electricity.

Below is the Policy as prepared by the attorney. You will see that Sections III and IV deal with the use of electricity from Association-paid outlets. Section V, VI and VII deal with the installation of high-voltage charging stations in common-area garages and carports.

This should be the final revision (I hope). The Board will consider it again in its June General Session. If you have questions or comments, please direct them to Director Bruce Cowgill at

[perfectfitengineering@gmail.com](mailto:perfectfitengineering@gmail.com).

### Electric Vehicle Charging Policy for Oceanside Community Association May 2021

#### Purpose

The Oceanside Community Association, Inc. ("Association") is responsible for managing and operating the Common Areas of the community. California Civil Code Section 4745 et seq., provides that if an electric vehicle charging station ("Station") is to be placed in Common Area, certain conditions must be met.

The purpose of this policy is to set forth the guidelines and requirements that have been adopted by the Association's Board of Directors ("Board") for this purpose pursuant to Civil Code Section 4745, et seq., define financial responsibilities, and set policy for charging of electric vehicles (EVs) which are owned by residents and connected to electricity provided by the Association.

#### Guidelines

The Association supports energy-conserving measures and seeks to provide Members (hereinafter called "Owner" or "Owners") within the Association with guidelines to allow Owners within the Association an equal opportunity to install electric vehicle charging stations for use with

their electric automobiles or to pay fairly for the electricity they use for charging from Association-paid outlets.

At this time, approximately sixty percent of the vehicles owned by Association residents are parked in garages and carports which are maintained by the Association. In most cases the electricity available in these garages and carports is provided by the Association at the Association's expense. The cost of electricity associated with the charging of a resident's Electric Vehicle (EV) (even when connected to Association-provided electricity) is the Homeowner's responsibility.

#### I. Electric Vehicle Charging Station

Station means a system that is designed in compliance with the California Building Standards Code and delivers electricity from a source outside an EV into one or more EVs. A Station shall include all related components and improvements including but not limited to the associated electricity meter (collectively referred to as "Improvements"). A Station shall meet applicable health and safety standards and requirements imposed by state and local authorities as well as applicable zoning, land use or other ordinances, or land use permits.

Some EVs do not require a Station to charge and can be plugged in to a 120v outlet. This policy shall address use of this charging method as well.

#### II. Electric Vehicle Types

1. Hybrid -These vehicles can run on gas or electric but do not have a charge port. The batteries are self-charging via power generated by the gas motor and do not use external wall outlets or charging stations.
2. Plug-in Hybrid - These vehicles do not rely solely on gas for charging and can be connected to an outside electrical source for charging the battery. They are usually charged using power from 120-volt wall outlets such as the ones found in the Association-maintained garages and carports. 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.
3. 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).
4. Please note: Smaller electric vehicles that have a top speed of 20 mph or less like golf carts, electric bicycles, electric scooters etc. are not intended to be addressed by this Policy and will be considered at a future date. →

III. Electrical Supply by Location

1. Units 1, 1A, 2, 3, 4, 5, 6, 8 and 9
  - a. The garages and carports associated with these Units are maintained by the Association. These Units have electricity provided at the Association's expense and charged via common area power meters.
  - b. Where practical, Homeowners are to rewire the outlets they use for charging to the Homeowner's power meter.
  - c. In cases where rewiring to one's power meter is impractical, each Homeowner will be charged individually for the electricity used as determined through some form of sub-metering.
2. Units 7, 10, 11, 12, and 14
  - a. These Units have electricity provided at the Homeowners' expense and charged via the respective Homeowners' power meters.
  - b. All EV charging associated with these Units must connect to Homeowner-owned and maintained power through an individual meter which exclusively services the Homeowner's residence. All costs related to Stations and/or EV charging are the responsibility of the respective Homeowner.

IV. Owner Use of Association Controlled 120v Outlets

1. EV charging via connection to existing Association-maintained 120-volt wall outlets is permitted **ONLY** upon prior written approval by the Association. Approval shall be dependent upon:
  - a. The results of the Association's evaluation of the added load on the circuit. Such evaluation shall be conducted at the Homeowner's expense.<sup>1</sup>
  - b. Payment by the Owner of a monthly EV Charging Fee.
  - c. The EV Charging Fee shall be based upon individual monthly Association submeter readings and the then in effect utility billing rates.
  - d. Payment by the Homeowner of all costs to the Association related to such EV charging. This includes the cost of installing and maintaining a sub-meter or any other modification which is made to accommodate EV charging.

<sup>1</sup> The electrical service in Association-maintained carports and garages was not designed for EV charging. As the amount of EV charging increases, so does the risk of power loss due to circuit overload and tripped circuit breakers. Such power loss can affect other electric dependent components such as safety lighting, garage door openers, etc.

Did You Know?



The term 'Hot Dog' was derived in the 19th century when German immigrants brought their culinary traditions to the new world. Hot Dogs were originally referred to as dachshund sausages—for their long shape that resembled the beloved dachshund pups. Around 1870, Charles Feltman, a German immigrant, began to sell hot dogs out of a stand on Coney Island. He sold over 3,600 in a bun that year alone.

While some history about National Hot Dog Day is obscure, we do know that the day was created as a nod to National Hot Dog Month in July by the National Hot Dog and Sausage Council. Hot dogs became a household name in the late 19th century when casual food lover and baseball team owner of the St. Louis Browns (better known today as the St. Louis Cardinals), Chris Von de Ahe, brought the two together at his own amusement park.

Celebrating this day is fairly straightforward. Just make your hot dog your way and enjoy it! Honestly, in the Dog Days of Summer, who doesn't like a hot dog with all their favorite fixings?

Some take hot dogs beyond food form. There are also Weiner dog races and other festivals to consider. Enjoy the festivities and indulge away!

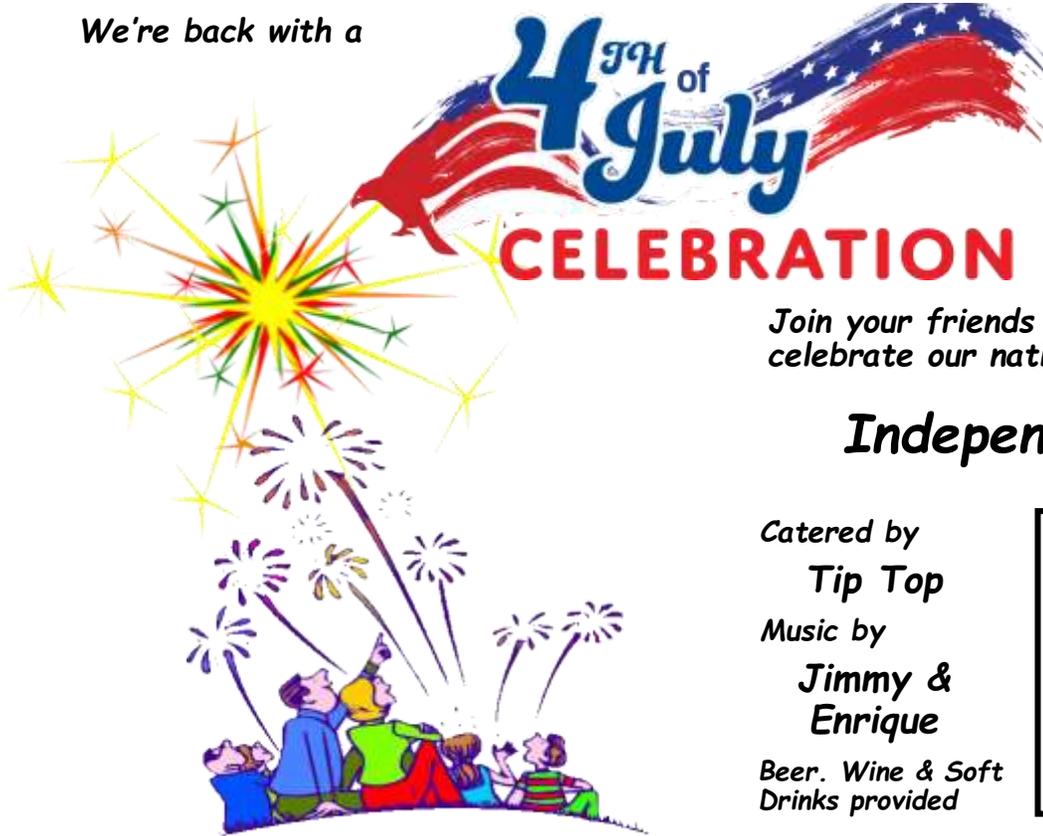
**Fun Facts**

- **7 billion** - number of hot dogs consumed by Americans from Memorial Day to Labor Day.
- **150 million** - number of hot dogs consumed during the Fourth of July holiday.
- **20.4 million** - number of hot dogs eaten at major-league ballparks during the season.
- **350 million pounds** - amount of hot dogs purchased from retail stores by Americans.
- **20 billion** - number of hot dogs consumed by Americans in a year.
- **70** - average number of hot dogs consumed per person each year in America.
- **95%** - percentage of homes in the United States that consume hot dogs.
- **15%** - percentage of hot dogs purchased from street vendors.
- **1900** - year when the term 'hot dog' first appeared in "The Oxford English Dictionary."

*Counsel Cont'd on Page 18*

# Activities

We're back with a



Join your friends and neighbors to help celebrate our nation's

## Independence Day!

Catered by  
**Tip Top**  
 Music by  
**Jimmy & Enrique**

Beer, Wine & Soft Drinks provided

When:	July 4, 2021 1-4 pm
Where:	Poolside
Tickets:	\$14 ea.
Available:	June 7- June 25 OCA Office - regular office hours

Questions? Call the office at 760-757-3937

## COFFEE HOUR

*Get caffeinated. Get energized. Get dancing!*

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

### Coffee Hour



- July 1 Bingo, Try your luck
- July 8 Peter Seltser
- July 15 John Kelly - Hearing Specialist
- July 22 Gerald Dukes
- July 29 Sing Along with Don Jones

Watch for Free Coffee and Donuts





## Notices & Reminders

### **Are You Alarmed?**

***If you are, the City of Oceanside needs to know about it!***

The City of Oceanside now requires that you register your electronic home security system with the Oceanside Police Department. No, this is not an attempt to regulate home security systems use. The Police Department needs the information to help them give you better service. There is apparently a high frequency of false alarms which this information will help manage.

There is no fee to register, and you can register online. Go to:

[www.ci.oceanside.ca.us/gov/police/admin/alarm.asp](http://www.ci.oceanside.ca.us/gov/police/admin/alarm.asp)

and click on either Residential Alarm Registration (for your home) or Commercial Alarm Registration (for a business).

**Dr. Andrea Anderson**

### **Notice of Loved One Passing**

When our loved ones pass away and you want the community to know about their passing, please send in their name, the date they pass and a picture of them (if you can) to the office and it will be put into the Highlights for the next month. The 7<sup>th</sup> of each month is the final date the information can be added to the Highlights for the next month, otherwise it will be added to the following month's issue. As a close community, we are concerned for each resident. This way we all can be there for you in your hard times.

**Anita Romaine**  
(as suggested by Larry Bungay)

### **Anyone Up for a Treasure Hunt?**

Would you believe there are hundreds of 'treasures' hidden around the San Luis Rey River trail and other places around the county and the state? Would you believe they are there just for the taking in exchange for a 'treasure' of similar value? Some of them are tiny and hard to find, others are easily spotted—they are geographic such as the extinct volcano here in North San Diego county.

Geocaching is a worldwide sport. You can google it for confirmation. It was started by a couple of college guys in Seattle who used geosynchronous satellites to send stuff to one another. Geocaching caught on with the student body who spread it to the rest of the world. Some of the treasures have originated in far-off places, others are meant to be forwarded to someone in a far-off place.

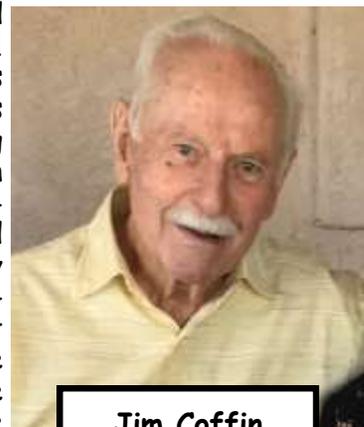
Geocaching is great fun for those with time to devote to it, such as young people during breaks from school, and older folks who want to keep active.

If you would like to go on a treasure hunt, contact me at [libertycard@gmail.com](mailto:libertycard@gmail.com) and invite your friends, the more the merrier.

**Cheers!**  
**Mike Thayer**

### **A Wording Correction**

Jim Coffin passed away on May 2, 2021 at home with his wife, Maggie, and his family surrounding him. While living in Oceana, he volunteered at the Wood Shop and the Library and enjoyed attending and helping at many events. He proudly served in the Air Force during the Korean War and was thrilled to go on the Honor Flight to Washington DC in October 2019. Jim is missed very much by his family and friends.



**Jim Coffin**

**Maggie Coffin**

### Art Room Open

The art room is open on Wednesday from 1:00 to 3:00 pm for all who are interested in getting together to paint. All mediums are welcome. If you are just wanting to come in and try your hand at making art please come in and use our sample supplies. I will be glad to help you get started.

Mary Hall

### Discussion Group Restarts

Carol Rishe will lead a restart of the Discussion Group. As before, the group will meet in the Library immediately after the Thursday morning Coffee Hour.

For info, contact Carol at 951-894-7109 or [kjrish@msn.com](mailto:kjrish@msn.com). All are welcome.

Charles Kruse

### Dr. David Phears

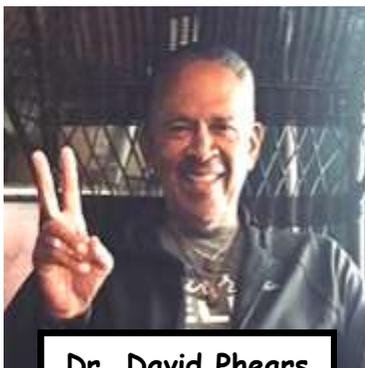
Dr. David Phears passed away peacefully in his sleep on Friday, May 28, 2021

David loved teaching the Monday Chair Yoga here and sharing his spiritual insight into maneuvering along life's many pathways. He was my sweet friend, my mentor and my teacher. I shall forever miss hearing "How's it going kid" when he checked in with me. David left a legacy of writings and meditations; some of which you can find here: <https://insighttimer.com/mindfulnessmattersnow>. Our love and prayers to David's family and to his mother, Mrs. Paula Hubbard a long time resident of Oceana.

We will continue the Chair Yoga class on Mondays at 10 starting in July and it will be my honor to continue his class..

Rest my friend, your work will be carried on by all who knew and loved you.

Peggie Moore



Dr. David Phears

### Ceramics Art Group is Open!

We are excited to meet you and welcome new members with all experience levels. We have beginners clay to help you start and slip to buy and pour into molds. We are here to help you select your clay and glazes and find projects ideas. We all share information to help you feel comfortable in this creative setting.



A Happy Potter

We are a vaccinated group of women and men who enjoy working in clay and see it come to life in the Kiln. Two new Shimpo pottery wheels have been donated this year to throw pottery. It may seem intimidating, but it is fun and creative, and we work with mud. Mistakes are a learning process. Find your way to join us! Monday 9:30-12:30 Tuesday, Thursday and Friday 1:00-3:00. See you soon.

Dee Dee Young

### New Way to Report Crime!

Effective May 4th, 2021, Oceanside Police implemented a new Zoom crime reporting system. Zoom Crime reporting provides a face-to-face reporting function that is not present with traditional phone reporting. Also, it provides users with the ability to have face-to-face communication with a member of the police department, while maintaining a socially acceptable distance and not having to physically come into the department to report a crime. To complete a Zoom Crime Report, please visit the Oceanside Police: at

[www.ci.oceanside.ca.us/gov/police/crimereport.asp](http://www.ci.oceanside.ca.us/gov/police/crimereport.asp)

Contact:

**Tom Bussey,**  
Public Information Officer  
(760) 435-4787 (Desk)  
(760)277-5237 (Cell)  
Email: [TBussey@oceansideca.org](mailto:TBussey@oceansideca.org)

Kelly Byrne  
Oceana Board of Directors

## COVID-19 Info Sites

### Federal:

The Centers for Disease Control  
[www.cdc.gov](http://www.cdc.gov)

### State:

CA Department of Public Health  
[www.cdph.ca.gov](http://www.cdph.ca.gov)

CA Department of Aging  
[www.aging.ca.gov/covid19](http://www.aging.ca.gov/covid19)

Assembly District 76  
COVID-19 Resource Navigator  
[a76.asmdc.org/coronavirus-covid-19-resource-navigator-0](http://a76.asmdc.org/coronavirus-covid-19-resource-navigator-0)

### San Diego County:

[www.sandiegocounty.gov/coronavirus](http://www.sandiegocounty.gov/coronavirus)

### City of Oceanside:

[www.ci.oceanside.ca.us/gov/fire/home/coronavirus.asp](http://www.ci.oceanside.ca.us/gov/fire/home/coronavirus.asp)



## How Men Age



Two guys grow up together and are best of friends. But after college one moves to Georgia and the other to California. They agree to meet every ten years in Florida to play golf and catch up with each other.

At age 32 they meet, finish their round of golf and head for lunch.

"Where you wanna go?"

"Hooters."

"Why Hooters?"

"They have those servers that are so hot, the tight shorts and the gorgeous legs."

"You're on."

At age 42, they meet and play golf again

"Where you wanna go for lunch?"

"Hooters."

"Again? Why?"

"They have cold beer, big screen TVs, and side action on the games."

"OK."

At age 52 they meet and play again.

"So where you wanna go for lunch?"

"Hooters."

"Why?"

"The food is pretty good and there's plenty of parking."

"OK."

At age 62 they meet again. After a round of golf, one says,

"Where you wanna go?"

"Hooters."

"Why?"

"Wings are half price and the food isn't too spicy."

"Good choice"

At age 72 they meet again. Once again, after a round of golf, one says,

"Where shall we go for lunch?"

"Hooters."

"Why?"

"They have six handicapped parking spaces right by the door and they have senior discounts."

"Great choice."

At age 82 they meet and play again.

"Where should we go for lunch?"

"Hooters."

"Why?"

"Because we've never been there before."

# Things To Do at OCA

Many activities are resuming Check the Info contacts for status.

**Art Studio** - Art Studio - Wed., 1-3pm. Info: call Mary Hall, 714-595-4138.

**Billiards** - Thurs. 10:30am. Friendly group for socializing and skills improvement.

## Bridge

**Wed. Bridge** - Wed. (except 1<sup>st</sup> of month) 12:30-3:30pm. Card Room. Info: Tom Miller, 760-757-1393.

**Social Bridge** - Fri. 9:00am. Card Room.

**Bunco** - 1<sup>st</sup> & 3<sup>rd</sup> Tues. of the month at 1:30 pm. Card room. Info: Marge Collins, 760-967-5968

**Ceramic Studio** - open Mons. 9:30-12:30 and 1-3:00pm every Tues., Thurs. and Fri. Info: Dee Dee Young, deedeeyng@yahoo.com.

**Chair Volleyball** - Mon. and Thurs. at 1pm. Clubhouse. Info: Dave Freeman at 818-262-0788

**Chair Yoga** - Mon. at 10am. Auditorium. Info: Peggie Moore, 949-887-4641

**Computer Room** - Open Tues.-Fri., 10-12 and 1-3. Info: Don Betts at 760-433-2059

**Creative Writing** - Enjoy writing? Had your covid shots? We're a light-hearted, supportive, non-competitive writing group. We don't critique, but encourage. All invited. Billiards room, Tues. at 10AM. Info: Alan at 760 224-6404 or rememberbetolaugh@yahoo.com

**Discussion Group** - Thurs. at 10:30am (following Coffee Hour) in the Library. Info: Carol Rishe at 951-894-7109.

**French Club** - Mon., 4-5pm in the Library. Call Danae Danczyk at 760-529-9226.

**Friends of Bill W.** - Wed. at 5:00 pm. Card room. Info: Lin Riley 760-730-3371.

**Garden Club** - Meetings on occasion. Reserve space in our garden. Info: Casey Fitzpatrick 818-426-4572

**Grief Support Group** - Thurs. 1pm pool-side. Proof of vaccination req'd. Info: Laura Judge, 760-529-5775.

**Hand & Foot** - Fridays at 12:30 pm. Info: Joan Jeffery at 760-637-2384

**Keep Fit Exercise Class** - MWF 8:30-9am. Auditorium. Info: Tom Trompeter, 760-681-7100.

**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** - Wed. 3-4pm. Auditorium. Info: Genny Bundick at 760-450-4567.

**OCA Book Club** - 2 pm 2<sup>nd</sup> Tues. of each month in the Card Room.

**OSERT** - 3<sup>rd</sup> Wed. at 5pm. Computer room. Info: Anita Romaine, 760-519-7592

**Pickleball** - Sun., Mon., Tues. and Fri.. Play levels: Open, Advanced Open and Invitation Only. Clubhouse. See the Calendar for specifics. Info: Steve Reigle.

**Pinochle** Mon. at 1 pm. Card Room. Double or triple deck; 3,4,5 and 6-seat tables. We play for fun. Info: Joyce Poxon 760-859-6728.

**Poker** - Tuesdays 6-8pm. Info Glenn Groth at 760-754-9646.

**Quilters** - 1<sup>st</sup> & 3<sup>rd</sup> Tues. 9am-Noon. Art Room. Info: Sue Moore, 760-231-7966.

**Sequence** - Thursdays 1-4pm. Card room. Info: Marilyn 760-435-9600

**Sing-Along** - Thurs. 6pm in the Auditorium. Bring snacks & drinks. Info: Glen Hemingway 760-518-5716.

**Trivia** - Mon. 7-9pm. Card room. Info: Colleen Eidson 760-529-9999

## Water Aerobics

**Mornings:** 8:00am Mon/Wed/Fri. Info: Betsy 760-439-2879.

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



**Events Scheduled Every Week—By Weekday**

Every Sunday	Every Monday	Every Tuesday	Every Weds.
Pickleball Private Noon-2:30pm Private 4pm-6pm 	Ceramics: 9:30am-12:30pm Chair Volleyball: 1-2pm Chair Yoga 10am French Club 4-5pm Keep Fit Class: 8:30am (Auditorium) Lapidary Shop: 1-3pm Pickleball: Open Play 2-4:30pm Private 4:45-7pm Pinochle: 1-4pm Seniors on the Go 9-11am Trivia: 7-9pm Water Aerobics: 8-9am Woodshop: 1-3pm	Ceramics: 1-3pm Computer Rm: 10-12am & 1-3pm Creative Writing (Billiards Room) 10-11am Lapidary Shop: 1-3pm Pickleball: Advanced Players Only 9am-Noon Open Play 2-4:30pm Poker: 6-8pm Share & Wear: 10-2pm 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 Line Dancing: 3-4pm Putting Practice (Golf Course) 10am Water Aerobics: 8-9am Wed. Bridge 12:30-3:30pm (Except 1 <sup>st</sup> Wed. of Mo.) Woodshop: 1-3pm

**Other Scheduled Events**

Sunday	Monday	Tuesday	Wednesday
			
1-4pm Celebration- Poolside 		10 am Activities Cte.— Card Room 1:30pm Bunco—Card Room	12 pm Website Cte.— Computer Room
		9:30 am Architecture Cte.—Card Room 2 pm Book Club —Card Room	
	9:30am Finance Cte.— Card Room	9:30 am Compliance Cte. —Card Room 1:30 pm Bunco —Card Room	5:30 pm Safety Cte. —Computer Room 6:30 pm OSERT —Computer Room 
			9:30am Open BOD Mtg.- Auditorium 1pm BOD Exec. Session



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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 Discussion Group 10:30am (Library) Grief Support Group 1pm (Poolside) Knitting: 10:30am Lapidary Shop: 1-3pm Sequence: 1-4pm Share & Wear: 10-2pm Sing-Along—Aud. 6pm Woodshop: 1-3pm	Ceramics: 1-3pm Computer Rm: 10-12am & 1-3pm Hand & Foot: 12:30pm Keep Fit Class: 8:30am (Auditorium) Pickleball: Advanced Players 1-3pm Open Play 3-5:30pm Share & Wear: 10-2pm Social Bridge: 9-11:30am Tai Chi: 10-11:30am Water Aerobics: 8-9am Woodshop: 1-3pm	

Thursday	Friday	Saturday
9am Coffee Hour- Auditorium Bingo <b>1</b>	<b>2</b>	10am-2pm SSS <b>3</b> 
9am Coffee Hour- Auditorium Peter Seltser <b>8</b>	10am Landscape Cte.— Billiards Room <b>9</b>	<b>10</b>
9am Coffee Hour- Auditorium John Kelly—Hearing Specialist <b>15</b>	<b>16</b>	<b>17</b>
9am Coffee Hour- Auditorium Gerald Dukes <b>22</b>	<b>23</b>	<b>24</b>
9am Coffee Hour- Auditorium Sing-Along with Don Jones <b>29</b>	<b>30</b>	<b>31</b>

**Activities Committee**

**Meets:** 1<sup>st</sup> Wed. ea. Month,  
9:30am, Card Room  
Chair  
Chuck Kruse  
Charlie Wendt Secretary  
Linda Garcia Share & Wear Mgr.  
Susan Gugino  
Don Jones  
Elisha Logan  
Karin Messaros  
Ginny Romans  
Isabelle Strubhar  
**Anita Romaine Board Exec. Cte.**  
**Peggie Moore Board Exec. Cte.**

**Architectural Committee**

**Meets:** 2<sup>nd</sup> Tues. ea. Month,  
9:30am, Card Room  
(Agenda deadline: 1<sup>st</sup> day of month)  
Chair U 12, 14  
Jay Norris U 10,11  
Lisa Bagot U 7, 7A  
Fritz Beechler U 9  
Les Jones 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:** 2<sup>nd</sup> Fri. ea. Month,  
10am, Billiards Room  
Chair  
Kathleen Dowling  
Kathleen Beall  
Sue Mansis  
Bill Matthews  
Mike McLaughlin  
Steve Omler  
**Peggie Moore Board Exec. Cte.**  
**Sue Moore Board Exec. Cte.**

**Strategic Planning Committee**

**Meets:** TBD  
Steve Gillis/Wade Messer Co-Chairs  
Peter Cornog  
Mike Faulkner  
Patricia McArdle  
Trina Rosa  
Tain Soreboe  
**Sue Moore Board Liaison**

**OCA-TV Committee**

Mario Badua  
**Bruce Cowgill Board Liaison**

**Safety Committee**

**Meets:** 3<sup>rd</sup> Wed. ea. Month,  
6pm, Comp. Room  
Chair, 510-701-4044  
Andrea Anderson  
Ron Cook  
Patricia McArdle 703-254-8916  
Alice Nolan 214-0221  
Toby Roberts  
Dorothy Thayer  
Mike Thayer  
**Kelly Byrne Board Liaison**

**Unit Advisors Committee**

**Meets:** 2<sup>nd</sup> 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 - Georgette Velez 661-932-6100  
Lynne Riddell 815-2220  
3 - Gisela Lauer 754-0296  
4 - Sally Lopez  
5 - Andrea Anderson 510-701-4044  
6 - Steve Lawler 419-7011  
7 (1-34) - Renee 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:** 1<sup>st</sup> Wed. every other Month,  
12pm, Computer Room  
Chair  
Tain Soreboe  
Gene Barilotti  
Lonnie Burrows  
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

Activities have indeed returned to Oceana. You can hear the whack of the Pickle Ball often in the auditorium. Friday afternoons Hand and Foot is being played in the Card Room. Although, the first Coffee Hour of the year was a bit troubled, no sound system and not enough donuts. Coffee Hour is again inside with plenty of coffee, donuts and a great lineup of entertainment. Our Memorial Day celebration was a BYO food and drink. We counted 76 guests. Residents were in such a good mood that suggestions were made for future parties. Many were glad to be out of the house after a long pandemic-forced quarantine.

One of the suggestions made at the Memorial Day picnic was to have the July 4th Party include a dessert contest. Unfortunately, we do not have enough time for publicity, we decided to try it at a future party. Dust off your favorite dessert recipe and be ready for Labor Day. The band members will be the judges. A prize for the best dessert will be awarded. Do not get your hopes up, the prize will not be a new car.

We are planning to restart another pre-pandemic favorite. You may remember the Happy Hour outing. Once a month from about 4 to 6 we would visit a local restaurant for their Happy Hour. Discount food and drinks were featured. Each outing was at a different place and about 25 people were regulars. Be on the lookout for publicity and signup details. We call the restaurant before hand to be sure they can handle a large group. Most are happy for new customers.

A word of thanks to all of you who have stepped forward and volunteered. It's rare that I can say that Share and Wear has enough volunteers but for the moment it does. After summer vacations are over, we have enough volunteers to again be open four days a week. However, there are needs beyond Share and Wear. The Computer Room needs people who can work either 10 to 12 or 1 to 3. Our television support team is down to one very, very overworked individual. Won't you please help.

If you are an early riser on Thursday mornings, Coffee Hour could use a couple volunteers. You will be asked to arrive about 7:30 AM and help set things up. Just ask any of the volunteers at Coffee Hour for details.

August always includes a free Ice Cream Social. We will have Ice cream, root beer and all the things you need to make your own sundae. Make your own and eat as much as you like. It will be another opportunity to just relax and visit with your neighbors.

Donate to and shop at Share and Wear.

Charles Kruse, Chair

## Landscape

We are so glad to be back to meeting in person. It's a big relief. The pandemic seemed to separate us all for far too long.

We have 6 members now and we want to help Oceana look great year around.

Our committee meetings are: **The 2nd Friday of every month in the Billiards Room, at 10 Am.** Please feel free to attend our meetings. Hearing the resident's ideas gives us perspective on looking ahead.



A healthy habitat provides insects and worms for birds to feed their young.

This is an important time of year for Oceana and our wildlife. Our landscape provides habitat for migrating and local birds, bees, and many kinds of butterflies. Look closely and you will see pollinators do their work. Birds dart in and out of bushes, butterflies float above lantana, rosemary, and sage. You may hear the soft hum of bees as they gather pollen to transfer to dependent plants and trees. It's wonderful we can enjoy our space and provide habitat!

Kathleen Dowling, Chair

## Website

### **What's New? - Everything!**

New Web Chair: Tain Soreboe (as of 5/26/21 replacement for Anita Romaine). Thanks, Anita, for 3 years of service. New member: Lonnie Burrows

With almost 50 changes/updates in June OCA Web has the most current information. If you want to know what's going on at Oceana - the Website is the place to go! The Web Committee works very close with Management to keep current. Need to find how to get to a remote meeting? The website will get you there without having to search. Need forms, names, thing to do? **Yes! the OCA Website!**

Now for the begging. **We really need volunteers!**

Steve Reigle has for 3 years done all the inputs to keep up & improve our website. He needs a backup.

Please come to our next meeting if you are interested. I will have Volunteer Forms! (Which I downloaded from our website)

Tain Soreboe, Chair



# Updates From



## PRIVATE INSTRUCTION

ADULTS: \$60 PER HOUR / JUNIORS (17 UNDER): \$50 PER HOUR. EACH LESSON IS UNIQUE TO YOU AND CAN BE USED TO DIAL IN ANY PART OF YOUR GAME. FROM FUNDAMENTALS TO ON COURSE LESSONS, THESE PRIVATE LESSONS WILL GET YOUR GAME WHERE YOU WANT IT!

## OUR TEAM

THIS MONTH WE WANTED TO HIGHLIGHT HOW SPECIAL OUR STAFF IS AT THE ISLE. WE FEEL SO LUCKY TO HAVE SUCH A TALENTED, TIGHT-KNIT, AND FRIENDLY CREW. MANY OF YOU HAVE MET AND GOTTEN TO KNOW OUR GOLF SHOP STAFF WELL, AND ENJOY THEIR GREAT SERVICE AND SMILING FACES DAILY. HOWEVER OUR "BEHIND THE SCENES" TEAM ON OUR MAINTENANCE STAFF ARE JUST AS IMPORTANT AND VALUABLE TO US. THEY ARE CONSTANTLY LOOKING FOR WAYS TO BEAUTIFY, IMPROVE AND MAINTAIN ALL THE ISLE HAS TO OFFER, AND WE ARE GRATEFUL FOR EACH AND EVERY ONE OF THEM. JORGE, NESTER, JOSE, JOSE LUIS AND OUR NEWEST ADDITION TO THE TEAM, MANUEL, ARE THE NICEST GUYS AROUND AND THE BACKBONE OF THE ISLE, AND THIS MONTH WE SEND THEM A HUGE THANKS FOR ALL THEY DO TO KEEP OUR PROPERTY ALIVE AND WELL!



FOR MORE INFORMATION ON THE CLINICS AND LESSONS, GIVE NATALIE VIVALDI A CALL AT 760-305-3697

*Counsel Cont'd from Page 6*

- e. A signed and notarized Informal Indemnity Agreement which states clearly that the Homeowner understands and agrees to his or her responsibility to maintain the Improvements.
- 2 The Homeowner and each successive Owner of the Unit shall be responsible for all of the following:
  - a. Costs of damage to the Exclusive Use Common Area, Common Area, and/or any Units resulting from the use of the Association-maintained wall outlet.
  - b. Disclosing to prospective buyers the existence of any Association-maintained wall outlet and the related responsibilities of the Homeowner.

**V. Owner-Installed Electric Vehicle Charging Stations Requirements**

In the future, Homeowners may desire to install a Station at their own expense. A Homeowner who desires to install a Station must comply with the following requirements:

- 1 The Homeowner must obtain approval from the Architectural Committee to install a Station solely at the Homeowner's expense. As a condition of such approval, the Homeowner agrees to:
  - a. Comply with all architectural standards for the installation of the Station.
  - b. Engage a licensed, insured and qualified contractor to install the Station and provide proof of license and insurance to the Association prior to performing any work.
  - c. Within fourteen (14) days of approval and prior to performing any work, provide the Association with a certificate of insurance that names the Association as an additional insured under the Owner's insurance policy, which covers the installation, maintenance and any damage associated with the Station.
  - d. Pay all costs of the installation, electric hook up and electricity usage associated with the Station.
  - e. Ensure the Station is connected to the Homeowner's power panel (or otherwise individually metered).
- 2 The Homeowner and each successive Owner of the Unit shall be responsible for all of the following:
  - a. Costs of damage to the Station, Exclusive Use Common Area, Common Area, and/or any Units resulting from the installation, maintenance, repair, removal or replacement of the Station.
  - b. Costs for the maintenance, removal, repair and replacement of the Station until it has been completely removed from the Exclusive Use Common Area and for the restoration of

- c. The cost of electricity and any installed meter associated with the Station.
- d. Disclosing to prospective buyers the existence of any installed Station and the related responsibilities of the Homeowner.
- 3 The Homeowner and each successive Owner, at all times, shall maintain an umbrella liability coverage policy covering the obligations of the Homeowner under paragraph (2), and shall name the Association as an additional insured under the policy with a right to notice prior to cancellation. Such insurance must be primary and noncontributory.
- 4 In order to ensure that the applying Homeowner and each of his or her successors in interest are aware of the obligations and to permit utilization of the Common Area and Exclusive Use Common Area by Homeowner for the Station, upon approval, the Homeowner will be required to enter into a License Maintenance and Indemnity Agreement ("LMIA") that will be recorded against the Unit. The Owner will be responsible for all expenses incurred in preparing and recording the LMIA.

**VI. Approvals of Homeowner-Installed Stations**

- 1 Homeowners must complete an architectural application and provide the completed application and plans to the Architectural Committee as required by the Association's Governing Documents and California Law.
- 2 The Homeowner's application must include any and all approved permits from relevant City or County entities for the installation of the Station. If City approval and/or permits are not required, the Association requires written notification from the Homeowner (or the Homeowner's Contractor) stating that no such approval is required. The Homeowner must also submit the prior, written approval, and any and all approved permits, from their current electric utility company servicing their Unit, for the installation of the Station and any associated meter, where such approval is required. If utility company approval and/or permits are not required, the Association requires written notification from the Homeowner (or from Homeowner's Contractor) stating that no such approval is required.
- 3 Association approval of the electric vehicle charging station is primarily a review of aesthetic compatibility. The Homeowner is solely responsible for ensuring compliance with all applicable laws and governmental regulations, codes and ordinances and obtaining permits where applicable. Approval by the Association for the Station does not waive the necessity

of obtaining City required permits or any other government approval. All approvals must be obtained prior to construction of any Station. The Homeowner is solely responsible for ensuring that the Station is maintained to the standards set by both the Association and any City or County or other entity with jurisdiction. Upon notification by the City, the Association, or any other government entity with jurisdiction over the Homeowner's Improvement, of any deficiencies in the maintenance of the Station, the Homeowner must promptly correct same. Failure of the Homeowner to promptly correct any such deficiencies will be deemed a violation of this Policy.

**VI. Installation and Maintenance**

- 1 Homeowner Installation
  - a. Prior to requesting approval of a Station, the Homeowner must ensure that the proposed Station will not increase the Association's cost to maintain the Common Area. The foregoing notwithstanding, the Homeowner shall fully compensate/reimburse the Association for any cost to maintain, repair, or replace any portion of the Common Area which arises as a result of the Homeowner's installation of the Station. Further, the Homeowner must agree to remit payment in full to the Association for any such costs within fifteen (15) days after presentation of invoices incurred by the Association for such costs. The Homeowner must further agree that, in the event of a failure to remit such payment, the Association may proceed with any and all legal action to collect such monies due, as provided by the CC&Rs and law, and may recover attorney's fees and costs incurred by the Association for its enforcement of its rights.
  - b. Installation and connection of any necessary wiring from any already installed meter to the Station shall only be performed by a licensed, insured and qualified electrician.
  - c. The Association is not a guarantor of electricity service to any Station. In the event of an emergency or any other event resulting in cut-off or black-out of electrical services, the Association will not provide emergency power service to any installed Station. Homeowners are solely responsible for ensuring any desired back-up power source to the Station.
  - d. The Association expressly reserves the right to amend or supplement these guidelines.
- 2 Homeowner Maintenance
  - a. The Homeowner, by and through the Homeowner's agents and/or subcontractors, shall maintain and repair the Station in a professional, operable, attractive and safe condition solely at the Homeowner's expense, and in accordance with any and all conditions,

- guidelines, standards, and regulations established by the Board for the Association. The Board shall have the sole discretion to determine whether such Station is being maintained and/or repaired in an attractive and safe condition and in good repair. In the event the Station cannot be maintained or repaired in an attractive and safe condition, the Homeowner shall remove the Station upon request by the Association and restore the area to its original condition prior to the installation of the Improvement, at the Homeowner's sole expense.
  - b. Except where required by law, the Association shall be under no obligation to approve new or similar Stations in the event the Station needs to be replaced due to wear and tear, damage, or any other cause. The Homeowner is required to seek all required approvals on any proposed station replacement in accordance with the Association's current Governing Documents.
- 3 Association Installation- There are currently no Association installed Stations in the Community. Installation of a Pay-As-You-Go charging station in the Common Area for the use of all members is under consideration.
- a. An electric vehicle charging station installed by the Associational shall meet applicable health and safety standards and requirements imposed by state and local authorities, and all other applicable zoning, land use, or other ordinances, or land use permits.

**VII. Violation of Policy**

Any Homeowner who violates this Policy will be subject to an ongoing, monthly fine levied pursuant to the Association Enforcement Policy and/or Individual Assessments to reimburse the Association for costs incurred. Violations include, but are not limited to, connecting to Association metered electricity without appropriate approval, failure to pay any cost of fee associated with the Homeowner's EV charging, or failure to obtain Architectural approval before installation of a Station.

The Association will follow the Association's enforcement procedures against the violating Homeowner before imposing a fine and/or Individual Assessment.

The enforcement provision contained herein does not limit or waive the authority of the Association to pursue any other enforcement procedure or remedy against a Homeowner in violation of this Policy or the Association's Governing Documents, as permitted under the Association's Governing Documents or California law.



## Draft BOD General Session Agenda for June, 2021

**NOTE:** The publication deadline for *Hilltop Highlights* makes it necessary to send the agenda to the printer three weeks before the date of the meeting. Additional items may be added. The final version will be posted on the Office and Clubhouse bulletin boards and also sent out in the Friday email message prior to this meeting.

### Oceanside Community Association Board of Directors Meeting Clubhouse Auditorium Wednesday, June 30, 2021

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| <p>I. <b>Call to Order</b><br/>A. 9:30 A.M. by President<br/>B. Pledge of Allegiance, led by Secretary<br/>C. Video disclaimer by Secretary<br/>D. Roll Call by Secretary</p> <p>II. <b>Approval of Agenda</b></p> <p>III. <b>Homeowner Comments (3 minutes per person)</b></p> <p>IV. <b>Approval of General Session Minutes</b><br/>A. May 26, 2021</p> <p>V. <b>Emerald Isle Golf Club Update</b><br/>A. Emerald Isle Representative</p> <p>VI. <b>President's Report</b><br/>A. Business Update</p> <p>VII. <b>Secretary's Report</b><br/>A. Executive Session Summary of May 26, 2021 Meeting</p> <p>VIII. <b>Treasurer's Report</b><br/>A. Financial Report<br/>1. Acknowledge Receipt of May 2021 Financials<br/>B. Delinquency &amp; Collection Status Report<br/>C. Fine Report<br/>D. Lien Approval<br/>E. Foreclosure Approval</p> <p>IX. <b>Executive Sub-Committee Reports</b><br/>A. Activities Committee,<br/>B. Architecture Committee<br/>C. Landscape Committee</p> <p>X. <b>Committee Reports (No Board Appointed Executive Sub-committee)</b><br/>A. Strategic Planning Committee<br/>B. Safety Committee<br/>C. OSERT<br/>D. OCA-TV<br/>E. Unit Advisors<br/>F. Website</p> | <p>G. Finance Committee<br/>H. Ad Hoc Land Lease Committee</p> <p>XI. <b>Management Reports</b><br/>A. President's Report<br/>B. Maintenance Department Report</p> <p>XII. <b>Unfinished Business</b><br/>A. General Manager vacancy<br/>Report on progress in finding a new General Manager<br/>Action on any recommendation from the Search Committee<br/>B. Adoption of revised Electric Vehicle Charging policy as amended by our attorney<br/>C. Solar Energy Update<br/>Possible action on SDG&amp;E's demand that we pay for an upgraded transformer<br/>D. Equalization of Land Lease Payments Proposal<br/>Report on the first town hall<br/>Proposal to adjust the timetable for a decision<br/>E. Strategic Planning Committee Charter</p> <p>XIII. <b>New Business</b><br/>A. Consideration of removing the RV lot storage fee<br/>B. Ad Hoc Committee to study how to encourage HUD to move on vacant house<br/>C. Request that the Board see "cease and desist" letters before they are mailed<br/>D. Policy to allow internet participation and voting by directors who are unable to physically attend a Board meeting<br/>E. Request to relocate the flag pole<br/>F. Roundtable</p> <p>XIV. <b>Adjournment to Executive Session</b><br/>The Board will reconvene in Executive Session following this meeting. Agenda items will include collections cases, hearing matters, legal issues, contracts and personnel updates.</p> |
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