

HILLTOP HIGHLIGHTS

Inside:





February

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.

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(Water & Plumbing)

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(to report suspicious activity):

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Emergency Police:

911



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Director Vacant

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 back-ups and exterior water leaks) within 24 hours. After normal business hours and on week-ends 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

OCEANA

OCEANASENIORS.ORG

CITY OF OCEANSIDE

CI.OCEANSIDE.CA.US

SAN DIEGO COUNTY

SANDIEGOCOUNTY.GOV

REPORT CITY CODE INFRACTIONS

Call 760-435-4500

**CI.OCEANSIDE.CA.US/GOV/DEV/CODE/
OVERSEE.ASP**

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 President of our Board Of Directors

Four Guidelines for Directors to Follow

As we begin another Board election period, it seems a good idea to consider what the people of our community can expect from directors, and what each candidate for the Board - myself included - is committing himself to.

Directors are bound by four guides. Three are set by law and must be followed. The fourth is the mission which the Board has set for itself.

Fiduciary Duty Rule - Directors are fiduciaries, that is, individuals who act on behalf of others. As a fiduciary, a director is always to act in the community's best interests rather than his or her own interests. A fiduciary is to act in good faith, which means that he or she genuinely believes the choice being made is the best option for the community.

Business Judgment Rule - A director is to exercise good judgment, making a reasonable decision based on the information after proper due diligence has considered the options. This rule protects directors, so long as they "use such care as an ordinarily prudent person in a like position would use under similar circumstances." Directors can be held liable only if there is specific evidence establishing a director's conscious doing of a wrong for a dishonest purpose.

Davis-Sterling Act - California law carefully regulates communities such as ours. The Davis-Sterling Act spells out, for example, that Board meetings must be open to the community and must limit themselves to agenda items announced at least four days in advance. It lays out a complex and lengthy process which an association must follow in addressing compliance violations. It says a Board can raise assessments up to 20% a year. It also says that 5% of the community can force a recall vote, but then allows the Board up to 150 days to set that vote. The D-S laws are complex and always changing, but the Board must seek to follow them.

Board Mission Statement - A few years ago the Board adopted this carefully-worded statement to define its duties and goals:

The OCA Board of Directors exists to work with our residents, owners and staff

to keep and improve Oceana as an active, well-maintained, moderately-priced community which provides a high quality of life for its 55-and-older residents while also seeking to preserve quality of life and property values for future residents.

Notice well-maintained, moderately-priced, a high quality of life. According to the mission statement, the Board is not to cut corners in order to keep costs down. Rather it exists to keep and improve our community's high quality of life.

Notice for [our present] residents—and future residents. The Board's mission includes also the long-range good of our community. Just as many of our current residents are living in homes they inherited from their parents, so the Board's mission is to see that there is something desirable for us to pass on to our heirs.

We all hope, I'm sure, that the upcoming election will give us a Board full of directors who are committed to the good of our community and governed by the four guidelines just listed.

Revisions to the Member and Resident Handbook and the Architectural Guidelines. It's not too late to give your input!

This Hilltop Highlights is scheduled to be delivered before the Board's January 26th meeting when the revised Member and Resident Handbook and the Architectural Guidelines will be on the agenda for Board approval. The revised documents are intended to be clearer, more resident-friendly, and conform to our latest CC&Rs and current local, state, and national laws. Removed are some rules which have been unenforced or unenforceable, such as the limitation to 10 flowerpots or the rule that trash containers cannot be placed out until after 6:00 p.m. on Mondays. The biggest change is the increased freedom being granted to residents. The new rules, for example, encourage residents to do general light-duty yardwork around their homes and even

President's Message Continued on Page 9

2022 OCA BOD Recall and Election

Announcing the Slate of Candidates

The 2022 Nominating Committee is happy to announce that 12 candidates are running for the Board of Directors.

There will be two Candidate Forums. The first will be at the Thursday Coffee Hour on Feb 10 from 9:30 am to 12:00 pm and the second on Saturday, Feb 12 from 10 am to 12:30 in the Clubhouse Auditorium. Forums can be attended but will also be available on the OCA TV channel.

Before the forums are held, please email your questions for the candidates to Karen Walter at kwalter@ocaoffice.org by Feb 8, 3:00 pm. Your questions are welcome and will be categorized/summarized into the topics with most input. In addition, questions will be taken from the audience at the beginning of each forum via cards available on site.

Due to the large candidate pool, grouping of questions for efficiency, and the time constraint of 2.5-hour forums, voters may need to reach out to candidates on their own to answer further questions after the forums.

Ballots are being mailed on February 15 by the Inspector of Elections. First, vote yes or no for a recall of the entire board. Second, vote for 7 candidates because you won't know the results of the recall. If the recall passes, the top 7 vote-getters will become the new board members. If the recall does not pass, the top four vote-getters will replace the 4 members whose 2-year terms are ending.

We invite you to come to the OCA Annual Meeting on Saturday, March 19, 2022 at 1 pm in the Clubhouse Auditorium .

Diane Harris, Chairwoman

Meet Our Candidates

Each candidate's photograph and statement is listed, beginning in the next column. The candidates are presented in alphabetical sequence. Please review this information carefully and participate in the candidate forums before making your decision.

Karen Bishop

Oceana -An active adult retirement community with great potential! Protect your investment and enjoy an ACTIVE retirement. **Oceana** - Unit Advisor, active in handbook revision, researched land lease issue, Aladdin Project - Oceana forms.



Management - Founder/CEO of private business with 3 locations and 50+ staff.

Fiscal - College CFO supervising financial aid and business services. **HOA experience** - Served on HOA board. **Education** - Doctorate in Educational Administration.

Watch video of December 15th BoD meeting. See: my plea for transparency, members' refusal to fill a vacant board position and members' inability to make a decision to follow the law and CC&Rs regarding equal assessments.

I pledge to make decisions based on research, CC&Rs, California HOA law and the best interest of ALL 932 homeowners. I will insist on transparent BoD communication. I will hold HOA management accountable to high standards and resident satisfaction. Check out: bit.ly/OCAKarenBishop. Questions: OCAbishoQ@gmail.com

. Questions: OCAbishoQ@gmail.com

Teresa D. Chamberlain-Spradlin

Hello fellow residents! After much thought, I am submitting my application for serving on the OCA Board. I purchased my home as a young working widow at 56. I am now retired and found that I love living here and this is my forever home. I have a vested interest ensuring concern for the best living environment for our community. I am a firm believer that the rights of the individual can exist within the common good for the whole community; i.e., sharing. CCNRs allow for harmony however, should not take away from enjoying our homes. I want to represent all of the residences in OCA to continue the good work of past boards and to avoid past board mistakes. I am a firm believer in consensus over compromise. I am thoughtful, kind, caring, honest, flexible, polite and adaptable.



HOA prior experience: While living in GA, I was active in my HOA as Vice Chair and on the Architectural Committee. I have been the secretary of the OCA Garden Club for two years and an active member since 2016. During the first year of Covid-19, I was a regular user of the swimming pool.

Background: I have had several careers which have prepared me for this position. My proficiencies include but are not limited to Management, Organizational Development, Conflict Problem Resolution, HR Personnel, Diplomatic Communications Skills and much more. I have worked in Mental Health, Learning Environments, corporate America, I have been a business owner and have held miscellaneous jobs while going to college and transitioning careers. I have worked on committees for development of Disaster Plans and was a client Treatment Coordinator. I have worked extensively in the Cell Phone Industry in Network Operations Property Management where I multitasked and was the Lease Liaison between the Landlord and the Operations Team.

Peter Cornog

My qualifications to be a Director are as follows: I have lived in Oceana a little over a year, moving here from Pennsylvania to live closer to my two daughters, after a career in health care as an administrator and clinician. My enthusiasm for improving the way government functions led me to run for local office in Pennsylvania. I was elected as a Supervisor in a township of 17,000 people and oversaw an annual budget of \$12,000,000. I was then appointed to the township's Planning Commission, where I served for 11 years. The Commission made recommendations to the Board of Supervisors on a wide range of development projects, as well as rewriting of the township Comprehensive Plan and the Zoning Code.



Since coming to Oceana, I volunteered for and was appointed to the Strategic Planning Committee, responsible for writing a Strategic Plan for Oceana the next 3 years. I am also a member of the Garden Club and have helped rebuild a number of garden plots there as well as expand the new plant nursery. I have also been involved in the transformation of the Friendship Garden next to the pool, beginning with plant removal and transfer to raising money for new plantings and other amenities.

I would like to accomplish the following on the Board: First, bring my leadership skills and knowledge of good governance to immediately impact Oceana's present problems and needs as well as lead the community into the future. I would ensure that the Association's Reserve funds are spent responsibly. Maintenance, infrastructure, and

landscaping needs will be prioritized. All vendor contracts will be completed satisfactorily and on budget. The goals identified in the Strategic Plan will be met on time. Finally, I will use my experience as a planner to work toward the revitalization of Oceana and address the many challenges the future will bring.

Steve Gillis

Forty years of running my business and professionally guiding the organization & operation of other "businesses" proves that an ounce of administrative organization work will: save tons of management time; help avoid monetary waste & law violations; enhance credibility & trust and yield success. Time invested in clear administrative protocols, practices, & procedures will guide employees, management, directors, officers, volunteers & our community to greater success.



BA UWM Magna Cum Laude; Juris Doctorate USD Law School. General law practice including profit & nonprofit corporations, & municipalities; negotiating, drafting & enforcing contracts, drafting governing documents, local ordinances & operating rules; handling enforcement matters; conducting open meetings & abiding open records laws. Four decades of adhering to strict Bar enforced Ethics Rules. Board director Florida HOA. Appointed OCA board director served July- November of 2018. Current cochair OCA Strategic Planning Committee. Have served on SLRP/ FMARC & OCA ad hoc committees since 2013.

Our community business should run openly, collaboratively, and clearly above & beyond all reproach. Through comprehensive member policymaking, our community will achieve a more stable - less convulsive course of business than we've witnessed in recent years. I will work to restore community trust by being completely honest; considering facts & opinions presented by members; and facilitating member participation in all open meetings. I will try to restore civility & respectful disagreement by rulemaking & enforcement of current open & executive meeting rules. Let's clearly document community business protocols, policies, practices & procedures to guide our Board & administration, while providing checks & balances to protect members' interest. Improve recordkeeping & record access practices - both electronic & other records. Let's clear up/clean up the current Board's expansive claims of "confidentiality," "attorney client privilege" and "executive session." Those words must stop being a haven for misinformation, disinformation masking expensive mistakes, and unwarranted secrecy. Individual officer, director & board micromanagement of hired professionals

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should be a thing of the past. Our community is best served when the board and its members focus on big picture administrative rules & policy making. Let's allow trusted professionals to administer the day-to-day elements of our community business. OCA is our community. Members have the right to know much more than the limited sanitized information they've been fed by current and recent board officers.

Steve Graves

Work background:

- Maintenance worker in a large department serving 23 schools
- Journeyman Carpenter #844 -familiar with Oceana type of construction
- Firefighter with LAFD in Fire Suppression, in Fire Prevention Bureau. Education and Training Unit
- Writer: primary author of a syllabus that became CERT training in 1993.



OCA Volunteer 2010 - 2021

- Architectural Committee (member 2012-2018)
- Reserve planning committees Chair 2012-2016
- Participated in six Reserve Studies which assess our infrastructure.
- Budget Committee (2017)
- Governing Documents Committee (2016)
- Director of the Board 2020-2021

Primary Goals

- Maintenance of common area infrastructure and appearance to protect property values
- Greater oversight of staff and contractor work to improve performance and lower cost
- Create a climate of respect for members and pride in Oceana.

In Summary

I am still trying to achieve the goals I described when I served previously. I am hoping that a different mix of directors will find my contributions more valuable.

Kris McLaughlin

BoD Incumbent

THINGS I WOULD LIKE TO ACCOMPLISH AS A DIRECTOR:

- * We always need to control spending in our Operating Budget, but we also need to continue building the Reserve by conscientiously selecting projects that really need to be done now rather than work on structures that are still



functional. At the same time to build the Reserve, we need to save and invest dollars long term. Most reserve experts suggest a reserve of 35 to 60%+ funded due to the age of our buildings, infrastructure, etc. We will be 15.65% funded at the end of the 2022. A healthy Reserve equals protected home values.

- * Review all vendor contracts, set up a system to inspect what we expect from the vendors. Replace vendors who fail to live up to their contract.
- * Revisit the idea of hiring an affordable management company that brings experts in HOA management, finance, human resources and other services. They will help us avoid the costly mistakes we made in the past. The board should be cautious advocates for OCA rather than attempting to be professional HOA managers. A management company would not mean that we would replace any of our current staff.
- * Be straightforward with clear communications on board decisions and activities to homeowners and other board members. Each board member's vote is equal and board officers should not be making decisions on their own, but with all board members voting on an action.
- * Allow our committees to decide on issues that are accepted practices in order to expedite homeowners requests. Give homeowners the opportunity to quickly appeal to the BOD if there is a dispute. The director liaison should listen, observe and report to the BOD, but should not participate in committee meetings unless asked.

BOARD, COMMITTEE & WORK EXPERIENCE:

Appointed to the Board 10/2021. Finance Committee Secretary 2017 to 2021. Served on the Board as President, Treasurer and Director 2012 to 2015. Worked at Share & Wear for 5 years, 2 as co-manager. 35 years work experience: Advertising Director, Marketing VP.

I would appreciate your vote and hope to help make Oceanside Community Association a successful and strong advocate for home owners.

Wade Messer, PhD.

Dr. Messer is the founder and President of Messer and Company, LLC., an international management, marketing and training services practice.

Wade is the chief consultant to thousands of businesses worldwide. He understands areas such as cash management and projections, human resource, strategic planning, succession planning and marketing. He has trained thousands of professionals in management and marketing techniques who are currently experiencing success in their business. A few of the organizations he has served includes:



Alliance of General Contractors (AGC) of San Diego - Government Relations
 National Executive Board of Directors of Associated Builders and Contractors (ABC)
 Board of Directors, Santa Monica Chamber of Commerce Board of Directors, Montrose Regional Airport
 New England Financial Construction Advisory Board Recipient of the Manager of the Year - Management Summit
 Speaker of the Year -American Bar Association

1. I seek only the best for our community and it is time to standup for better management and stewardship of this great neighborhood!
2. I am concerned that our community is falling into a state of disrepair. I want to see a better effort to improve the infrastructure of Oceana with better controls and decisions by the Board of Directors (BOD).
3. The Board of Directors seems to have a pattern of not listening to the residents they serve. Our current leadership is only interested in having our Community operated the way that they want. An example would be that the Association has seen the Cash Reserve depleted by at least half in one year and yet the Board of Directors authorized pay increases.
4. California law requires that HOA fees be charged evenly and equally to all residents. We must enact equalization immediately, not in six months or in one year or in three years. The current Board is wrong in in not following the law and their handling of this matter.
5. The accounting controls have not been in place to ensure the integrity of the fees we pay to the Association.
6. I am committed to be a stronger Board of Directors that makes openness, transparency, fairness and accuracy in all its decisions, their (BOD) primary purpose.

Peggie Moore

BoD Incumbent



Why am I running after only one of my two year term? Because a small, disgruntled group petitioned to recall the entire Board who attempted to be equitable for 932 homeowners, follow the law and our governing CCR's. The head of the group offered to rescind the recall if our sitting Board President rescinded the October 27, 2021 unanimous decision to equalize land lease fees effective January 1, 2022, and he did,

But they were too late to secure signatures from their group on vacation. They engaged in threats to board members, name calling and nasty notes. Is that the type of board you want? It feels like a small setback but friends, **we are better than that!!** I received the highest votes in 2021 for a

term of 2 years, 2021-2023 . I listened to you, and held the Board up to a higher standard. I will continue to do so. You and I share concerns about the financial security of our community, risk to our largest investments and strain on our community.

Please continue to hold Board officers and directors to a higher standard. We don't agree on some issues, pathways to success or styles of communication but I respect the process and remain committed to my fiduciary duty to each Oceana **HOMEOWNER. My career was 40 years in finance and administration, retiring from 12 years at UC Irvine School of Medicine Dean's office managing general and federal research budgets. Here are few things in 2021 I fought for you to accomplish:**

- 2021 closes with a positive net income resulting in ability to strengthen OCA investment portfolio fixing a dangerous past pattern of 6 years of deficit spending. A review of cost cutting measures without sacrificing a strong infrastructure.
- A strong Strategic Planning Committee to include 2 Landscape Committee members and a thorough review of infrastructure repair to establish a 5 year strategic plan
- Implementation of the Full Disclosure of Land Lease and inequities in rent minimizing litigation risk to sellers, realtors and HOA - a transparent review of the law
- Held vendor accountable to their contract. Changes to landscape guidelines along with new Adopt-A-Spot to bring neighbors together to enhance curb appeal and value of your homes.
- A qualified General Manager, Maintenance Manager and now an opportunity to fill the Accounting position with a strong professional

Sue Moore

BoD Incumbent



When asked why I'm running I'm prone to answer 'because I love Oceana.' It's true. Oceana has been a part of our lives since 1967 when my In-laws bought in Unit 3. In those 45 years I have seen so many wonderful things about this community come and go. I ran for the board 2 years ago to continue the upward trajectory that I now see happening. I want to continue being a part of that process.

We have reopened since Covid closure requirements shut us down. We have begun the challenging task of restoring our landscape in units and on slopes. We are correcting the process of renovation design and communication about plans. We are repairing all those places where maintenance was

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deferred for years. We revised the CCR's and are again requesting members to vote on updates to remain in line with Davis Sterling. We are tackling the issues that members are concerned about. Not all of the issues are universally popular but all need to be addressed and brought in line with codes and laws.

I came to this community with experience in leadership, management and "boardsmanship." Thirty years in education as a teacher, principal and in the district office required listening, problem solving, decision making and consensus building skills. I have used these skills on the Board in the past 2 years at Oceana.

My request for your vote will allow me to continue to be responsive to the needs of the community and to support consensus building on our Board as we strive to do the best for Oceana. I will always stand clearly for what I believe is the best for our whole community. I have no special agenda. My agenda is to bring Oceana into the 21st century as quickly as we can. I want our homes to be the ones that realtors show first because they represent the best living for seniors approaching and into retirement.

Oceana has a great property, fantastic activities, and wonderful people. Let's keep it that way. Vote for a candidate who will make sure your interests are addressed - Sue Moore for Oceana!

Sandy Riser

I have lived in Oceana for six years and feel that this is the time for me to put my "money where my mouth is" and participate in the management of the association by running for Director on the board. It appears to me that the board could use a new Director with a combination of for profit business ownership experience combined with nonprofit board of director experience. My hope is to bring a real world approach to the management of the association and help heal the wounds we are currently experiencing as a community.



I worked in the corporate software world for 18 years with a worldwide product management team reporting to me. During that time I learned how to manage large, complex teams with brains and heart. After my corporate life, I started the first of two small businesses I have owned for the past 21 years - my first as a business consultant with other small businesses and now as a concert producer including events up to 1000 people. I run all aspects of the business, so I understand all the nuances that occur in finances, personnel, etc. and how to be the most efficient organization possible. I have sat on several non-profit boards, so I also understand the importance of the fiduciary responsi-

bility of the board and the commitment to the members of the organization.

Being on a board means bringing an open and sharp mind with a commitment to the community to do the right thing both legally and morally. It is the duty of all on the board to work together to find common ground, with full transparency to the members of the community, in order to create a community that is welcoming, financially sound, and well run. It is a tough role to play, but one I feel ready to do in order to improve and heal our community. I hope you will give me that opportunity.

**Anita Romaine
BoD Incumbent**



Like most of you, Oceana has become my home base; my "little bit of heaven on the hill." After years of various business, family, and travel experiences, my volunteer gene has kicked in. My work and training as a Service Supervisor for Sky West, together with my skills developed as a travel agent, Cosmetologist, and a stay-at-home Mother, have been developed and proved in my volunteer work these past years, both here in Oceana and in the Oceanside area.

Here at Oceana, I first started with involvement in the ceramics class, getting to know neighbors I might not have otherwise met. Over the years I have been a willing worker and advocate in Oceana, getting to know the people of Oceana and the many ins and outs' of our community. I have served as Unit Advisor for Unit 14, a Unit that has developed a true community spirit! I have served as Chairman of OSERT and the Website committees.

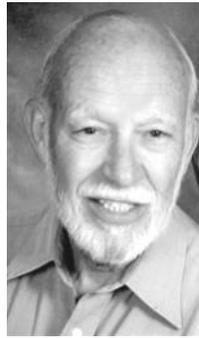
I consider Oceana the 'best kept secret" in Oceanside, and as such I am committed to addressing the various day to day and long-term challenges that face us. I want to be that person who combines common sense and caring for all the residents of Oceana to open up a road to communication and sensibility. Whether in maintaining and improving our assets, such as landscaping or "Share and Wear," or considering the various factors impacting our HOA Fees, I have been educating myself and am ready to serve with knowledge. Oceana needs people to serve who are committed to getting the facts and information about Home Owners Association issues, while at the same time staying committed to the good of our individual neighbors.

I'd like to continue with what the 2021-2022 Board of Directors has put into motion. Let's make Oceana fair and equal for the next 50 year. It's only common sense that we all share the expense of our community to keep it feasible and sustainable for future generations. We're in it for the long haul.

February 2022

John Vogt

BoD Incumbent



I have served on the Board for more than four years already, and so you have a pretty good idea of what you will be getting if I am reelected. I offer myself as a candidate for reelection because the job isn't done yet.

My background includes 20 years as pastor of a 1600-member Lutheran church and 15 years as president of graduate-level seminaries in Sweden and Ukraine to train Lutheran pastors.

I have served as Board President this past year - and what a year it was! It started with COVID locking down our community. Then there were three months without a general manager and facilities manager. We completed the revision of our governing documents, which grant greater freedom and new opportunities for our residents to make Oceana an even better place to live. The Board has had to adjust after the resignation of two directors and the death of a third. And through all that, it has been dealing with the land lease issue.

While we are still in the first year of a new management team, I believe that you are already seeing a more service-oriented, resident-friendly staff. We are seeing improvement from the landscaping contractor in response to our giving him 120 days to do better or we'd find a different company. The Board's effort to hold the land lease company responsible for infrastructure replacement is of even more long-term importance. We have sent a bill demanding \$2,130,666. This is just the tip of the iceberg as replacement costs are certain to increase as our community continues to age. And we have placed on the ballot the opportunity for our members to decide how the land lease payments will be divided in the future.

My objective in serving has always been to look at the bigger, long-term picture. I hope to see Oceana remain a high-quality home for us present residents, but also a community which preserves its quality of life and value for our heirs. I believe Oceana will benefit by the election or reelection of directors who are familiar with what is being done and are committed to staying the course. I offer myself as one such candidate.



Hilltop Highlights

After a Christmas break, a teacher asked her young pupils how they spent the holidays. One small boy wrote the following:



We always spent Christmas with Grandpa and Grandma when they lived here in a big brick home, but Grandpa got retarded and they moved to Florida. Now they live in a place with a lot of other retarded people. They all live in little tin boxes. They ride on big three-wheeled tricycles and they all wear name tags because they don't know who they are. They go to big building called a wrecked hall, but if it was wrecked, they got it fixed, because it's alright now. They play games and do exercises there, but they don't do them very good. There is a swimming pool there. They go into it and just stand there with their hats on. I guess they don't know how to swim. As you go into the park, there is a dollhouse with a little man sitting in it. He watches all day so they can't get out without him seeing them. When they sneak out, they go to the beach and pick up shells. My Grandma says Grandpa worked all his life and earned his retardment. I wish they would move back up here, but I guess the little man in the dollhouse won't let them out.

alan dolit

President's Message Continued from Page 3

allows them to request permission to use an outside landscape contractor to renovate an area by their home. The revised Handbook also gives an increased number of ways residents can volunteer for projects to improve our community, using Adopt-A-Spot, Aladdin, or the Garden Club.

You can get your draft copy of the revised documents from the office or view them on our website:

Go to: oceanaseniors.org,

Hover over: **Documents**, and click on: **Association Standing Documents**

Click on: **Residents Handbook**

(Proposed Revisions 2021),

and: **Architectural Residential Guidelines (Proposed Revisions 2021)**.

Send in your suggestions, questions, and comments before January 26.

John Vogt
Board President

Activities

Note: As we go to press, Covid-19 restrictions are in effect, but may be relaxed or relieved by the time of these events. Please check with the office to verify if the event remains scheduled.

Wednesday, February 9, 5 pm-7 pm

Winter Olympics

On the Big Screen—Clubhouse

Salty snacks provided, but bring your own beverage.



When:	Feb. 9, 2022 5 - 7 pm
Where:	Clubhouse
Enjoy:	Salty Snacks (Bring your own beverage)
Signup by:	TBD
Fee:	None

Sunday, February 13, Begin 6:30 pm



On the Big Screen—Clubhouse

Bring tailgate food to share, plus your own beverage. Betting squares will be available—so bring a supply of quarters.

When:	Feb. 13, 2022 Begin 6:30
Where:	Clubhouse
Bring:	Tailgate food to share & your beverage
Signup by:	TBD
Fee:	None

Wednesday, February 23, 5 pm-5 pm



Clubhouse
Wedding cake and sparkling beverage provided

When:	Feb. 23, 2022 5 - 7 pm
Where:	Clubhouse
Enjoy:	Wedding Cake & Sparkling Bev.
Signup by:	TBD
Fee:	TBD

COFFEE HOUR

Get caffeinated. Get energized. Get dancing!



Coffee Hour is suspended for the duration of the current Covid-19 restrictions. No events are currently scheduled.

Questions? Call the office at 760-757-3937

Things To Do at OCA

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 1st of month) 12:30-3:30pm. Card Room. Info: Tom Miller, 760-757-1393.

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

Carving Club (The California Carvers Guild) -Wed. 6-8pm in the Art/Ceramics Room Info: James (Darrell) Roche at 760-285-2493 .

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

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 rememberetolaugh@yahoo.com

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

Dominos Group - Tues., 12:30pm in the Card Room. Info: Dona White agt 760-533-2484.

French Club - Wed., 11am-Noon in the Library. Call Danae 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: Kevin Immel 760-305-2160

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.

Meditation Group -Friday evenings outdoors. Info: Jean Rothman at 760-303-1972.

OCA Book Club -2 pm 2nd Tues. of each month in the Library.

OSERT -3rd 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.

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.

Yoga - Chair: Mon. at 10am. Auditorium.
- **Floor:** Tues. 7-8 pm.
Info: Peggie Moore, 949-887-4641



Scheduled Events

Sunday	Monday	Tuesday	Wednesday
		1 10 am Activities Cte. —Card Room	2 5:30 pm Safety Cte. —Computer Room  Groundhog Day
6	7	8 9:30 am Architecture Cte.—Card Room 2 pm Book Club —Library (If mask mandate lifted)	9 10 am Unit Advisors —Auditorium 5-7pm Winter Olympics Big Screen—Auditorium
13  SUPER BOWL 6:30 pm Big Screen—Auditorium	14 VALENTINE'S DAY	15 9:30 am Compliance Cte. —Card Room	16 6:30 pm OSERT —Computer Room
20	21 9:30am Finance Cte.—Card Room  PRESIDENTS DAY	22	23 9:30am Open BOD Mtg. —Auditorium 12 pm BOD Exec. Session 5-7pm Newly Wed Game —Auditorium
27	28		

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

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

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Thursday	Friday	Saturday
3	4	10am-2pm SSS  5
10 2 pm SPC Mtg.—Library	11 10am Landscape Cte.— Billiards Room	12
17	18 11 am Ad Hoc Unit Im- provement Cte. —Office conf. room	19
24	25	26



love is in the air!

Activities Committee

Meets: 1st Tues. ea. Month,
9:30am, Card Room
Chair
Chuck Kruse
Charlie Wendt Secretary
Linda Garcia Share & Wear Mgr.
Susan Gugino
Don Jones
Karin Messaros
Kathleen Pursell
Carol Rishe
Isabelle Strubhar
Ginger Thayer
Anita Romaine Board Exec. Cte.
Peggie 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
Lesa 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
John Vogt Board Exec. Cte.

Landscape Committee

Meets: 2nd Fri. ea. Month,
10am, Billiards Room
Chair
Kathleen Dowling
Debra Demary
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
Patricia McArdle
Mary Murphy
Mike McLaughlin
Tain Soreboe
Sue Moore Board Liaison

OCA-TV Committee

Geoff Allison
Lee Mansis
Steve Milligan
Theresa Loverro
Anita Romaine Board Liaison

Safety Committee

Meets: 3rd Wed. ea. Month,
6pm, Comp. Room
Chair, 510-701-4044
703-254-8916
214-0221
Andrea Anderson
Patricia McArdle
John Moore
Alice Nolan
Toby Roberts
Dorothy Thayer
Kelly Byrne Board Liaison

Unit Advisors Committee

Meets: 2nd Wed. ea. Odd-numbered Month,
10am, Clubhouse Auditorium
Chair
Jeff Kern
Unit
1 - Ron Landsel 760-231-7586
1A - Linda Langworthy 562-301-1346
2 - (Open)
3 - (Open)
4 - Sally Lopez 760-421-4187
5 - Andrea Anderson 510-701-4044
6 - Steve Lawler 760-419-7011
7 (1-34) - Renee Maricque, 920-562-3436
7 (35-62) & 7A - (Open)
8 - Kathleen & Dan Pursell 760-439-9282
9 - Jeff Kern 908-420-1853
10 - Judy Hartmann 909-518-8767
11 (1-45) - MaryAnn Alger 503-348-9959
11 (46-77) - Diane Pettibone 760-803-1637
12 (1-53) - Jaci Ackles 760-845-4612
12 (54-98)- Karen Bishop 619-607-2400
14 - Toby Roberts
& Kristine Hale 858-775-4253
Anita Romaine Board Liaison

Website Committee

Meets: As Of Jan.5, 1st Wed. every other Month,
12pm, Computer Room
Chair
Tain Soreboe
Lonnie Burrows
Tom Trompeter
Kelly Byrne 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.)



Notices & Reminders



Let's Celebrate our Volunteers!

Oceana has a strong volunteer spirit. We have numerous committees, groups and events that involve a great number of volunteers. We could not do all of the things and have all of the activities we have here without dedicated volunteers. The Activities Committee would like to thank and recognize the many people that make Oceana and the nearby community a better place to live.

Who do you know that is an outstanding volunteer? It could be a next door neighbor, a neighbor in your unit, a committee member, a group participant or someone that just "does good". We know that there are some folks that do work or jobs around here and in the community that few people even know about. They respond to a need and they just do it, usually without wanting any recognition.

Please let the office know of any individuals that should be recognized. Please submit in writing or via email (office@ocaoffice.org):

1. Volunteer Person's Name
2. A short description of their contribution
3. Submitter's (your) name

These will be collected by the office through the end of February when they will be turned over to the Activities Committee to review, evaluate and select the top volunteers. Winners will be notified and provided an award as well as being recognized in a later edition of the Highlights.

Let's celebrate our outstanding volunteers in Oceana!

Charlie Wendt
Secretary, Activities Committee

Report Infractions

When you encounter a parking problem that is a violation of city code (e.g., blocking access to your garage, parking on red lines, or blocking traffic), **contact Oceanside Police** at:

760-435-4500

For more information, see:

CI.OCEANSIDE.CA.US/GOV/DEV/CODE/OVERSEE.ASP

Attention Oceana Artists!

Coming off a wonderful Art Show and Sale in October 2021 we are looking at plans for another event on May 1, 2021. Plans have not been finalized. We wanted to give everyone a heads up. We will let you know more when we know more. Have a wonderful February and watch for updates.

Dee Young
858 625 3035
deedeeyng@yahoo.com



Obituaries

Mike Thayer passed away on January 8th surrounded by his wife, Dorothy, and family. Dorothy and the family participated in the usual Veterans fair-well ceremony. We wish Dorothy and Mike's family strength and comfort in their sorrow. Mike will be sincerely missed.



Thanks to Our 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

Did You Know?



Presidents Day was originally established in celebration of George Washington's birthday. In 1880, Congress voted to make it the first national holiday which honored an individual. In 1968, Congress enacted the Uniform Monday Bill to give workers as many long weekends as possible. This moved as many holidays to a standard Monday each year. Many states were already honoring Abraham Lincoln's birthday, February 12th, and this celebration was combined with George Washington's birthday, for one federal holiday. It is observed on the third Monday in February each year.

Facts:

- Although it falls on the third Monday of February, George Washington's birthday is supposed to be celebrated on this holiday.
- According to the Julian calendar, Washington was born February 11, 1732. The Gregorian calendar was adopted in 1752, changing Washington's birthday to February 22.
- Since 1888, Washington's Farewell Address has been read aloud in the U.S. Senate on February 22nd.
- George Washington was the Commander in Chief of the Continental Army, first U.S. President, and President of the Constitutional Convention.
- Presidents Day never falls on Washington's actual birthdate (Feb. 22). The third Monday in February can never be any later than February 21st.

*My friend told me she
wouldn't eat beef tongue
because it came out of
a cow's mouth.*

So, I gave her an egg.

Committee Reports

OCA-TV Update

The OCA TV committee met in January to plan for the upcoming months of important recording/filming of Oceana activities for channel 1960 and the website links. As we all know February and March will be important months for the community for choosing new board members and expressing your right to vote. Where better to keep in touch than your own living room on TV channel 1960 and your computer on www.oceanaseniors.org. Due to these important happenings, the OCA TV will only show the recordings of these meetings with very little entertainment content till after March 19th when the votes are tabulated. We will put on the flyers for activities Oceana but no other content.



Each Friday OCA office sends an e-blast to all the residents that have signed up to receive them. If you want to be informed about what is happening throughout the coming weeks you will need to add your email to that list. Then you, too, can be a part of the tech world in Oceana!

The committee will be recording each Candidate Forums that can be accessed on Zoom, live on the day, and have a two-hour delay before it will be on a YouTube link for the website. Both ways you will be able to stay informed and get to meet each of the 14 candidates running for the Board of Directors. The last two Board of Directors' meetings will be broadcast for Jan and February, too, on Zoom, then put on the website with a YouTube link. We will have it put on the Friday email blast to remind you, too.

These efforts to keep you all informed should give you all the knowledge you need to make good decisions so your vote will be made from the latest in technology available to you. Then there is the old fashion way, just show up at the clubhouse to watch in person. The two forums will be longer than usual, either two sessions with seven candidates at a time or one with the 14 all-together. Either way, you will have a chance to see each candidate for the month before your actual vote will be processed on March 19th.

With the younger of the retired generations finding their way to Oceana they bring their computers, wi-fi systems, and streaming to the community. That is why OCA communications are working hard to make this possible. We do hope you utilize the website and channel 1960 to its fullest these next two months. Thank you - OCA TV Committee

Anita Romaine
Acting Chair

Oceana Garden Club (OGC)

Well, things are looking good for our OGC (Oceana Garden Club) for this new year. We had our first meeting on January 8th in person down at the garden lounge area with over 20 gardeners present.

Here are some of the highlights of what we accomplished:

- We reviewed all the items completed last year, which was significant. List includes upgrading new garden enclosures for 7 gardens. More will be improved this year based on fund raising.
- The orchard in the back has been expanded from 3 trees to 12, including 4 avocados, lemons, limes, peach, plum and a loquat tree. This will yield a lot of fruit over the years ahead. One of the nice benefits of being a member of the OGC.
- The new Vista Bella Gardens are out front (formerly Dog Park) This is a new addition and a treat for the eyes. Also keeps away the riff raff that used to park there later in the day and night. The Dog Park is a much safer and friendlier place to go these days.
- The new Oceana Nursery was started in an effort to collaborate with OCA on supplying low water plants for future landscape projects including Adopt-A-Spot, Aladdin Projects and other applications such as supplying owner paid plants at a fraction of the cost charged by our vendors. The nursery is currently being expanded to over 1,500 sq. feet. This will save us thousands of dollars on plants and labor over the years ahead.

Cont'd ⇨

There were a lot of good ideas shared by members, including expanding the social aspect of the gardens. We will be researching ways to expand our funding so we can do more great things in our community. We are looking for donations, possible grants, bake sales and open to ideas on how to make 2022 another great year. Big thanks to all who donated funds, plants and labor to help make all this possible.

If you are interested in becoming part of this club, go the OCA website and download the application for the garden. We currently do not have plots available, but good idea to get on the waiting list. That is it for now. Come on down and check out this "Slice of Paradise". You will like what you see!



**Kevin Immel,
President**

Activities

I write this during the first week of January and the Activities Committee has just decided to cancel our January events. The spiking number of Covid cases has us concerned. Hopefully, conditions in February will allow us to have a normal level of events in February. You can be sure we will only return to events when we feel it is safe. Activities ask you to wear a mask to all indoor events.

As published in the January Highlights article, we plan for 2022 to be a little different. Thanks to a couple of new volunteers and the interest you showed during last October's Wednesday night offerings, we will again be having some Wednesday activities. For example, on Wednesday Feb. 9, on the big screen in the auditorium, we will all watch the Winter Olympics together from 5PM until 7PM. Salty snacks will be available, but we ask you to bring your own beverage. This will be followed by playing the Newly Wed Game at the Clubhouse on Wednesday Feb. 23 from 5 until 7. As is fitting, look for Wedding Cake and a sparkling beverage.

These are not all we plan on having you do in February. The Super Bowl is planned for Sunday February 6 with Kickoff about 6:30 PM. We will show it on the auditorium screen. Plan on bringing tailgate food to share. Bring your own favorite beverage and best cheering voice. We will of course have betting squares available so bring a few quarters.

We have not scheduled it yet, but we are thinking about bringing you a Beer Tasting event. If all our efforts pay off, various beers will be offered for you in a blind taste test. We will see what an educated beer palate you have. We will of course have something for you to eat. Just what, is still being planned.

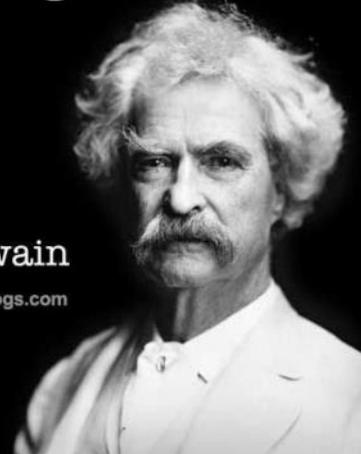
We still want to offer Night Sky viewing whenever there is a New Moon. There are several places at Oceana that are good for star gazing. However, we need a volunteer who has knowledge of such things and is willing to lead a group. If you know anyone, let someone on the committee know.

One last thing, if you have a lot of stuff around your home or garage, we can help. In the Butler Barn next to the Swimming Pool, we are offering storage lockers for rent. At this point, we have one 5 feet by 10 feet, locker left. The advantage of our lockers is you will not have to travel to haul your stuff. Your locker will be on campus. We have limited space available but will build you either a five by ten or a ten by ten, locker. Call Tracy in the office for details.

Charlie Wendt, Secretary

The more I
learn about
people,
the more
I like
my dog.

Mark Twain
APlaceToLoveDogs.com



Updates From The Isle



UPCOMING TOURNAMENT FEBRUARY 13TH



THE 13TH ANNUAL SUPERBOWL TOURNAMENT IS BACK!

CALL THE SHOP FOR MORE INFO



WINTER WAS A WONDERLAND AT THE ISLE!



Emerald Isle is proud to be the host site for the SnowSide Winter Festival. This one-of-a-kind, family-friendly holiday event takes place in December and offers something for everyone. Features include REAL SNOW and sledding, Santa Claus, Christmas trees, live entertainment, bounce houses, silent disco, amazing food, a hot chocolate station, adult beverages, and so much more! SnowSide gives back to O'side! In 2021 SnowSide had over 1700 attendees who helped us support our local non-profit partner, Humanity Showers, through donations of new socks, underwear and personal care items.

LOOKING FORWARD TO 2022!



“ About Humanity Showers: We believe that every person deserves access to a shower and dignity, no matter what. We do this on the premise that it's every person's fundamental human right to have access to showers. Weekly we offer mobile showers throughout North County, San Diego, Ca. Our goal is to support those in need, assisting them in our best capacity for a better quality of life. To do this, we collaborate with local groups to provide showers, haircuts, hygiene, food, and clothes. Local community members help fund our efforts.” **”**

LEARN MORE AT: HUMANITYSHOWERS.ORG

THE ISLE GRILL OPEN 6:30AM-5:00PM

GOLF SHOP OPEN 6:30AM-6:30pm



EMERALD ISLE GC (760) 721-4700

Draft BOD General Session Agenda for January 26, 2022

NOTE: The publication deadline for *Hilltop Highlights* makes it necessary to send the agenda to the printer 3 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, January 26, 2022**

- | | |
|--|---|
| <p>I. Call to Order
A. 9:30 A.M. by President
B. Pledge of Allegiance, led by Secretary
C. Video disclaimer by Secretary
D. Roll Call by Secretary</p> <p>II. Approval of Agenda</p> <p>III. Homeowner Comments (3 minutes per person)
Set a 30-minute time limit on homeowner comments as permitted by Davis-Sterling</p> <p>IV. Approval of General Session Minutes
A. December 15, 2021</p> <p>V. Emerald Isle Golf Club Update
A. Emerald Isle Representative</p> <p>VI. President's Report
A. Business Update</p> <p>VII. Secretary's Report
A. Executive Session Summary of December 15, 2021 Meeting</p> <p>VIII. Treasurer's Report
A. Financial Report
1. Acknowledge Receipt of December 2021 Financials
B. Delinquency & Collection Status Report
C. Fine Report
D. Lien Approval if any
E. Foreclosure Approval if any</p> <p>IX. Executive Sub-Committee Reports
A. Activities Committee,
B. Architecture Committee
C. Landscape Committee</p> <p>X. Committee Reports (No Board Appointed Executive Sub-committee)
A. Strategic Planning Committee
B. Safety Committee
C. OSERT
D. OCA-TV
E. Unit Advisors</p> | <p>F. Website
G. Finance Committee
H. Ad Hoc 2022 Unit Improvement Committee</p> <p>XI. Management Reports
A. General Manager's Report
B. Maintenance Department Report</p> <p>XII. Unfinished Business
A. Solar Energy Update
B. Finance Committee recommendations re. Change in Reserve Fund Investment Plan
C. Report on the General Manager's six-month review
D. Report on the Replacement Demand to OLC
E. Ballot for March voting
1. Wording of Implementation Date choices if Equalization Amendments to CC&Rs pass
2. Approval of supplemental material to be sent with the ballot
F.</p> <p>XIII. New Business
A. The Revised <i>Member and Resident Handbook</i> and <i>Architectural Guidelines</i>
1. Consideration of last-minute changes
2. Motion to adopt these two revised governing documents
B. Expressing appreciation to our many volunteers
C.
D. Roundtable
Next Meeting: February 23</p> <p>XIV. Adjournment to Executive Session
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> |
|--|---|



Always one for keeping fit, Susie did her regular pelvic floor exercises.

