

HILLTOP HIGHLIGHTS

Inside:



Also Inside:



2022 BOD Election Updates



OCA Land Lease Disclosure



Spring Grand Reopening



Consider this: If you do not vote, is that actually a vote for the issues and/or candidates you would not have supported?

A note to website viewers:

This page does not appear in the printed version. Please scroll down to see the rest of this month's Hilltop Highlights. And, since the printed version is done only in black & white, you can see, here, the full color of the original design.

Contact Information:

Office Phone:

760-757-3937

24 Hour Emergency

(Water & Plumbing)

760-757-3937

Fax: 760-757-8177

Website:

www.oceanaseniors.org

Accounting:

accounting@ocaoffice.org

Maintenance:

maintenance@ocaoffice.org

Homeowner Concerns:

office@ocaoffice.org

Non-emergency Police
(to report suspicious activity):

760-435-4900

Emergency Police:

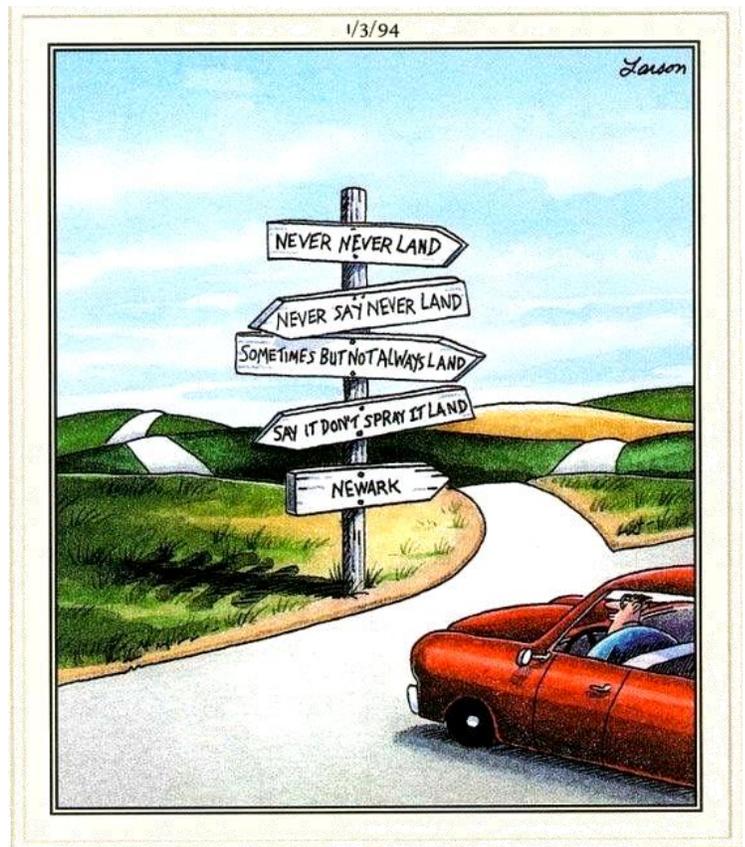
911



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Crucial decisions along life's highway

Office Staff:

General Manager Scott Humberstone
office@ocaoffice.org

Property Administrator Karen Walter
kwalter@ocaoffice.org

Receptionist/Landscaping Emily Simpson
esimpson@ocaoffice.org

Facilities Manager Fernando Montano
maintenance@ocaoffice.org

Maintenance Admin. Asst. Simone Mitchell
smitchell@ocaoffice.org

Admin./Cte. Asst. Tracy Richardson
trichardson@ocaoffice.org

Bookkeeper Diane Seely
dseely@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 Anita Romaine
760-439-7766
altanita14@cox.net

Treasurer Kelly Byrne
760-335-6597
ocadirectorkelly@gmail.com

Director Kris McLaughlin
760-421-7557
k.mclaughlin110@gmail.com

Director Peggie Moore
949-887-4641
peggiemoore0@gmail.com

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

The Board's "Signature Legislation"

The Board in its January meeting made a series of important decisions which are likely to impact our community for years to come. Remarkably nearly all were approved by a unanimous vote. Consider this list:

- The revised Members Handbook was approved. The new Handbook removes many unenforced or unenforceable laws such as the 10-pot rule and the rule that trash cans cannot be placed out before 6:00 p.m. on the evening before the pick-up day. But more significant are the new ways a resident can get involved in bettering our community such as the encouragement to do light yard work around your home or to undertake an Aladdin Project. The new Handbook also simplifies the approval process to make owner-paid renovations to the landscaping around one's house and makes it easier to reserve the auditorium, cardroom or library for private gatherings.
- Also approved were the revised Architectural Guidelines. These are largely unchanged, but they are now made clearer and formatted more attractively. They also address some things which were missing before such as doorbells with cameras, firewalls in one's attic, or a homeowner doing his own work on repairs or renovations. They also give clearer guidance on things like solar energy installations and renovations to accommodate the handicapped.
- The Board approved and put into use a full set of revised forms and applications - about 50 in number. The hard work on this was done as an Aladdin Project by Karen Bishop. The new forms are formatted uniformly with larger type, updated to match our revised documents, and checked to make sure they provide all the information that's needed.
- The Board adopted a new investment policy for our reserve funds and savings. It placed \$662,000 into a conservative/moderate plan which includes 56% in stock mutual funds. This is to help our funds keep pace with inflation and even grow. Moreover, the understanding that such investments should be left in place for at least 3 to 5 years gives extra security for our reserve fund.
- On the recommendation of members of the Landscape Committee, the Board made the decision to change landscape companies. There has been widespread dissatisfaction with the present company. BrightView, the new company, is scheduled to begin serving us on March 1. This is a much larger, nationwide company with many resources to draw upon. We're hopeful that soon we will see significant improvements in our landscaping - at a slight savings over what we are presently paying.
- The Board took the next small step in our efforts to hold the Oceanside Land Company accountable—as the landlord—for replacement costs of infrastructure throughout our community. The Board authorized our attorney to set up a mediation session in April after the new Board has taken office. The purpose of such a mediation session is to use the help of a profession mediator to see if there is the possibility of arriving at an agreement without costly court action.
- The Board approved the wording for the amendment to our CC&Rs which will be on the March ballot. The community will have the opportunity to decide whether the land lease payments will be made part of the monthly assessment and divided equally among all 932 homeowners for the remaining ca. 45 years of our land lease.
- The Board stated its desire that, if the equalization amendment passes, homeowners who incur a jump in their monthly assessment be offered a payment plan.
- Upon a request made in the homeowner comment section of the January meeting, the Board instructed the office to make the monthly Board packet available via email to any homeowner who requests it. Upon that request a homeowner would receive the information for an upcoming Board meeting as soon as the directors do.

President's Message Continued on Page 4

Spring Grand Reopening



A lot has changed! . . . Learn more about Oceana's activities and meet the HOA staff.

Please join us pool-side for a Resident Orientation, hot dog BBQ and door prizes. (Depending on COVID, face masks may be required.)

When: Saturday, March 12 at 12:30 pm

Where: Poolside

12:30 BBQ hot dogs

12:45-2 Door prizes

1-2 Club fair - Enthusiastic reps from clubs and committees will answer your questions

2-2:30 Orientation by the HOA staff and committees

2:30-? Your questions answered

Please



By March 8

Call the OCA office at
(760) 757-3937
or email the office at
office@OCAoffice.org.

President's Message Continued from Page 3

In January's nearly seven-hour-long meeting the Board made decisions which will have a big impact on the future of our community and cement this Board's legacy as one that tackled the hard questions. Despite threats and attempts at intimidation, the Board sought solutions for the long-term good of our community—solutions to make Oceana even more the Retirement Paradise that we'd like it to be.

John Vogt
Board President



Thanks to Our Volunteers!

The OCA Board of Directors Recall and 2022 Elections



The election is almost upon us. The following is a review of deadlines and procedures.

- ☞ This year's ballot contains a Recall—and 12 Home-owners are running for the Board of Directors.
- ☞ If the Recall passes, all 7 Board positions will be open.
- ☞ If the Recall does not pass, the 4 top vote-getters will fill the 4 current openings
- ☞ Ballots were mailed on February 15 by the Inspector of Elections



Two Meet-the-Candidates forums have already been held—in February.



Please join us at the Clubhouse or virtually for the 3rd forum:

Saturday, March 5 from 10:00am to 12:30pm

Your attendance is encouraged, but you can join us virtually on the OCA TV channel or zoom link with Meeting ID: 850 8049 7290; Passcode: 479524.

☞ Important:

Mail-in ballots must be received by March 18. No drop-off ballots will be accepted in the OCA office. Walk-ins will be received at the Annual Meeting; hand your ballot to the Director of Elections staff at the Clubhouse.

We invite you to come to the OCA Annual Meeting or watch on YouTube (link through the Oceanaseniors.org website) on Saturday, March 19, 2022 at 1 pm in the Clubhouse Auditorium.

Diane Harris
Chairwoman
2022 Nominating Committee for Board of Directors

OCA Land Lease Disclosure

(Approved by Oceanside Community Association Board of Directors 9-29-2021)
 550 Vista Bella, Oceanside, CA 92057
 Phone 760-757-3937, Fax 760-757-8177
www.oceanaseniors.org

The community of Oceana, located at 550 Vista Bella, Oceanside, CA, 92057, has a Land Lease and not all homeowner fees are the same within the community. The terms and descriptions below are here to assist you in understanding this Land Lease Disclosure.

OCA - Oceanside Community Association

OLC - Oceanside Land Company

LAND LEASE - Agreement executed by OLC and OCA

LAND LEASES - Oceana was developed in stages called "Units." Individual Unit Agreements were executed by OLC and OCA. No homeowner has a lease relationship with OLC. The OCA invoices the Land Lease charges from OLC to the homeowners.

Property Covered by the Land Lease

Oceana covers approximately 150 acres. Homeowners own the land under their home, the "footprint." The Land Lease covers the "Common Area" leased to the Oceanside Community Association. The Common Area includes ground surrounding each home, driveways, slopes, streets, sidewalks, community garden area, dog park and amenities. Amenities include a clubhouse with an auditorium, card rooms, computer center and library; wood shop; art complex for painting, lapidary and ceramics; building with re-sale shop and billiards room; and pool area with two pools and a spa.

History

In the late 1960's and early 1970's, the OLC (Oceana Land Company) developed and built Oceana as an age 55+ community. There are 932 homes with a variety of floor plans and housing types, both detached and attached. The original OLC Land Lease with OCA was for a total of 99 years at a monthly rental rate of \$15.00 per home. To date, the original 398 homes retain a \$15.00 monthly Land Lease with no escalation clause.

In the mid-60s, the Oceanside Land Company (OLC) instituted an escalation clause in the Land Lease Agreement with OCA for the remaining 534 homes in development. The esca-

tion formula set forth by OLC includes an adjustment based on the CPI (Consumer Price Index). The escalation was charged in the twentieth (20th) year after the first home was sold in that unit. The charge is recalculated every ten (10) years thereafter based on the date of purchase of that home. The current Land Lease charges range between \$93.53 - \$127.98 monthly.

Address System

Oceana has a unique address system. There is a "Unit Number" and a "House Number" used internally. For mailing purposes, street numbers, names and individual house numbers are used by the Post Office. You will see signs containing all of these throughout Oceana.

Monthly Assessment

All 932 homes pay three individual charges:

Regular Assessment - Oceanside Community Association's current charge of \$391.00.

Insurance - Pro-rata portion of Oceanside Community Association's general liability insurance of about \$25.

Land Lease This charge varies per home:

398 homes currently pay a Land Lease charge of \$15.00.

534 homes with the escalation clause pay a Land Lease charge currently between \$93.53 - \$127.98.

Units Paying Which Land Lease Charge:

The escalating Land Lease charges are based on home construction completion dates, not location, view or square footage. Unit 5 has some homes paying \$15.00 and some with escalation charges.

These homes pay \$15.00 per month Land Lease charge:

Unit 1 3660 Vista Campana North,
all homes (# 1 - 51)

Unit 2 3685 Vista Campana North,
all homes (# 1 - 74)

Unit 3 3630 Vista Campana South,
all homes (# 1 - 43)

Unit 4 3615 Vista Bella,
all homes (# 1 - 46)

Unit 5 3760 Vista Campana South,
Home #'s (3, 17, 65, 68, 73, 77, 83)
only

Unit 6 3755 Vista Campana North,
all homes, (# 1 - 65)

Unit 8 3621 Vista Campana South,
all homes (# 1 - 112)

These homes pay an escalated Land Lease charge:

Unit 1A 3655 Vista Campana North, all homes (#1 - 12)

Unit 5 3760 Vista Campana South, Home #'s 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 66, 67, 69, 70, 71, 72, 74, 75, 76, 78, 79, 80, 81, 82,

Unit 7 3808 Vista Campana South, all homes (#1 - 62)

Unit 7A 3770 Vista Campana South, all homes (#1 - 5)

Unit 9 3747 Vista Campana South, all homes (#1 - 105)

Unit 10 3875 Vista Campana South, all homes (#1 - 35)

Unit 11 3839 Vista Campana South, all homes (#1 - 77)

Unit 12 3890 Vista Campana South, all homes (#1 - 98)

Unit 14 3902 Vista Campana North, all homes (#1 - 64)

The Oceanside Community Association (OCA) Board of Directors is currently exploring lawful ways and means to resolve issues involving Land Lease assessments



Notices & Reminders



Revised Members Handbook and Architectural Guidelines

The revised Members Handbook and Architectural Guidelines have now been completed, approved by the Board, and put into use as our community's governing documents. They are - or soon will be - posted on our website oceanaseniors.org in the Documents file. You can download your copies from there, or you can request hardcopies from the office.

Announcing:

The 2022 Spring Oceana Art Show and Sale

This Year's Spring Event will be held on Sunday, May 1st, from 12pm until 4pm in the Oceana Clubhouse. Coming off the successful October 2021 Show we are excited to be sponsoring this event. We are looking forward to seeing all of you again and adding new artists from Oceana.

What makes this event special is that the Oceana Artists and Crafters have the option to sell their pieces during the art show in the Clubhouse and gives art lovers the ability to take home pieces for their collections and do some early Mother's Day shopping. This will add a positive dimension to the show. We look forward to your support in this wonderful opportunity to celebrate the Artists and Crafters of Oceana.

We have a wealth of artists in the Oceana community with ceramics, painters, jewelers, lapidary, quilters, knitters, woodworkers, woodcarvers, photographers, crafters, pub-

lished authors and so many more that we are inviting to participate this May. This will be original art created by the artists themselves. If you would like to show your work but not sell it, you have that option.



The set-up will be as it was in October with tables, easels for hanging artwork and chairs for the participants. Set up for the show for participants will be on Saturday, April 30th.

You will find updates on the Oceana Website, the Oceana Television Channel, the Friday email blasts, and the Hilltop Highlights.

Applications, information for set up and rules for the events will be found in the Clubhouse lobby and the Front Office. Completed applications will be given to the front office. A registration fee of \$10.00 per applicant will be collected at that time. Register early to secure your space. We have 6 foot and 8 foot tables and standing pegboard easels that are 4 feet by 4 feet for hanging art work. You may share tables. Please place your requests on the application.

Application packets will be ready to be picked up by February 28, 2022 in the clubhouse and front office. Deadline for applications will be Friday, April 11, 2022

Please get the word out to your neighbors, family and friends. We hope to make this a very special event for all of Oceana.

Volunteers will also be needed for Setup on Saturday October the 23rd and Sunday October 24th during and after the show. Please contact us if you would like to volunteer your services to make this a very special event.

The Ceramics Art Group is Chairing this Event. We look forward to seeing you.

For more information Contact Dee Dee Young at 858- 525-3035 between 10am and 4pm or email at deedeeyng@yahoo.com

Dee Young
858 625 3035
deedeeyng@yahoo.com



A Message from OCA's New Landscaping Company

Dear OCA Members:

We are excited to have been selected as your landscape partner. As your new landscape provider, our goal will be to work collaboratively with you and your team to create the very best landscape experience for your property.

We are your landscaping manager; our job is to worry about your landscape so you don't have to. We will keep you updated on important horticultural, arborist, water management and safety issues related to your property beginning with a full irrigation audit.

BrightView's landscape teams create and maintain a beautiful, safe outdoor environment for over 10,000 residential communities nationwide. Our specialists are proud to enhance your outdoor space ultimately improving curb appeal and property values within your community.

We are scheduled to begin working at OCA on March 1, 2022 and look forward to providing premier service for you while establishing a great partnership.

Our Office:

BrightView Landscape Services, Inc.
2420 Cougar Dr.
Carlsbad, CA 92010

Continue to report any landscape related concerns to the OCA management office at (760) 757-3937 and we will work together to repair and enhance Oceanside Community together.

Sincerely,
Your BrightView Landscape Services Team



Free TaxAide at Oceana

Sponsored by IRS/AARP Grants

Once again, we are offering free tax preparation services to our residents. Tax prep packets are available in the OCA management office.

Please schedule your tax appointment by calling 760-757-3937.

Because of COVID, we will review your tax packet in the library, but prepare your taxes in another area.

As always, your taxes will be done by IRS/TaxAide Certified preparers.

We are looking forward to seeing you.

Tain Soreboe

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**

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

And Now, a Friendly Message From Our Sponsors . . .



Consider this:

If you do not vote,
... is that actually a vote **for** the issues and/or
candidates you would **not** have supported?

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 remembetolaugh@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 -10 am 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 |
|--|-------------------------------|--|--|
|  | | 10 am Activities Cte. —Card Room MARDI GRAS! | 5:30 pm Safety Cte. —Computer Room |
| 6 | 7 | 8 | 9 |
| National Oreo Day | | 9:30 am Architecture Cte.—Card Room 10 am Book Club —Library (If mask mandate lifted) | 10 am Unit Advisors —Auditorium |
|  | 14 | 15 | 16 |
| 13 | | 9:30 am Compliance Cte. —Card Room | 6:30 pm OSERT —Computer Room |
| 20 | 21 | 22 | 23 |
|  | 9:30am Finance Cte.—Card Room | | |
| 27 | 28 | 29 | 30 |
| | | | 9:30am Open BOD Mtg.-Auditorium 12 pm BOD Exec. Session |

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

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

M
A
R
C
H

| Thursday | Friday | Saturday |
|---|---|---|
| <p>9am Coffee Hour- Auditorium Bingo 3</p> <p>6pm Sing-Along- Auditorium</p> | <p>4</p> | <p>10am-2pm SSS  5</p> <p>10am-12:30pm OCA 3rd Meet the Candidates Forum- Auditorium</p> |
| <p>9am Coffee Hour- Auditorium tba 10</p> <p>2 pm SPC Mtg.—Library</p> <p>6pm Sing-Along- Auditorium</p> | <p>10am Landscape Cte.— Billiards Room 11</p> | <p>12:30pm Spring Grand Reopening-Poolside 12</p> |
| <p>9am Coffee Hour- Auditorium tba 17</p> <p>6pm Sing-Along- Auditorium</p> <p>St. Patrick's Day </p> | <p>11 am Ad Hoc Unit Improvement Cte.—Office conf. room 18</p> | <p>1pm OCA Annual Meeting -Auditorium 19</p> |
| <p>9am Coffee Hour- Auditorium tba 24</p> <p>6pm Sing-Along- Auditorium</p> | <p>25</p> | <p>26</p> |
| <p>9am Coffee Hour- Auditorium tba 31</p> <p>6pm Sing-Along- Auditorium</p> |  | |



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
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
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

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.

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
Tom Trompeter
Kelly Byrne Board Liaison



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

Updates From The Isle



MARCH 3RD - ROOKIES & ROSÉ GLOW BALL CLINIC (LADIES ONLY)



MARCH 11TH 'TEES & TASTINGS' - A 1 HOUR CLINIC WITH INSTRUCTOR NATALIE V. FOLLOWED BY A BEAUTIFUL 3 COURSE PLATED DINNER BY CHEF ANTHONY



MARCH 12 - ST. PATTY'S DAY TOURNAMENT



WANT TO IMPROVE YOUR GAME?

HAVE YOU EVER HAD A LESSON? NATALIE VIVALDI IS OUR DIRECTOR OF INSTRUCTION HERE AT THE ISLE! SHE'S HERE FOR ALL YOUR GOLF GAME NEEDS AND QUESTIONS! AS A PROFESSIONAL GOLFER HERSELF WITH YEARS OF INSTRUCTION UNDER HER BELT, SHE OFFERS A WIDE VARIETY OF LESSONS TAILORED TO YOU AND WITH UNIQUE PERSPECTIVE ON THE GAME OF GOLF THAT ONLY THOSE WITH TONS OF EXPERIENCE CAN ACHIEVE. GIVE HER A CALL OR EMAIL HER TODAY TO GET YOUR GOLF GAME SHARPENED UP!

JOIN OUR MONTHLY OCEANA ONLY CLINIC! 1 HOUR \$25

QUESTIONS/SIGN UP: NATALIE VIVALDI (760) 305-3697 - NATALIEVIVALDI@YAHOO.COM

THE ISLE GRILL WEEKEND SPECIALS

BE ON THE LOOKOUT FOR OUR WEEKEND CHEF SPECIALS WITH CHEF ANTHONY AT THE ISLE GRILL! CHEF ANTHONY IS OUR NEWEST ADDITION TO THE ISLE AND IS OUR MASTER IN THE KITCHEN, SERVING UP ALL YOUR FAVORITES. BE SURE TO JOIN OUR EMAIL LIST TO NEVER MISS OUT ON ALL THE FUN.



FOR MORE INFORMATION ON THE CLINICS AND LESSONS, GIVE THE SHOP A CALL AT 760-721-4700



A priest dies and is waiting in line at the Pearly Gates. Ahead of him is a guy who's dressed in sunglasses, a loud shirt, leather jacket, and jeans.

Saint Peter addresses this cool guy,
"Who are you, so that I may know whether or not to admit you to the Kingdom of Heaven?"

The guy replies, "I'm Jack, retired airline pilot from Houston."

Saint Peter consults his list. He smiles and says to the pilot,

"Take this silken robe and golden staff and enter the Kingdom."

The pilot goes into Heaven with his robe and staff.

Next, it's the priest's turn. He stands erect and booms out, "I am Father Bob, pastor of Saint Mary's for the last 43 years."

Saint Peter consults his list. He says to the priest,

"Take this cotton robe and wooden staff and enter the Kingdom."

"Just a minute," says the good father.

"That man was a pilot and he gets a silken robe and golden staff and I get only cotton and wood. How can this be?"

"Up here - we go by results," says Saint Peter.

"When you preached - people slept. When he flew, people prayed."

When you talk, you are only repeating what you already know. But, if you listen, you may learn something new.

Dalai Lama

Did You Know?



National Oreo Day

History

National Oreo Day celebrates one of the most famous cookies in the United States. The Oreo cookie was first developed in 1912 by the National Biscuit Company, known today as Nabisco. These famous cookies were produced in a factory in Manhattan, New York. Since then, the cookies have grown in popularity and have been made using a variety of different flavors. These include mint, birthday cake, peanut butter and more.

Oreo remains a favorite among many. According to Delish.com, they are the world's best-selling cookie. National Oreo Day is observed annually on March 6th.

Facts:

- According to oreo.com, over 40 billion cookies are produced every year.
- Oreo cookies are sold in more than 100 countries.
- Oreo's first slogan in 1950 was Oh! Oh! Oreo. Some other slogans and jingles they had were *America's Best Loved Cookie*, *Who's the Kid with the Oreo Cookie?*, and *Oreo, the Original Twister*. In 2004 they changed their slogan to *Milk's Favorite Cookie* and it's been the same ever since.

Things to Do:

- Enjoy some oreos. Pair them with a glass of milk for good measure.
- Explore oreo recipes at www.oreo.com/recipe. There are cakes, caramel cookies, ice cream sandwiches, and more.
- Participate in the oreo challenge. Grab a friend and see who can get an oreo into their mouth first from the top of their forehead without using their hands.

Committee Reports

Landscape

March is here and flowers are popping everywhere! The Landscape Committee has been wrapping up some projects and planning new ones. Some of our accomplishments over the fall and winter include:

- Planting 19 new trees, with the help of LaBahn's, thank you for working with us Gregg!
- The OCA Nursery has refreshed the Roundabout at D Street, thank you Kevin!
- The corner of "O" street has been Adopted and will soon be planted.
- The Demo of the Friendship Garden continues, thanks to the volunteers who have a new vision for all to enjoy.
- A bench has been purchased and installed for all to enjoy the view in Unit 1.



New Bench in Unit 1

The New Residents Handbook has been posted on the OCA website. Please read your new options for making the area around your home look better. Did you know:

- You can sponsor or plant a couple of bushes near you.
- You can add some annuals to the planter beds to add a splash of color.
- You can sponsor a tree to be planted in honor or memory of a loved one.
- You can Adopt a Spot to plant and care for.

- You can apply to have artificial turf installed.
- You can enlist the OCA Nursery to add some low water plants to a planter bed near you.
- You can donate your overgrown plants to the OCA Nursery.
- You can donate your time or \$ to the new Friendship Garden or the OCA Nursery.
- You can volunteer to be on the Landscape Committee, a group that strives to make Oceana look even better.

Did you know that what you give in landscape beautification is returned to you 10-fold, is enjoyed by others, helps the environment, attracts beneficial insects, butterflies and birds?

Your gift to yourself, outside your door, will lift someone's mood and you may feel like you are part of a solution. And a beautiful landscape increases property values.

All of the above starts with a Landscape Request Form. Go for it. We would be glad to help you make Oceana even more beautiful. Please come to our meetings to learn more about these exciting new options. Come and meet our new landscape vendor Bright-View. We meet the second Friday of every month at 10am in the Billiards room.

Thank you.
Kathleen Dowling, LSC Chair

Architecture

Architectural Guidelines Refresher

Now that the Pandemic restrictions are mostly in the rear-view mirror, many homeowners are looking at doing upgrades & renovations to their homes and are excited to get started. An Architectural Request is required for **any and all** changes to the exterior of the house as is defined in The Architectural Guidelines which are available at the Oceana office and on OCA's website: oceanaseniors.org. The Oceana Architec-

Cont'd ⇒

tural Committee is currently fully manned with every Unit having a dedicated representative willing and able to be of assistance and answer your questions. You can find your representative in the Hilltop Highlights and listed on the back of the updated Architectural Request form.

Architectural Requests are due to the office **no later than** the first of the month so they can be reviewed by Tracy Richardson. She will check for completeness so that missing documents or information can be provided before the meeting. After the meeting, the letters of approval, or discrepancies needing clarification are sent, to arrive at the homeowners usually, by Friday or Saturday. The process has been streamlined over time and works smoothly, and the Architectural Guidelines are newly updated. The Committee meets the second Tuesday of each month, at 9:30 in the clubhouse card room. Homeowners with requests are welcome to attend as are anyone interested in observing the process.

Emergency Architectural Requests, that require timely approval, **must** be genuine emergencies. Once submitted, 2 Committee members will make an in-person, timely visit to inspect the site of the request and if deemed a real emergency, will sign off on it and the office will immediately provide your approval letter. If the normal process isn't fast enough and/or your contractor wants to start at his convenience, does not constitute an emergency.

Though we are currently at full complement, there are 2 members leaving the community in the near future. If you are interested in joining the committee, come sit in on a meeting or contact me at jaybyrd99205@gmail.com. It is a very rewarding committee.

Homeowners upgrading and updating their homes is appreciated and is good for the community. Thank you.

Jay Norris
Committee Chair

OCA Safety

Our new patrol vehicle is in action and patrolling at night. Feel free to stop and have a look when you see us in the community.

Safety Tips: Garages & Carports

- Park your car in a garage or carport if possible
- Assure all safety lights are in working order
- Make sure all storage lockers in your car port are secured
- Remove stored items from you carport—it draws attention to burglars
- Catalytic converters are a high priority theft item
- Remove all visible items from your car
- Lock car doors
- Close and lock side gates, man doors and garages
- Secure bicycles, golf carts or E transportation inside

Stay safe!

Andrea Anderson
Safety committee Chair

Activities

Well, we certainly are off to a bad start Activity wise. We cancelled everything for January and February. Covid and the fear of having a spreader event was the reason. We make these decisions on the third Tuesday of the month prior. In February's case, at this point the Omicron variant was leading the news and our Governor was providing Covid related directions.

Hospitals were full and the number of cases on the rise. That was enough to make the decision that it was prudent to cancel February extra activities.

For many years Don Betts has managed the computer room for which we all owe him a great big thank you. Recently Don has decided to resign his managership. Additionally, the room's technical support volunteer has resigned. The number of users has fallen to less than 2 a week. Unless a manager, a technical support person and



users step forward we will have to close the computer room. If you are willing to manage the computer room, provide technical support or are a customer, call Tracy in the Oceana office.

Covid willing, March will see fun activities. Thursday mornings is Coffee Hour with Bingo, professional entertainment and perhaps an informative speaker. Plans are being made for a beer, wine and soda tasting contest. March, April, and May will see Jeopardy games with the winners facing off in June. Look for details on flyers throughout the campus.

I want to say thank you for your continuing support of Share and Wear. We continue to get great donations and shoppers. Until the Covid scare passes you will need a mask to shop at Share and Wear.

We have rented the Butler Building storage lockers'. However, we are keeping a waiting list and will build lockers to suit. We have two sizes, 5' by 5' and 5' by 10'. If you have extra stuff, are out of storage or parking your car on the street and not your garage, give Tracy a call and she will get you started in the process of getting a locker.

We really hope to restart activities very soon. We all need fellowship and activities allows all of us to keep in touch with our neighbors. See you in March.

Charlie Wendt, Secretary



"We can't replace your old computer. That would be age discrimination."

I Just Discovered My Age Group!



I am a Seenager (Senior teenager).

I have everything that I wanted as a teenager, only 55-60 years later.

I don't have to go to school or work.

I get an allowance every month.

I have my own pad.

I don't have a curfew.

I have a driver's license and my own car.

I have ID that gets me into bars and the wine store. I like the wine store best.

The people I hang around with are not scared of getting pregnant, they aren't scared of anything, they have been blessed to live this long, why be scared?

And I don't have acne.

Life is Good! Also, you will feel much more intelligent after reading this, if you are a Seenager.

Brains of older people are slow because they know so much.

People do not decline mentally with age; it just takes them longer to recall facts because they have more information in their brains.

Scientists believe this also makes you hard of hearing as it puts pressure on your inner ear.

Also, older people often go to another room to get something and when they get there, they stand there wondering what they came for. It is NOT a memory problem; it is nature's way of making older people do more exercise.

SO THERE!!

I have more friends I should send this to, but right now I can't remember their names.

So please forward this to your friends; they may be my friends, too.

Draft BOD General Session Agenda for February 23, 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, February 23, 2022**

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| <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. January 26, 2022</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 January 26, 2022 Meeting</p> <p>VIII. Treasurer's Report A. Financial Report 1. Acknowledge Receipt of January 2022 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. Report on the Replacement Demand to OLC C.</p> <p>XIII. New Business A. Discussion of Billiard Room access, especially in evenings and on weekends when the office is closed B. Discussion of the future use of "Doris' Room" of the Clubhouse lobby C. Discussion of forming an Ad Hoc Committee to draft a Payment Plan to use if the Equalization Amendment passes D. Oceana Golf Club Inc Shareholders' Annual Meeting E. 2022 Painting Projects - Units 6 and 10 F. G. Roundtable Next Meeting: New Board March 30</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> |
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