

HILLTOP HIGHLIGHTS




Under the Stars

At Our Community Garden

Inside:



OCA and Oceanside Land Company (OLC)
Pursuit of Replacement Cost Timeline



**just be happy.
they hate that.**

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

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accounting@ocaoffice.org

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Homeowner Concerns:

office@ocaoffice.org

Non-emergency Police

(to report suspicious activity):

760-435-4911

Emergency Police:

911



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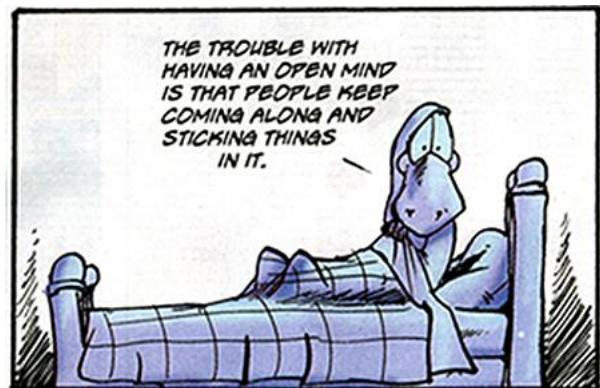
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Contact for all: 760-757-3937

Office Hours:

Mon.-Thurs., 8:30 am-Noon; 1pm-4 pm
Fri., 9 am-3 pm
Appointments available by calling the office

Office Information

- The deadline to submit information for The Hilltop Highlights is the 1st of the month preceding the month of the publication. Use the HUB submission form on the website or Email to: oceanahub@gmail.com. Submissions will be accepted until the 8th of the month and included as space is available.
- Have a payment to make or a work order to submit after office hours? Please use the drop box located on the front/west side of the OCA Business Office. It is checked Monday through Friday.
- How do I submit a work request? (Two kinds: maintenance work request and landscape work request) The most efficient manner is to submit an online request through AppFolio, our property management software. The physical work request forms are available on our website (oceanaseniors.org) or at the office. Submit completed forms to the office or via office@ocaoffice.org, by fax to 760-757-8177. All work requests are prioritized with other scheduled work. We do respond to an emergency situation (e.g. sewer backups and exterior water leaks) within 24 hours. After normal business hours and on weekends emergencies should be reported to our live answering service at 760-757-3937.
- Are you moving? Do you have a neighbor who has moved or passed away? Please provide such information to the office at:
ocaboard@ocaoffice.org.

Board of Directors

President Sandy Riser
sriser@ocaoffice.org
520-360-2081

Vice President Peter Cornog
pcornog@ocaoffice.org

Secretary Karen Bishop
kbishop@ocaoffice.org
760-440-8250

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pmoore@ocaoffice.org
949-887-4641

Director Roxanne Rimmel
rremmel@ocaoffice.org

Director Evelyn Thomas
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All Members ocaboard@ocaoffice.org

Keep Informed

Oceana
oceanaseniors.org

City of Oceanside
ci.oceanside.ca.us

San Diego County
sandiegocounty.gov

Report City Code 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),

Call: 760-435-4500
ci.oceanside.ca.us/gov/dev/code/oversee.asp

No Board of Directors Meeting, Open or Executive Session, is scheduled for August.



A Message From the Board Of Directors

By the time you read this, FirstService Residential will be officially "in" as our community management company. We expect there will be some bumps in the road as we transition, so we ask for your patience as our team learns new systems and processes. But we know in the end it will all be for the benefit of the entire community.

The Board is focusing on our strategic plan remaining action items and in the fall, we will revisit to see what we want to accomplish in the second half of our board year. It is so hard to believe we are almost halfway there!

If you were at our June meeting, you know we reviewed the timeline concerning our relationship with the Oceanside Land Company and our land lease. We also read a statement from our legal counsel who is helping us with that issue in order to update everyone where we are to date. In the fall, there should be more to tell everyone. That timeline and statement are also included in this month's Hilltop Highlights.

The News You Can Use section that follows here is created each month by a board member and is based on questions we receive, homeowners' comments and decisions made at our last board meeting.

Many of our board members will be enjoying vacations and time with their families in August, a much-needed break after about 15 meetings in less than 5 months - it has been a whirlwind for sure! A reminder: there will be no general or executive meetings in August unless there is an emergency.

Continue to have a great summer. I personally am heading to Europe for work then Bernie and I are going to take some time to enjoy France, Spain, and Italy. I will be connected to Oceana but will be having some relaxation time to refuel my engine for the fall

Sandy Riser
President,
OCA Board of Directors

News You Can Use

Based on recent Board of Directors' decisions, Homeowner comments, and the June BoD General Session, here is 'news you can use'. A reminder there will be NO Board meeting in August.

Community Management Company

By the time the August Highlights hit the press, our new management company, First Service, will be fully integrated with OCA and making a difference. If you encounter some difficulty as you switch your account using the provided instructions, Management and staff are there to help. You will soon start to notice changes such as the tracking of work orders and requests for Architectural and Landscape reviews in a timely manner as well as 24/7 answering service for emergencies.

Fireside chats

The third Wednesday of each month a board member continues to meet in the library from 6-7pm. Homeowners are starting to utilize this one-on-one opportunity to offer suggestions, ask questions or just discuss what is happening in our community. BoD VP Peter Cornog will be in the Library August 16th.

Strategic Planning

Many of the BoD goals have been met, we have a new highly effective Manager, Dan Farrar, a new community management company, we are very close to creating a new Facilities Committee and we are creating guidelines for making beautification changes to our common area. Our goal is to make OCA a safer place to live, walk, and enjoy activities.

Facilities Committee

Three members of our BoD have been inspecting our common areas and facilities the past 4 months. We have inspected the pool area, clubhouse and other buildings, Unit 1, 1A, and 2. We concentrate on identifying areas of risk such as tripping hazards, poorly lit areas and areas in need of maintenance. The information is then prioritized with management for remediation based on need. We need interested homeowners who see this need and want to be part of the solution. Our next inspection is scheduled for August 21st at 1pm in front of the Clubhouse. If you are unable to be there but want to be part of this committee, please contact board member Roxanne Rimmel, Evelyn Thomas, or Peter Cornog. You would ride or walk the Units and arrange times that work best for you, even early evening or weekends.

Weed Control

Management and Brightview continue to try to get the weeds under control after our record Spring rains. The Board approved BV putting in some extra hours on an upcoming Saturday. If you are on the 'No Spray list' and unable to pull your weeds, contact the Landscape Committee. There are a few homeowners who are willing to help.

Neighbors Helping Neighbors

The best way to help your neighbor is to get to know them. Some of our Units have already implemented programs to help one another, others have 'Happy Hours' or Block Parties. When you know your neighbors and their habits, you are best able to identify when something appears wrong. If you see something that doesn't seem right OPD suggests you dial 4900 for quick non-emergency dispatch. Be sure to ask for an incident number.

CRC

If you haven't stopped in at the computer room in the clubhouse or checked the web page for how CRC (Community Resource Center) can help you, I highly recommend you do. They are busy researching savings and services that are offered to seniors, such as reduction on SDGE bill (income based or if you use a medical device such as a Cpap). They are currently researching the possibility of a mobile health clinic having a regular stop at OCA for vaccinations, or other services like blood pressure check. Other ideas for mobile units might include a mobile vet, pet grooming, blood mobile.

Other Board News

The Board of Directors approved the purchase of the Simplisafe Alarm System for our Office and approved hiring SCT Reserve Consultants to conduct a Level II study of our reserves and infrastructure. Indoor pickle ball hours have been extended 1/2 hour earlier on Tuesdays and Fridays subject to any facilities set-up needs. The stucco and trim of homes in Unit 11 continue and we're hearing positive comments from the homeowners.

Thank you to all who contribute their time and the homeowners who come out to enjoy all of the activities and events offered.

Roxanne Rimmel
BoD



Common Area Modifications

The 2023-34 Strategic Plan includes an exploration and clarification of what modifications can be made to the common areas. The board appointed Karen Bishop, Peter Cornog and Roxanne Remmel to an Ad-hoc Common Area committee. The board's goals are:

- To improve the aesthetic quality of the community.
- To protect each homeowner's investment.
- To reduce homeowner confusion about guidelines and procedures.

There is a lot to consider - modifying leased land, maintenance issues, risk management and compliance. The committee is making recommendations based on Davis-Stirling, governing documents, legal advice and reasonableness. Committee members are consulting with management, the Architecture and Landscape Committee members and the board. Soon, there will be improvements in the processing of requests with the FirstService Residential tracking system and best practices' procedures.

The Landscape Committee is providing input and suggestions on guidelines:

- Defining the responsibility of the Landscape Committee.
- Evaluating requests based on aesthetics, safety, livability, protecting homes.
- Differentiating between permanent and non-permanent changes.
- Applying CA laws regarding low water-using plants and artificial turf.
- Establishing guidelines so homeowners can use Licensed Contractors.
- Allowance if the change does not create "exclusive" use issues.
- Reducing HOA liability with homeowner Maintenance Covenants.
- Identifying types of hardscape that can be installed around homes.
- Documenting how requests are processed and tracked.

The management will be following up by contacting homeowners if violations exist with referral to the Compliance Committee if necessary. One motion was approved in the June 28 General Session.

Resolved: In the event management documents that a homeowner commenced work on any project without prior approval of the Architectural or Landscape Committee as documented in the committee's minutes, the Compliance Committee will implement the

highest level of fine for the first offense after going through the compliance procedures and require the homeowner to return the area to the original condition or apply for approval within thirty days or inaction will result in increased disciplinary action.

After there is agreement on the guidelines, the governing documents will be revised and presented for homeowner feedback. In the meantime, email the Ad-hoc Common Area Committee at kbishop@ocaoffice.org if you have suggestions.

Karen Bishop

OCA and Oceanside Land Company (OLC) Pursuit of Replacement Cost Timeline

Date: 1986

Beginning in 1986, according to the master lease, every 10 years the land lease rents escalate for OCA. It is a five-year escalation cycle and in 2021 the last cycle was completed.

The next cycle begins in 2026. What this means is, our current \$852,747.36 a year lease payment to OLC will increase. It is calculated using the San Diego CPI for Urban Wage Earners and Clerical Workers.

We estimate the land lease rent will be well over \$1M a year, shared equally. This will result in payments per home that will increase in the hundreds per year.

Date: July 2020

Land Lease Committee: this committee was formed to explore options to buy out the land lease.

Date: September 2021

The Land Lease Disclosure was approved by the Board so that there was clarification for the public on how the land lease was constructed.

Date: November 2021

BoD determined, based on Attorney Kriger's advice on options, to begin equalization via a change to the CCRs.

Date: Late 2021

Grant Teeple of Teeple Hall was engaged with the association to represent us in trying to recover the replacement costs from OLC.

A demand letter with \$2.1M in re- Cont'd ⇒

Cont'd from prior page

placement costs was sent to OLC in December 2021.

Date: January 2022

OLC formally rejected the demand letter for repayment of replacement costs issue by Attorney Teeple.

Date: March 2022

In March 2022, Measure 5, was passed by the association to equalize the monthly assessment for all homeowners.

Date: June 2022

Procopio was engaged to consult on the mediation, along with Teeple, as they have a deep bench. This was board approved in May 2022.

Procopio and Teeple represented us, along with three members of the board at a mediation session with OLC.

Date: August 2022

OLC formally rejected any proposal from OCA out of the mediation.

Date: August 2022

Procopio was approved to be retained to litigate OCA land lease claims against OLC.

Date: November 2022

The Board approved the use of Reserve Funds to pay for the legal fees in 2023, based on Civil Code 5510 which allows for the use of Reserve funds for litigation involving the repair, restoration, replacement or maintenance of major components that the association is obligated to repair, restore, replace, or maintain.

This is not a loan, but use of the funds in Reserves.

Date: January 2023

Attorney Smelko provided a statement to the community.

Date: March 2023

BoD approved the use of experts that support legal action for replacement costs.

Date: Current

Attorney Smelko provided a second statement, **presented beginning next column.**

Second Statement by Attorney Smelko Regarding Pending & Future Litigation

In November, the Association was served with a Lawsuit by a Member regarding dues assessments. That Lawsuit was tendered to the Association's Insurance Carrier, which agreed to provide a defense paid for by insurance. The Association has a duty of cooperation with its insurance provider, requiring the Association to adhere to the decision making of carrier appointed counsel. A response to the Complaint was due on December 19 and was timely filed as a Demurrer. The Demurrer requested: (i) that the Lawsuit be dismissed because the Lawsuit filing was not preceded by required pre-conditions for filing suit; and (ii) that the Complaint's request for punitive damages be stricken. The Court gave the Association an April 13, 2023 Date for Hearing of the Demurrer. At the Hearing, the Court ordered that the Lawsuit could proceed but that the punitive damages allegations in the Complaint did not pass legal muster. The Court gave the Plaintiff 30-days leave to amend the Complaint regarding the punitive damages allegations and gave the Association 30-days leave to respond to any Amended Complaint.

Following the timelines issues by the Court, Plaintiff filed a First Amended Complaint and on June 14, 2023, through its Insurance appointed counsel, the Association timely filed a Motion to Strike the amended punitive damages allegations in the First Amended Complaint. The Court set a Hearing date of September 1, 2023 for the hearing on the Association's Motion to Strike the Plaintiff's amended request for punitive damages. Shortly after the Hearing, the Association will need to file additional pleadings in Court to respond to the Complaint in a manner which best protects the Association and each Member.

In addition, the Association has been continuing to investigate with experts the need for a comprehensive response and program to fully replace various parts of the infrastructure of the Common Areas. As has been the case, due to the pendency of the existing Lawsuit, however, taking any further legal action to assess financial responsibility for comprehensive infrastructure replacement program would be premature and might jeopardize the Association's defense of the Lawsuit. As was the case earlier, preparation continues to more fully develop the factual and legal basis for achieving implementation of a comprehensive infrastructure replacement and repayment program. The investigation and analysis that has



been underway since August of last year continues as more and more infrastructure problems in the Community exhibit aging and useful life deterioration and destruction. In the past three months, alone, substantial work has been done to replace aging and deteriorated parts of the common areas.

Once a decision is reached on the current Motion to Strike recently filed by the Association's Insurance lawyers in the Lawsuit, the Association will then be prepared to promptly pursue reimbursement for past infrastructure replacement expenses and to request that the appropriate parties begin to pay for future infrastructure replacements in the common areas.

Our Board has obtained detailed information about these very complex issues. Preparation to seek and then obtain a comprehensive resolution of all of the intersecting issues affected by the Lawsuit remains ongoing as has been the case since last August. It is important to nail down the facts relating to replacement costs and expense. By the time that the Motion to Strike the existing First Amended Complaint in the Lawsuit is decided, the Board, the Association and the experts will be fully prepared to proceed to obtain a final, global resolution of the issues facing the Association and its Members.

If any Member has questions of the Board, or of our representatives, please send the question, in writing, to Board President, Sandy Riser, and to the extent possible, the question will be answered in writing.

Rock Garden Update

On The Rocks

On May 30 & 31 a group of Oceana residents from Units 14 and 12 got to work to clean up the Rock Garden close to O and P Streets. This project has been chosen to enhance the area and make it into a wonderful place all residents can go to and enjoy nature. In the future the Rock Garden will have a larger pathway, 2-3 benches, lots more plants and bushes plus special rock formations to enjoy. Come by to look for the progress.



Anita Romaine
Unit #14 Unit Adviser



Next Month . . .

Save the Date:

Monday
September 4,
1 pm - 3 pm



We're having a

Labor Day Party!

With music by

Cool
Rush
Band



Signup dates:

August 15 - 29
At the Office

Other specifics (Caterer, Menu, Fee) to be determined. Stay tuned!



A frustrated artist giving cheer to neighbors during weeks of isolation.

This Month . . .

Party Under the Stars

A Don't-Miss
Event



Oceana's first-ever party at our Community Garden!

August 24, 5:30-7:30 pm

Enjoy:

- The garden, nursery and orchard
- The twinkling lights
- Free food, wine & music
- Silent donation auction
- T shirts
- Painted stones
- Giveaways
- Garden & nursery tours

This is a fundraising event for the Garden Club. Donations will be welcome.

Please wear comfortable shoes, as the terrain is uneven and there will be very limited seating. And, Please, no pets will be allowed!

Getting there:

Our community garden is located at the end of Vista Bella. Limited parking is available adjacent to the garden on Vista Bella. You may also park in the Clubhouse parking lot and take a golf cart shuttle down to the garden.

Party Under the Stars is a free event, but you must RSVP to the OCA office by August 21.



August Activities

Saturday, August 5, 12-2 pm

New Resident Orientation & Info Fair



Learn about our many clubs & activities.

- Raffle drawings
- Free Italian Ices to first 100 people

When: Aug. 5, 12-2 pm
Where: Clubhouse
Enjoy: Raffle Drawings & Free Italian Ices
Signup: Not Required
Fee: Free

Saturday, August 12, 1-3 pm

Ice Cream Social

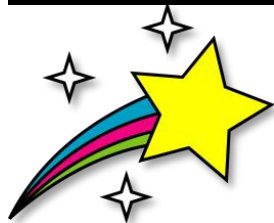
Ice Cream Treats with all the fixin's!

- Ice Cream from 1 to 2 pm
- Street Juggler Anton from 2 to 3 pm



When: Aug. 12, 1-3 pm
Where: Poolside
Enjoy: Ice Cream with Fixin's with Street Juggler Anton
Signup: Not Required
Fee: Free

Thursday, August 24, 5:30-7:30 pm



Party Under the Stars

Join the festivities at our community garden.

- Please see details on Page 8

When: Aug. 24, 5:30-7:30 pm
Where: Community Garden
Enjoy: Lots! - See Page xx
Signup: RSVP to OCA Office by Aug. 21
Fee: Free

Thursday, August 31, 2-3:30 pm

5th Thursday Afternoon Treat

A favorite Oceana event!

- Music by pianist John Bianchi
- Pizza, soda & water will be available



When: Aug. 31, 2-3:30 pm
Where: Clubhouse
Enjoy: Snacks, music & socializing
Signup: Aug. 11 thru Aug. 25
Fee: \$5

Please Note: Our events are so successful that we must enforce a hard policy of no sign-ups and no payments at the door. It's not fair to those residents who signed up and paid on time to have the caterer run short on food due to last minute signups and payments. Please take careful note of the signup time windows. If you haven't signed up and paid before the signup period has ended, you will not be able to attend the event. Don't miss out! Sign up on time!

COFFEE HOUR

Get caffeinated. Get energized. From 9 to 10:30 am Thursdays



- August 3 : Bingo—Win Prizes
- August 10 : Glenn Kramer—Pianist
- August 17 : To Be Announced
- August 24 : Mike Chamberlain—The Singing TV Guy
- August 31 : No Coffee Hour—5th Thursday Afternoon Treat

Questions? Call the office at 760-757-3937

Pride at the Pool...A Success!

On Saturday, June 17, 2023, several Oceana homeowners held their first Pride at the Pool celebration, recognizing Gay Pride Month and the LGBTQ community.

There was a bit of apprehension in the air during the first few minutes. However, shortly thereafter, droves of people entered the pool area to celebrate. We overheard comments such as, "Wow, this is great!", "Who put this together?", "Why hasn't this been done before?". Celebrating the diversity in Oceana and acknowledging the LGBTQ community was a goal of the event.

We were pleased to have a speaker from the North County LGBTQ Center who spoke about the importance of community, how to show support as well as issues related to the elderly. A wonderful young comedian from Temecula graced us with a hysterical performance! Laughter could be heard around the entire pool. The atmosphere was filled with happiness. Disco music and conversations were abundant. And, with the help of a fabulous afternoon of sunshine, a great time was had by all.

It is my hope that we continue to embrace diversity, culture and facilitate an atmosphere of positivity that can bring us all together. After all, Love is love.

Respectfully submitted.

Gail Olenick

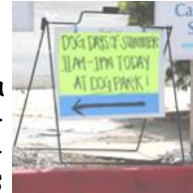


A Few Candids



Dog Days of Summer

On Saturday, June 24th Oceana had the first "Dog Days of Summer" event. It was a great success! Lisa Bagot organized this for all of the dogs in Oceana. About 30 dogs (and their owners) showed up. Prizes were given in various categories. Trophies were given out to the winners and the "Grand Golden Paw" was awarded. Pictures were taken of the dogs and their owners and videos were made of the contests and the dog parade.



Oh, Those Legalities!

Best Costume



Smallest



Biggest

The Workers



Check the Oceana website to find additional photos and videos. (Lisa will email you a picture if you would like one. She can be reached on 619-379-4085 or by email on lisabagot@gmail.com.)

Charlie Wendt

OCA Committee Membership

Activities Committee

Meets: 1st Tues. ea. Month,
10 am, Card Room
Chair
Ellen Marciel
Charlie Wendt Secretary/Treasurer
Linda Garcia Share & Wear Mgr.
Pat Hawkins
Carolyn Kruse
Chuck Kruse
Karin Messaros
Sue Moore
Gail Olenick
Lisa Olivero
Ginger Thayer
Donna Wendt
Roxanne Rimmel Board Liaison

Architectural Committee

Meets: 2nd Tues. ea. Month,
9:30am, Card Room
(Agenda deadline: 1st day of month)
Lisa Bagot/Paula McDonald Interim Co-Chair
Lisa Bagot U 10,11
Fritz Beechler U 3,7, A
Mike Castoro U 1,1A,4
Bruce Cowgill U 12
Jay Crawford U 5
Chuck Daily U 8
Paula McDonald U 2,6
Gail Olenick U 9
Maura Parsons
Peter Cornog Board Exec. Cte.
Lynn Leszczynski Board Exec. Cte.

Community Resource Center Committee

Meets: 3rd Wed. ea. Month
10am, Community Room
Chair
Teresa Chamberlain-Spradlin
MaryAnn Alger
Mary Hall
Connie Iniquez
Kris McLaughlin
Evelyn Thomas
Roxanne Rimmel Board Liaison

Finance Committee

Meets: 3rd Mon. ea. Month
9:30am, Card Room
Chair
Charlie Wendt
Nancy Follin
John McDonald
Sue Moore
Nancy Norton
OCA General Manager
Lynn Leszczynski Board Liaison

Attention all Committee Chairs:
Please remember to update ALL changes (times, days, contacts), by submitting the information directly to the HUB; not the OCA office. The form for submission is on our website. Just click on the logo at the top of the home page and a simple, easy to follow form will appear. Thank you.

Landscape Committee

Meets: 2nd Fri. ea. Month,
10am, Community Room
Interim Chair
Mike McLaughlin
Phyllis Allinson
Debra Demary
Sue Mansis
Bill Matthews
Gail Olenick
Steve Omlor
Karen Bishop Board Exec. Cte.
Roxanne Rimmel Board Exec. Cte.

Strategic Planning Committee

Meets: 3rd Wed. even #’d Months
10am, Card Room
Chair
Lisa Bagot lisabagot@gmail.com or 619-379-4085
Wayne Landry Board Liaison
Peter Cornog

“The Hub” Committee

Meets: 1st Wed. ea. Month
2pm, Card Room
Chair
Gail Olenick
Virginia Mann Secretary/Digital Coordinator
Pam Spangler Print Coordinator
Caryn Leventhal Website Coordinator
Lisa Olivero Website Photographer
Ellen Marciel
Sandy Riser Board Liaison
Evelyn Thomas Board Liaison

OCA Media Sub-Committee

Geoff Allison
Lee Mansis
HUB Contacts: Oceanahub@gmail.com
760-290-4252

Committee Membership
Continued on Things To Do Page following the Calendar

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



Events Scheduled Every Week - By Weekday

Every Sunday	Every Monday	Every Tuesday	Every Wednesday
Pickleball-Outdoor -Adv'd: 9:30-11:30am Pickleball-Indoor -Adv'd: 9:30-11:30am -Private: 2:30-4pm 4-6pm	Water Aerobics 8am Keep Fit Class: 8:30-9am Pickleball-Outdoor -Adv'd: 9:30-11:30am Yoga (Chair) 10am Ceramics 12:30-3:30pm Chair Volleyball: 1-2pm Lapidary: 1-3pm Woodshop: 1-3pm Pinochle: 1-4pm Pickleball-Indoor -Open: 2-4pm -Private: 4:15-6pm Trivia: 6:30-9pm	Pickleball-Indoor -Adv'd 9:30-11:30am Pickleball-Outdoor -Adv'd: 9:30-11:30am Share & Wear: 10-2pm Ceramics: 12:30-3:30pm Dominos: 12:30-4pm Lapidary: 1-3pm Woodshop: 1-3pm Pickleball-Indoor -Open: 1:30-4pm Drama Club: 3:30-5pm Billiards Warm-Up 6-8pm Poker: 6-8pm	Water Aerobics 8am Keep Fit: 8:30-9am Pickleball-Outdoor -Adv'd: 9:30-11:30am Putting Practice: 10am (Golf Course) Share & Wear: 10-2pm French Club: 11am-Noon Art Room: 1-3pm Lapidary: 1-3pm Woodshop: 1-3pm Friends of Bill W: 5:00pm

Other Scheduled Events

Sunday	Monday	Tuesday	Wednesday
		1 10am Activities Cte. Card Room	2 10am Website Cte. - Community Room 2pm The Hub Cte. Card Room
	6	7	8 9:30am Architecture Cte. - Card Room 10am Book Club - Library
13	14 1-4pm Mahjong - Community Rm.	15	16 10am Strategic Planning - Card Room 6-7pm Fireside Chat - Library
20	21 9:30am Finance Cte. - Card Room	22	23
27	28 1-4pm Mahjong - Community Rm.	29	30 No BoD Meeting this Month

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Every Thursday	Every Friday	Every Saturday
Coffee Hour: 9am Pickleball-Outdoor -Adv'd 9:30-11:30am Billiards: 10am-Noon Share & Wear: 10-2pm Discussion Group: 10:30am Writing Group: 11:30am Ceramics: 12:30-3:30pm Chair Volleyball: 1-2pm Lapidary: 1-3pm Woodshop: 1-3pm Pickleball-Indoor -Private: 3-5:30pm Billiards (Private): 5-7pm Sing-Along: 6pm	Water Aerobics 8am Keep Fit: 8:30-9am Pickleball-Outdoor -Adv'd: 9:30-11:30am Tai Chi: 10am-Noon Share & Wear: 10-2pm Hand & Foot: 12pm Ceramics: 12:30-3:30pm Woodshop: 1-3pm Pickleball-Indoor -Open: 1:30-4pm Pickleball-New Player Lessons 3:45-4:45pm	Pickleball-Outdoor -Adv'd: 9:30-11:30am Pickleball-Indoor -Adv'd 9:30-11:30am -Open 2-4pm

Thursday	Friday	Saturday
3 9am Coffee Hour - Bingo Clubhouse	4	5 10am-2pm SSS  12-2 pm New Resident Orientation & Info Fair - Clubhouse
10 9am Coffee Hour - Glen Kramer Clubhouse <i>National Lazy Day</i>	11 10am Landscape Cte. Community Room	12 1-3 pm Ice Cream Social - Poolside
17 9am Coffee Hour - To Be Announced Clubhouse	18	19
24 9am Coffee Hour - Mike Chamberlain Clubhouse 5:30-7:30pm Party Under the Stars—Community Garden	25	26
31 No Coffee Hour Today - 2-3:30pm 5th Thursday Afternoon Treat with Pianist John Bianchi—Clubhouse	The origins of Lazy Day are unknown Perhaps the inventors were too lazy to tell! 	

Things To Do at OCA

Note: All Activities/Clubs are subject to change. Please check with the listed contact person first.

- Art Studio** - Wed., 1-3pm.
Info: Mary Hall, 714-595-4138.
- Billiards** -Thurs. 10am-Noon. Warm-Up Tues. 6-8pm. Friendly group for socializing and skills development. **Private Group Play:** Thurs. 5-7pm. Billiards Room.
Info: Lonnie Burrows, 760-433-9481.
- Book Club** - Second Tues. each Month 10am. In the Library. Info: Jeri Gustafsson 760-754-2911.
- Ceramics Studio** - open every Mon., Tues., Thurs. and Fri. 12:30-3:30pm.
Info: Lynn Schneidenbach 619-889-4612
a53lynns@yahoo.com
- Chair Volleyball** - Mon. and Thurs. 1pm. Clubhouse.
Info: Dave Freeman, 818-262-0788
- Discussion Group** - Thurs. at 10:30am (following Coffee Hour) in the Library.
Info: Danae Dancyzk, 760-529-9226.
- Dominos Group** - Tues., 12:30pm in the Card Room.
Info: Dona White, 760-533-2484.
- Drama Club** - Tues., 3:30pm in the Card Room. Info: Tony Schwab 201-739-7521.
- French Club** - Wed., 11am-Noon in the Library.
Info: Diedre Burke, (213) 924-6653 .
- Friends of Bill W.** - On ZOOM Wed. 5pm. Info: Lin Riley, 760-730-3371, or Linriley@cox.net
- Garden Club** - Meetings on occasion. Reserve space in our garden.
Info: Casey Fitzfreck 818-426-4572
- Hand & Foot** - Fridays at 12pm Card Room.
Info: Joan Jeffery, 760-637-2384
- Keep Fit Exercise Class** - MWF 8:30-9am. Auditorium. Info: Don Jones, 760-703-4583.
- Lapidary** - Mon. thru Thurs. 1-3 pm.
Info: John Pitarresi, 760-917-6631.
- Mahjong** -2nd & 4th Mon. 1-4pm. Clubhouse Community Room. Info: Diana Siegel, 760-405-3306
- Pickleball** - Play levels: Open, Advanced Open and Invitation Only. Clubhouse and Outdoors. See OCA website pickleball activity page for specifics. Info: Denny Hanrahan, 760-525-0643 or Steve Reigle, stevereigle@gmail.com.
- Pinochle** - Mon. at 1 pm. Card Room. Double or triple deck; 3,4,5 and 6-seat tables. We play for fun.
Info: Rhonda Christopher, 760-231-1808.
- Poker** - Tuesdays 6-8pm. Card Room.
Info: Glenn Groth, 760-754-9646.
- Putting Practice** - Wednesdays 10am. Emerald Isle Golf Course.

- Share & Wear:** Tuesdays through Fridays, 10am - 2pm, and first Saturday of the month for "Super Saturday Sale", 10am - 2pm.
Info: Linda Garcia, (760) 470-3562 or Teri Battaglia, (714) 458-6842
- Sing-Along** - Thurs. 6pm in the Auditorium. Feel free to bring a snack & a drink.
Info: Glen Hemingway, 760-518-5716.
- Tai Chi** -Fri. 10am-Noon. Auditorium.
Info: Janice Burrows , 760-277-5139.
- Trivia** -Mon. 6:30-9pm. Card room.
Info: Colleen Eidson , 760-529-9999
- Water Aerobics** - Mon-Wed-Fri 8am Pool adjacent to restrooms.
Info: Sue Moore, 951-990-3536 or smooore121263@gmail.com
- Woodshop** -Mon-Fri 1-3pm.
Info: Jim Romans, 949-742-2311.
- Writing Group** -Thursdays 11:30am-12:30pm. Library. Info: alan dolit remembertolaugh@yahoo.com
- Yoga (Chair)** - Mon. 10am. Auditorium.
Info: Peggie Moore, 949-887-4641

Committee Membership
Continued from Committee Membership page

Unit Advisors Committee

- Meets: 2nd Wed. ea. Odd-numbered Month, 9 am, Clubhouse Auditorium
- | | |
|-----------------------------------|------------------------------|
| Jeff Kern | Chair |
| Diane Pettibone | Secretary |
| Unit | |
| 1 - Ron Landsel | 760-231-7586 |
| 1A - Linda Langworthy | 562-301-1346 |
| 2 - (Open) | |
| 3 - Laura Bennett | 760-224-2524 |
| 4 - Sally Lopez | 760-421-4187 |
| 5 - Evelyn Thomas | 760-681-4716 |
| 6 - Steve Lawler | 760-419-7011 |
| 7 - Renee Maricque, | 920-562-3436 |
| 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)- Elaine McClendon | 626-940-4487 |
| 14 - Toby Roberts & Kristine Hale | 760-721-6077
858-775-4253 |
| Evelyn Thomas | Board Liaison |

Updates From The Isle



Have you heard the news? LIVE MUSIC AT THE ISLE IS BACK!

We kicked off the last week of July with Village Garage Band & incredible hotdogs crafted by the local genius of Dane's Dank Dogs. August will feature local bands & local food as well. For upcoming dates please call the golf shop, check our website or download our free Emerald Isle App!

TOURNAMENTS & CLINICS

This August our Director of Instruction is hosting her final and third summer camp at the driving range and putting green. We have also crowned our first inaugural Three Club Champion this past July! Look for more tournaments to sign up for this month and join the fun!



Looking to improve your golf game?
Book a private lesson today!
Work with PGA certified Director of Instruction
Natalie Vivaldi, PGA.

BOOK LESSONS





Notices & Reminders

The Groove

This new Oceana Club is about movement and dance. We will strive to get the body moving to music of all decades and themes. Music that members want will always be appreciated, and besides dancing, you may want to bring in music and lead a section of the class. Each class is 45 minutes, ending with a 15-minute cool down and stretch. The leader, Deborah Schwab of Unit 1A (551-206-5862), is an experienced movement teacher and actress. The Grove will meet on Wednesdays from 10:00am to 11:00 am in the Clubhouse Auditorium. Come join us!

Deborah Schwab

Roving Reporters!

Do you have ideas for things to do in North County that might be of interest to your neighbors—things that are fun and low/no cost—such as a play you attended, a restaurant you like, a hiking trail you enjoy, etc. If you do, please send the information to Virginia at virginiamann716@yahoo.com.

Or, complete a HUB submission on the Oceana website and we'll make sure it gets passed along to our community, via the e-blast, website and/or Hilltop Highlights.

As an example, the city of Carlsbad sponsors TGIF Concerts in the Park each summer—this year from 7/7 through 8/11, with live music (jazz/pop/rock) and a large dance floor. Bring your chairs, picnic dinner, and even wine & beer. It's all free. Check out details on the city of Carlsbad website:

www.carlsbadca.gov/departments/cultural-arts/performing-arts/tgif-concerts-in-the-parks

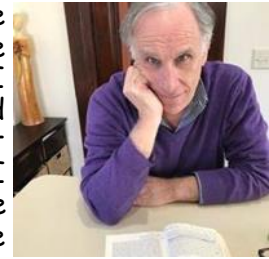
Virginia Mann

Introducing the Drama Club of Oceana

In April, 2023, a couple of months after my wife and I moved to Oceana, I attended coffee hour and introduced my plan to start a drama club at Oceana. I put a sign-up sheet on the front table and told the crowd that if there was sufficient interest, I would apply to the Activities Committee to make the club official. Within an hour, the sheet had nine signatures, and a few weeks later, the Drama Club was approved. Rehearsal-meetings started immediately, and soon the Community Room was filled with laughter and improvisation. The actors and I decided we wanted to create an original play about the vibrant communal experience of this unique over-55 community. We chose themes for each meeting including, "Am I old?", "Is Vista Campana the Circle of Life?", "What is the wisdom of age?" and "How I came to Oceana." Our plan generated writing, jokes, and comic scenes as well as serious monologues. It was evident that the Drama Club's first production was being born.

I retired from high school teaching and administration in New York City and New Jersey in 2017 and have been in professional and educational theater since the age of 19. I met my wife Deborah doing street theater in Brooklyn NY in 1975, and she became the first member of the new club. Deb and I agreed that the best way to form a drama group is with personal stories and observations, and the enthusiastic response of the participants reinforced this plan.

Our first production, "The Tavern at Oceana," will open in October-November. The actors play themselves, trading jokes, jibes and stories while exploring funny and serious experiences of Oceana. Additionally, singing and dancing will punctuate their feelings. Since our actors span the ages of 55 to 91, our play includes back-stories from multiple eras along with funny scenes that are sure to ring true to Oceana residents. In mid-July, excitement was high among the cast of 14 as we entered the auditorium to start staging "The Tavern." One actor told us, "I've never done anything like this, and I wouldn't have thought I would in a million years. But it's fun!" In other words, the show must go on, and the doors will be open this fall!



Tony Schwab

Committee Reports

Garden Club

Save the date:

Party Under The Stars
Thursday, August 24, 2023
5:30 pm - 7:30 pm

Sponsored by the Oceana Garden Club and the Activities Committee. For further information, please go to **Page 8**.

Ask An Experienced Gardener

When you have questions about what, where or how to plant your approved landscape plans, Adopt a Spot Project or just need ideas about what to plant in pots around your home or patio contact the Garden Club. We have experienced gardeners in the nursery most Saturdays between 9am - 12 pm who are happy to help you.

Tomatoes

Tomatoes are turning ripe now and are in abundance due to the recent warm and sunny days.



Early Girl tomatoes grown in 'Alaska's Garden' Plot #17A
Image: Anthony Kay

Zucchini's are in season!

Here is an excellent zucchini recipe for a quick side dish.

Ingredients

- 1 tablespoon extra-virgin olive oil
- 2 tablespoons unsalted butter divided
- 1 medium yellow onion thinly sliced
- 4 medium zucchini or yellow summer squash, or a mix (about 2 pounds), ends trimmed and cut into 1/2 inch thick rounds

- 1/2 teaspoon salt
- 1/4 teaspoon black pepper
- 1/2 teaspoon dried thyme
- 1/4 cup freshly grated Parmesan cheese

Instructions:

Heat the olive oil, onion and 1 tablespoon butter in a large nonstick skillet over medium-low heat. Cook gently until the onions begin to brown, about 10 to 11 minutes. Add the zucchini, salt, pepper, thyme, and remaining Butter. Increase heat to medium. Continue to cook, stirring occasionally, until the zucchini is just cooked through and beginning to brown, about 10 to 15 minutes. Sprinkle with Parmesan. Enjoy immediately.

No Herbicide Spray List

Contact the office if you want to be on the "No Herbicide Spray List." Instead of spraying toxic chemicals in your yard or lawn you can make your own weed killer.

Check out Martha Stewart's Homemade Weed Killer at marthastewart.com.

Martha's Homemade Weed Killer Recipe

- 1 cup of salt
- 1 tablespoon of dish soap
- 1 gallon of vinegar (preferably organic) (submitted by Diane Huntley)

Anthony Kay

Garden Clean Up

Twice a month the Garden Club meets on Saturday morning to continue their clean up of the area and garden plots. The next few weeks will be especially important as we prepare for our Party Under the Stars on August 24. Gar-



Cont'd ⇨



Photos by
Kevin Immel

den Club members are busy weeding, planting, and trimming the many plants and flowers that are in the garden.

Lisa Olivero

Oceana Good Neighbor Patrol

Give Us a Wave!

The Oceana Patrol team is now nine strong. You should be seeing the black and white patrol car on your street more often. Email oceanapatrol@gmail.com to learn more about becoming a driver or riding buddy.

We welcome waves and smiles. And, we promise to wave back as we hum along on our safety mission. If you have a problem such as a broken sprinkler, illegally parked car, failing slopes or dangerous sidewalk cracks, wave us over. We have contact phone numbers you can use to follow up. We are your eyes and ears for safety and community well-being. Use us!

The Oceana Good Neighbor Patrol is an approved OCA Aladdin Project. The patrol is sponsored by the Oceana Good Neighbor Fund which is a 501(c)(3), not for profit, charitable organization. The patrol does NOT receive any HOA support funds. If you would like to chip in for gas and car washes, send a check to the Oceana Good Neighbor Fund, 3890 Vista Campana S, #63, Oceanside, CA 92057. Each gift is tax deductible and will keep the black and white moving.

See you in the neighborhood!

Your Oceana Good Neighbor Patrol team

Community Resources Center (CRC)

The one-year anniversary of our opening is in August. I would like to thank the many volunteers who helped get the CRC concept up and running, the OCA board for its support and the volunteers who keep the doors open.

Many residents have commented to me that they did not know about programs until they read about them in the Hilltop Highlights and/or went to the CRC section at oceanaseniors.org (such as how to lower electricity rates with SDGE). These residents were able to sign up for a lower electricity rate or a lower rate for their medical devices, such as a CPAP machine. There are other programs utilized by residents as well. Visit us. You may find many benefits from the resources we provide.

Word of mouth helps, but we would like to hear about your experiences with the CRC. We will be adding a survey on our website to gather basic info about past and current usage. You can help us by going to the survey and completing a few simple questions. Your feedback is vital to our continued improvement of our services.

All are welcomed to our monthly meetings. (Note, no meeting in August.) You are always welcome to email us at OCACRC@gmail.com.

CRC Veteran's Corner

Written by Corporal Thomas USMC Veteran

The Marine Corps League (MCL) is a national organization that allows Marines the opportunity to continue their service to the American public. "Once Marine Always a Marine" is more than a motivating motto. It is a creed, a way of life. Marines develop the core values of honor, courage, and commitment to country, community, and comrades. This dedication does not end when discharged from the military. The MCL affords the opportunity to continue to practice the core values of the United States Marine Corps (USMC). MCL is a culmination of active, reserve, retired, and veteran Marines volunteering to provide mentorship, career counseling, Veteran Service Officer VA support, help with transitions, and assist families. MCL local chapter is the Marine Corp League, Camp J H Pendleton, Detachment 21. MCL 21 meets on the 3rd Thursday of the month. There is a social hour that begins at 5:30pm. The meeting begins at 6:00pm. MCL Detachment 21 meets at the Veterans Association of North County, 1617 Mission Ave, Oceanside, CA. Telephone: 760-575-4427. Email: mclpendletonoceanside@gmail.com.

Teresa Chamberlain-Spradlin
Chair CRC

June Activities Recap

Wine Tasting - Whites and Reds

On the first Wednesday evening in June, we had a wine tasting party! Charlie Wendt led us in our "tastings". Up front directions were:

1. No talking during the tastings (do not want to influence others).
2. Use the "2 sip" approach (first sip is to get an overall experience of the wine and the second sip is to sense the flavors).

We sampled white wines: Chardonnay, Moscato, Pinot Grigio, and Rose. Red wines were: a Blend, Chianti, Pinot Noir and Zinfandel. Most people were "very happy" at the end of the event. And we were wine "experts"!



free event, Charlie Wendt provided a large number of drums and percussion instruments for us to play (if we did not have our own). We played our drums loud, soft, slow, and fast. We did a great job in keeping the rhythm going during each of our sessions. We also sang the "Go Back, Back" song while playing. We ended on listening to a "Singing Bowl" quietly getting softer and softer. Folks are now anticipating the next drumming during the Fall Equinox. Don't miss out! .



June Coffee Hour



Thursday morning Coffee Hour has been one of Oceana's standard events each week for many years. If you have never been to one of our weekly events, please come. We gather between 8:30 and 9:30 am where you can pick up a beverage and food of choice (only \$1 each). At 9:30 announcements of upcoming events at Oceana are provided (plus some fun stories and a few jokes). At 9:45 the fantastic entertainment and fun begins. Please join us and your neighbors on Thursdays if you can. We think you will be glad you did! The following lists some of the events we had in June.



Week 1: Bingo: The first Thursday of the month is BINGO day! Ellen Marciel calls out different combinations of Bingo in addition to regular Bingo. The final game was "blackout" Bingo (all the squares of the cards have to be filled). Grand prize was a gift certificate to our own Share and Wear!

Summer Solstice Drumming

We had a nice crowd for our second drumming event in 2023. This was the Summer Solstice where we were celebrating and experiencing the longest day of the year. For this



Week 2: John Lowery: -

John Lowery came back to entertain us. He has a good repertoire of songs for us to sit and enjoy. He also adds in playing the harmonica during some of his songs. Try that while still playing the guitar!



Week 3 The U Turns (formerly Radiance):
We had the U Turns back to play for us in June. Maynard, one of the group members



(who by the way is an Oceana resident), sang one of his own compositions called "Just Be Like Me". Ross, who plays lead guitar, provided a lot of music history for each of their songs that they performed.



Week 4: Celeste: Celeste is an Oceana favorite with her wonderful contra-alto voice. She has her own great style and grace when she performs for us. We are lucky to have her perform for us on a regular basis.

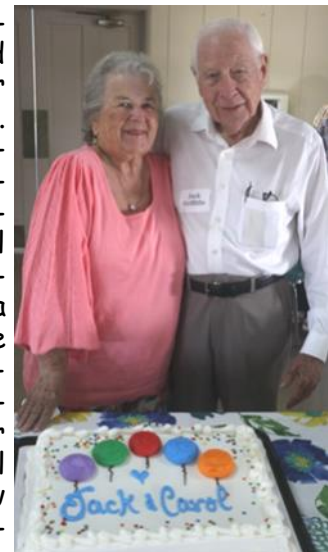


Afternoon Treat

Week 5: Afternoon Treat with Bell Pepperz: The last Thursday in June was the 5th Thursday where we do not have Coffee Hour



in the morning. We instead have a snack and some refreshments for an "Afternoon Treat". On this Thursday afternoon, we also celebrated a recent engagement of Carol Finkas and Jack Griffiths, who brought a cake to share with the group. They are certainly a very happy couple! Entertainment for the day was the Bell Pepperz. Eddie Chiw provided delicious finger food for us as we enjoyed Ron and Jay singing their assortment of songs. Ron also played the flute, harmonica and saxophone in addition to the keyboards. They had many of us dancing toward the end of their performance. Our 5th Thursday "Afternoon Treats" are becoming a popular event for our Oceana residents.



Charlie Wendt



Something terrible must be happening somewhere!

Did You Know?

History

August 10, National Lazy Day, is an observance that encourages people to take a break from their busy lives and simply relax. Its purpose is to remind individuals of the importance of self-care and balancing work, life, and leisure to maintain overall well-being. The celebration of this day has gained popularity in recent years as conversations regarding mental health and stress management have become increasingly relevant within society.

Although the exact origin of National Lazy Day is unclear, its prevalence can be attributed to the rise of social media, memes, and internet culture. In the United States, the concept of laziness has often been viewed negatively, with many American work ethics often valuing productivity, long hours, and self-sacrifice. As attitudes shift towards embracing the importance of mental health and work-life balance, National Lazy Day offers an opportunity for Americans to openly recognize and practice self-care.

To observe National Lazy Day, people across the United States participate in various relaxation activities, such as staying in bed longer, taking naps, binge-watching television shows, or spending time with loved ones without the pressures of accomplishing tasks. Encouraging others to unwind and take a break from their daily routines is a common way to celebrate this day. National Lazy Day occurs annually in the United States on August 10th, providing a well-deserved break during the summer season.

Science Supports Laziness

On average, people who are less physically active tend to be brainier than physically active people, according to a 2015 study published in the *Journal of Health Psychology*. Researchers even developed a fancy description for "laziness"—they call it "need for cognition." People who have this trait crave structured and reasoned ways of looking at the world, and they often pursue activities that provide intense mental stimulation, such as brainstorming puzzles or debating.



For the study, researchers used a questionnaire to assess the "need for cognition." Sixty subjects were split into two groups ("thinkers" and "non-thinkers") based on their survey responses. All participants then wore activity trackers for a seven-day period, providing the researchers with insight into their habits.

The data showed that those with a high IQ got bored less easily, leading them to be less active and spend more time engaged in thought. The highly active group got easily bored when having to sit still in abstract thoughts. Instead, they preferred to stimulate their minds with active tasks, like sports and other physical activities.

Are lazy people really smarter and more successful?

That certainly isn't obvious. But part of the problem might have to do with how we view laziness itself. It's very possible that the things we associate with laziness are actually not so indicative of laziness at all.

Bill Gates has been quoted as saying, "I always choose a lazy person to do a hard job, because a lazy person will find an easy way to do it." Whether Gates actually said that is questionable, but the quote still gets repeated—because there's some truth in it.

Many obsessively critical thinkers (a.k.a. people with a high "need for cognition") are concerned with reducing wasteful actions, and instead prefer to use efficient processes. So perhaps hiring a lazy person isn't the worst idea after all. They're likely to be strategic thinkers who can come up with smart shortcuts, ways to eliminate problems, save time and contribute new, innovative ideas.

Facts

- Research indicates two types of procrastinators: passive and active. Passive procrastinators struggle with indecision and often fail to complete tasks on time. Active procrastinators prefer to work under pressure. They also tend to have better awareness of time, more coping mechanisms, and a higher overall performance.
- Laziness has positive effects similar to rest. The benefit of taking a nap or regular break helps lower blood pressure. It can also help with clearing the mind.
- "Progress isn't made by early risers. It's made by lazy men trying to find easier ways to do something." - Robert Heinlein

Things to Do

- Nothing

July 4th at the Point

In the early evening of July 4, many homeowners gathered together on "S" street to celebrate July 4. We brought our potluck dishes to share with one another including buffalo chicken wings, French fries, garlic knots, macaroni salad, cheese and crackers and more!

As the sun continued to shine, Corn Hole emerged on the grass and the games began. Laughter and cheering for our teammates could be heard.



Evening soon approached and many of us sat and watched as the sun set and fireworks could be seen in the distance.



A lovely way to share yet another holiday celebration at Oceana! A thank you to Anita Romaine for organizing this.

Gail Olenick



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

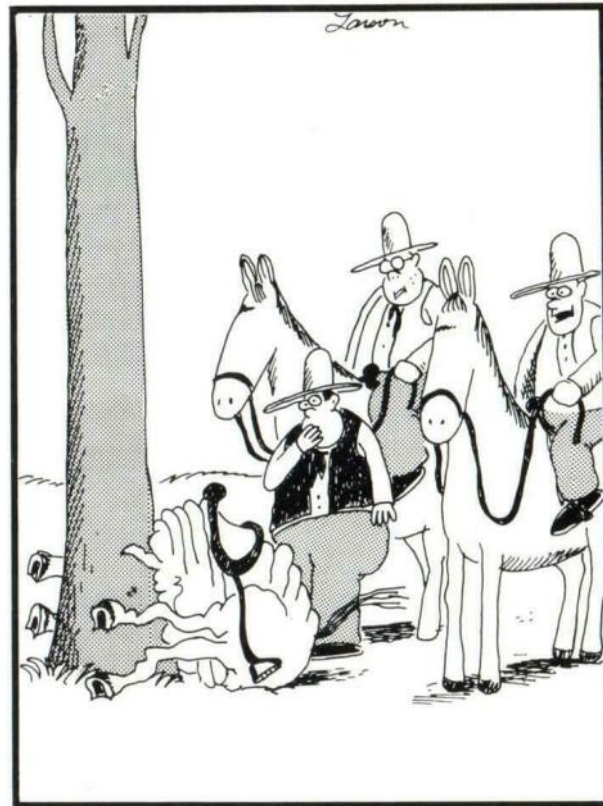
Assembly District 76
COVID-19 Resource Navigator
a76.asmdc.org/coronavirus-covid-19-resource-navigator-0

San Diego County:

www.sandiegocounty.gov/coronavirus

City of Oceanside:

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



"What are you gonna tell your dad?"

