

HILLTOP HIGHLIGHTS

Inside: The 2024 BôD Elections:

Candidate Statements

Also Inside:

-  Annual Meeting Announcement
-  Fiduciary Duties Defined
-  Aladdin Is Back

An Irish Toast

May you be poor in misfortune,
rich in blessings,
slow to make enemies,
quick to make friends.

But rich or poor, quick or slow,
May you know nothing but
happiness from this day forward.



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:

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(Water & Plumbing)

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Non Emergency Police

(to report suspicious activity):

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Emergency Police:

911



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"When a clown moves into a palace, he doesn't become a king. The palace becomes a circus."
- Turkish Proverb

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Office Hours:

Mon.-Thurs., 9 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 publication month. Use the HUB submission form on the website. If you have attachments, then you may send your information along with the attachments to: oceanahub@gmail.com. Late submissions will be included as space permits.
- 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 (checked Mon-Fri).
- 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 to Connect. 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 back-ups and exterior water leaks) within 24 hours. After normal business hours and on weekends emergencies should be reported to our customer care center at 800-428-5588 .
- Are you moving? Do you have a neighbor who has moved or passed away? Please provide such information to the office at: office@ocaoffice.org.

Board of Directors

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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

The monthly *General Session* Board of Directors' meeting normally takes place at 9:30 am on the last Wednesday of the month. It is held in the Auditorium and by Zoom. The link will be communicated to residents via email and posted on the website. Agendas are posted on bulletin boards and the website. Homeowners who cannot attend may email comments by noon the day before the meeting to the Board President and to the General Manager. Zoom chat is not available.



A Message From the Board Of Directors

Hard to believe this is my last column as President of the OCA Board of Directors. By the middle of the month there will be a new president. That feels strange, but it is time for sure. I am ready to spend more time with my husband, Bernie, who deserves more of me. Our first adventure in April is a couple of weeks in San Jose del Cabo, Mexico - one week with friends and one week just us. I cannot wait! Time to relax and rejuvenate.

I want to thank you, the homeowners, for your support during the good times and bad this past year. It has been great to get to know so many of you. And a HUGE thank you to the most amazing group of people I have had the honor of working with along with being their "fearless leader". Peter, Karen, Lynn, Evelyn, Roxanne, and Kelly have been such a dedicated board - always focusing on what is right for the community and not for themselves. They have been willing to put in the hard work, so that future boards do not have to put in the kind of time we have spent. What an honor it has been, and I thank them for all their dedication.

Be kind to one another, remember that we are neighbors, and I will definitely see you in the neighborhood!

**Sandy Riser
President,
OCA Board of Directors**



News You Can Use

Please Please Please get your annual notice into the office. It's overdue and is required by law. The notice provides your status as an owner. At the time of this writing, we are missing about half of the membership.

Ready.Gov

Are you prepared for the next emergency? **Ready.gov** is a website that provides tips and information for all disasters. The site has a special section for seniors. **Ready.gov/olderadults** will assist in preparing for yourself or others that may need specific assistance in a disaster. You can request or download the *Take Control 1 2 3* disaster preparedness guide for older adults. This guide is easy to read and is intended for caregivers, older adults and neighbors to identify a checklist that will help in creating a personalized disaster preparedness plan.

FEMA (Federal Emergency Management Agency).

There are several topics on all types of disasters and what you should know. There are courses you can take if so inclined for a small fee.

<https://ci.oceanside.ca.us>

This is the city of Oceanside's website. Want to know what is going on in your city? This website was recently improved and allows for you to find all departments within the city, including the Police where you can fill out a police report online for certain incidents.

New Landscape Contractor

Total Landscape Creations is our new Landscape Contractor. They begin their contract on March 1st. Remember that if you have landscape concerns to please fill out the landscape work request available on the First Service website CONNECT. Or go to the office. Total Landscape Creations will be using Earth Ally which is an organic product for spraying our weeds.

The Ballots

(Please see Page 5)

Submitted by Director Kelly Byrne

More News You Can Use

(From the January 31, 2024 General Session Board Meeting)

Insurance.

All 2023 policies were renewed on Feb. 1. The insurance details are available on the websites or from the office.

Maintenance

Fernando is obtaining RFPs for rebuilding the roofs for Unit 8 garages 65-68 and 95-98, Unit 8 street project for D and part of C. Fernando and Simone recently received additional training on the use of the FirstService Connect system to track work orders. Please submit maintenance and landscape requests directly on the system so the workflow can be managed and tracked. The board is reviewing the procedures for the Unit 12 painting project which is due to start this spring. The broken combination lock for the dog park was replaced.

FirstService Residential

The advantages of having a management company were evident in January. The General Manager, Dan Farrar, retired on February 9. Within one week of his retirement, FSR had candidates screened and interviewed by the board.

Fobs

There is no change in policy for current homeowners with fobs. The deposits remain on the account until they are returned. As of February 1, all fobs will be purchased for \$35.

Digital Survey

In March, you will receive an email linking you to a Digital Survey from the Ad-Hoc IT committee. The information collected will assist in the decision making for the COX cable contract and the potential for fiber installation.

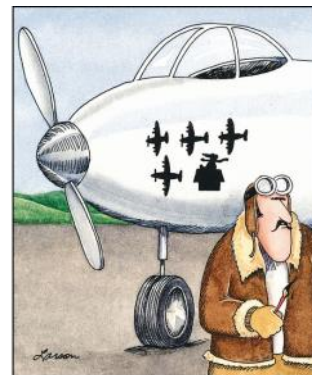
Handbook

All resident suggestions were considered for the revision of the Members' Handbook. The version adopted on January 31, 2024 is available on the websites and from the office.

Governing Docs

Homeowners will receive ballots on five amendments to the 1997 Bylaws. Ballots will be mailed mid-March to be returned by mid-April.

Submitted by Karen Bishop, BoD Secretary





Oceanside
Community
Association

Annual Meeting Announcement

All Oceana Homeowners are welcome to attend the Annual Meeting at 1pm on Saturday, March 16, 2024 in the Clubhouse. This is your opportunity to hear about the year in review as well as see who is elected to serve this year on the Board of Directors.

If you have not sent in your election ballot, please do so right away by following the instructions in the ballot mailer. You may also bring your ballot to the Annual Meeting between 12:30pm and 1pm on Saturday March 16, 2024.

Annual Meeting Agenda

12:30 - 1 PM

Registration of hand-delivered ballots

1 - 3 PM*

1. Close of Registration & Call to Order
2. Inspectors of Election:
 - Introduction of The Secret Ballot, Inc.
 - Quorum determination by The Secret Ballot, Inc.
 - Close of Polls and Counting of Ballots by The Secret Ballot, Inc.
3. Introduction of Current Board
4. Introduction of Candidates for Board
5. President's Message
6. Approve Minutes—Prior Annual Meeting
7. Matters that may lawfully be brought before the Members:
 - Review of 2023 Strategic Plan
8. Election Outcome by Inspector of Election—The Secret Ballot, Inc.
9. Adjournment
 - * Adjournment will occur following the counting of the ballots and announcement of the results of the voting.

Notice of the Organizational Meeting of Board

A Board of Directors organizational meeting will be held immediately following adjournment of the Annual Meeting for the following purposes:

Election of Officers & Schedule First Regularly Scheduled Meeting of the New Board.

Owners are welcome to stay and observe this meeting!



2024 Election
Board of Directors

Candidate Statements

The statements beginning on the next page were submitted by each of the candidates currently running for election to the Oceana Board of Directors. They are printed in alphabetical sequence with content as submitted. Changes have been made only to the font and spacing to accommodate inclusion in this publication.

News You Can Use

The Ballots

There will be 2 ballots. Both ballots are **Mail-In**. Do not bring either one to the office.

The First Ballot

The first ballot was sent out in mid-February. It is for the election of board members whose statements begin on the next page.

The Annual Meeting is on March 16. Your **Mail-In** ballot for the Board elections should be in the US mail in time to be received for the annual meeting. Mail before March 11th to have your vote counted. If necessary, you may physically turn in your ballot **by 12:30pm on March 16 at the Clubhouse before the 1pm annual meeting.**

The Second Ballot

The second ballot, to be mailed out mid-March, covers five proposed amendments to the 1997 by-laws. The by-laws are divided into sections so that updating the by-laws is not just one article. There is an easy to understand explanation included in the ballot to answer any questions you might have. Ballots will be mailed mid-March to be returned by mid-April.

Please remember to **Vote**.

Kelly Byrne
Director



Candidate Statements



Lisa Bagot

1) Why do you want to run for the Board? I have lived here for 4.5 years and have seen the good progress that has been made by prior boards. My goal is to keep moving forward with positive action. The equalization of our HOA land lease was accomplished, homeowners can "adopt a spot" to improve. Homeowners can do their own work on their homes without needing a contractor. Various activities have been added and improved to engage a more diverse population. We also make some money via donations to continue the FUN and improvements. The Garden Club has formed a nursery to help us replace with native and drought tolerant plants for low cost and water savings. The landscape company will join us in the conversion of grass and the goal of saving our water. I will guide us.

2) What makes you a good candidate? A good candidate works for the good of the whole community and avoids pet projects and private agendas. Sadly, we have seen the current board attempt to change our CC&Rs and avoid the community being engaged, wanting to allow encroachment in common areas. As co-chair of the Architectural committee I am aware of the need for guidelines to protect our homes, and the common areas that have been established. I am a real estate broker and understand the laws that govern property. I know how to analyze financial information as a mortgage broker and entrepreneur for 22 years. I know how to make money and how to save money. Much more can be accomplished by engaging the homeowners in transparent communication and participation in community improvements. We must stop the witch hunts of the compliance committee.

3) What do you think about the direction the current board is taking our community? Would you change it? I believe in finishing what you start and thus want to continue to complete the lawsuit to have our landlord pay for end-of-life improvements on common areas. This would allow for all homeowners to have a reduction in their land lease payments and ideally negotiate to buy out the land lease in equal purchase amounts for all homeowners.

The current board attempted to go around a community vote to approve encroachment into common areas. This was done without engaging the community, no guidelines on how, what and where this could be done. Areas that Architecture handled were given to Landscape who had no knowledge or desire to guide such areas. We must govern by honoring our CC&R's and Bylaws. I will protect us from further legal issues. No encroachment into these areas should be discussed until the lawsuit is resolved.

I have worked on the Strategic Planning committee and the Water Remediation committee to reduce our water usage. I applied for a water grant to re-

place grass with native/drought tolerant plants. Grass conversion and rebates should be done with the new Landscape company and DRIVEN BY HOMEOWNER DEMAND FOR CONVERSION AND PLANT SELECTION IN THEIR AREAS.

The developers giant building being proposed next to the church must be fought against and I am the person to lead that charge. I have done this before and can do it again with your help to protect our beautiful community and the safety of our seniors.

Into action and make it happen with a vote for Lisa Bagot



Karen Bishop, Ed.D.

ocabishop@gmail.com 760-440-8250

Thank you to the many dedicated volunteers who make Oceana so special.

1. **Why do you want to run for the Board?** Unfinished business.

Oceana looks weary with grey gravel and 60-year-old landscaping resulting in outrageous water bills. The Oceanside Land Company takes \$71,000 every month and does NOT pay \$1 to replace the aging infrastructure of their land. A measly \$15,000 is budgeted to the Landscape Cmt to improve 140+ acres. Homeowners are willing to step up. In July 2023, the BoD adopted policies to help YOU by clarifying committee roles so homeowners could navigate the modification process. The BoD challenged committees to evaluate your request for **REASONABLENESS** and consider approving YOUR modification project if it:

- improves the appearance of your home and surrounding area.
- improves your safety and security.
- increases your enjoyment and livability of your home.
- helps prevent flooding against the home and/or walkways.
- adds to your home equity and the surrounding homes' values.

Some committee members don't want to implement the policies and/or create reasonable guidelines. Other candidates want to restrict your efforts to improve your property.

2. **What makes you a good candidate?** I am professional, respectful and capable of making tough, legal and financial decisions **in the interest of the owners of all 932 homes**. I research and thoroughly complete every assigned project in cooperation with others. My service and commitment for the past two years speaks for itself.

3. **What do you think about the direction the current board is taking our community? Would you change it?** There is always room for improve-

Candidate Statements

ment, but this board improved:

Transparency: The 2023-24 BoD provides information through Fireside Chats, Hilltop Highlight articles, e-blasts, town halls, and invites homeowners to request pdf copies of General Session board packets two days before each meeting.

Follow the law: The 2023-24 BoD retains qualified legal counsel to interpret Oceana's governing documents in light of the Davis-Stirling Act which governs HOAs in California.

HOA management: After an extensive search by many volunteers, the 2023-24 BoD contracted with FirstService Residential. The board is holding the FSR staff accountable to provide quality service, maintain our property and provide accurate financials.

Litigation: The Oceanside Land Company refuses to take any responsibility for problems they created and will continue to gouge homeowners with escalating lease invoices. The 2023-24 BoD did NOT start the litigation but continues to seek relief NOW for 932 owners.

Owners of 932 homes vs. Oceanside Land Company

Personal Note: My husband of 45 years, Gordon, supports my candidacy for the BoD now that Directors are policy makers who rely on FirstService to manage. He does this in spite of his numerous, life-threatening illnesses. **He does not want the 2023-24 BoD's hard work to be in vain.**

 **Kelly Byrne**

1) Why do you want to run for the Board? This is an excellent question. It's not because I have nothing else to do. I have served on the board for 2.5 years out of the last 3. I have served as treasurer and as president. I was recently appointed back to the board. Unanimously chosen. Why? Because I serve without a personal agenda. I understand that decisions have been made that the homeowners have questions about. I know the history and want to make sure the 932 homes are all represented. As a retired first responder, I want to improve the safety of our community. This is done with community awareness and education. Residents should be aware of emergency preparation and understand how an evacuation works. With my background, I can assist with that.

2). What makes you a good candidate? I make an excellent board member. I believe in working as a team and actively listening to all. I have studied HOA laws and have personally worked on bringing our governing documents up to date, as you will see on the upcoming ballot. I have stayed up to date on court proceedings from the beginning. I want victo-

ry for all 932. We need to reduce our assessments. This is complicated but with my experience, I feel that I can at the very least, keep them from going up. I promise to try. I would like to bring community emergency preparedness plans so that everyone knows what to do in case of an emergency. I have the background and experience in this area.

3) What do you think about the direction the current board is taking our community? Would you change it? I have been part of the current and past boards, I can guarantee that all the work was done with the path of transparency and thorough discussion. To be productive on the board of directors, you must be able to work as a team and actively listen to each other. Emotions cannot be the reason for a decision. It must be made with sound logic and knowledge. I want to make sure First Service is the company we spent months on a vetting process to hire. Let's continue having more discussions and shorter board meetings. How? Limit new business items on the agenda. Let's finish what we have started.

 **Teresa D Chamberlain-Spradlin**

1) Why do you want to run for the Board?

I am running for the board because I want to ensure the OCA remains a decent place to live as it is my forever home. I believe that the average person can make a difference. I am a firm believer that the rights of the individual can exist within the common good for the whole community; i.e., The CC&Rs allow for harmony, however, should not take away from enjoying our homes, evaluating contracts for the cheapest, realistic, quality and need of services.

I want to influence the next stage of growth for our community with well-timed goals for example water rate conservation and creative aging infrastructure repairs. I think I can represent all of the residences in OCA. I am a firm believer in consensus over compromise. I want a chance to help improve our community within the ever-evolving reality of life in today's world. I want the management company to be held responsible to do their job they are being paid to do.

2) What makes you a good candidate?

I am truly a thoughtful, kind, caring, honest, flexible, polite, adaptable, a good listener, consensus negotiator, and a proven team builder. The board has a fiduciary responsibility. I do not have hidden agendas. I would listen to all residents and then I would make my decision accordingly.

I have prior HOA experience in Georgia as Vice Chair and on the Architectural Committee. My OCA experience includes on the ad hoc committee which created the Community Resource Center, CRC, and have been the chair since. I was the secretary of the OCA Garden Club, I worked with the Chair to create the plan for increasing the number of plots available to residents

Cont'd on next page ➔

Candidate Statements

↔ **Contd.—Teresa D Chamberlain-Spradlin**

and overhauling the Procedures and Rules for the club.

I have worked as a public servant and in corporations. My proficiencies include but are not limited to Management, Organizational Development, Conflict Problem Resolution, HR Personnel, Diplomatic Communications Skills, R&D etc. I honed my consensus building skills out of necessity by listening and then expounding and incorporating ideas for by in. My last career was in the cell phone industry where I was the Lease Liaison between the Landlord and the Operations Team. I have been on several Disaster Plan committees for each.

3) What do you think about the direction the current board is taking our community? Would you change it?

The current board has done the tedious work of balancing our budget and getting our finances in order, hiring a management company to look after the day to day operations of the Association, opening up the board's time to do the work of the board, and reviewing and updating the CC&Rs with improvement in mind. I want to build upon this good work. There is better transparency with what is being considered by the board and what actions have been taken. I want to build on these things. I would like to see the board meetings kept to 2 hours.

teresa4board@gmail.com I am available for a meet and greet

 **Curt Conant**

1) Why do you want to run for the Board? I know I can help. This is a business. I don't have all the answers - I do know we have lots of retired professionals living here that can help us. I'm asking for these experts to step up and help us. My wife and I chose to retire here - we are in for the long haul... I have skills and can help make things better for us all. I don't want to move again. Neither do you, right?

My wife, Maggie and I, have lived in Oceanside for over 30 years and raised our two daughters from elementary school to high school and beyond. As empty nesters we sold our house of 23 years and bought into this beautiful secret jewel of Oceana. Loving the pools, hot tub, wood shop and lapidary we want this to be our forever home. (Special thanks to Pat Hawkins for making the sale happen for us) Great community!

I want to run for the board because I want our homes and community to be the destination that seniors WANT to retire in. I'm thankful each and every day for all the volunteers who are pitching in to make this a better place for us to call home.

2) What makes you a good candidate? My var-

ied and specific life experience. Lots of construction experience. I also owned a landscape business, a pool cleaning business and currently work as a strategic business consultant to turn around struggling businesses. In the 1980's I managed a new 200 unit development in Bakersfield and I understand the challenges of working with multiple vendors and committees.

Currently I am the Chair for the newly formed Oceana Facilities Committee and oversee safety and the appearance of our homes and community. Guests are always welcome and we give you time to speak at our meetings. ;-) 760-331-9311 if you have questions or suggestions.

3) What do you think about the direction the current board is taking our community? Would you change it? I think the direction is great. The results have been slow. Making decisions without expert advice is always a gamble.

I know what I don't know. I don't want to gamble our money on major projects. We have many experienced homeowners who would love to help - if they felt like they were being heard. I will ask for their help and listen. I will listen.

Vote for Candidate Curt - I'll get stuff done and develop a clear plan. 760-331-9311

 **Kathleen Dowling**

1. **Why do you want to run for the Board?** I want to run for the Board (BOD) to make sure all homeowners understand the financial challenges we face. 2023 was a very challenging year for the Board BOD, as was 2022. More than \$560,000 was invoiced to OCA for the litigation against the Oceanside Land Company (OLC). More than \$460,000 was taken out of Reserves for that litigation, money that was pledged to maintain our infrastructure. The litigation against the OLC continues to present financial challenges as well as significant risks. There is now a \$360 special assessment for every homeowner for 2024. Our Reserve Fund is only 9.8% funded and the BOD has deferred many major repairs or replacements in 2024 because of "reduction of available funds." I hope to be part of the solution to help with our financial challenges without alienating any group. I will make every effort to bring homeowners together, not divide them.
2. **What makes you a good candidate?** I have lived in Oceana for ten-years, I attend or watch every BOD meeting. I stay involved, ask questions and volunteer. As Chair of the Landscape Committee, I consulted on the yearly budget, vendor contracts, and special projects. Developed and implemented the Adopt-A-Spot program, which is a successful endeavor that

Candidate Statements

brings neighbors together, saves on landscaping costs and water. Currently, I am coordinator for The Friendship Garden, an Aladdin Project. Thirty-plus year career in medical field as Nurse Practitioner. I put principles above ambition. I have a strong desire and the time to help keep OCA finances stable. I applaud every volunteer in the community and wish to celebrate them.

3. What do you think about the direction the current board is taking our community? Would you change it? I think the BOD has neglected to develop/share their ideas for a plan B should litigation be less than favorable. Hope is not a financial plan. I will help the community be informed. The community can guide the BOD to make rational decisions. Does the community understand the implications of being involved in 5 lawsuits? The implications of being counter sued? I strongly believe all ideas should be put on the table. We must practice inclusion. Everyone has a stake in the outcome.



Peggie Moore

1) Why do you want to run for the Board? Homeowners will ask why I resigned in September only to run again after having fulfilled a complete 2-year term and then appointed to fill another member's incomplete term. I served with three of the incumbents and experienced retaliation and dismissive attitudes and actions. I assure you I will continue to follow our CCRs and ByLaws, never circumvent permit requirements and never go against a full board decision to serve a personal agenda. I'm running because, unlike other candidates, I have never wavered in the effort to equalize assessments so 932 homeowners share equally in the care of this community and to successfully reverse a 6-year trend of deficit spending. Remember, I was Treasurer when we first came out of deficit in 2022. I was at the table during the initial Mediation with Oceanside Land Company (OLC) in 2022. I'd like to be at the table through the litigation and help resolve the financial strangulation the \$72,000 per month lease payment has on our community with no accountability or effort by OLC to care for the exorbitant replacement costs to the infrastructure.

2) What makes you a good candidate? I tell the truth which may make some other board members uncomfortable. Homeowners deserve facts and transparency. I will continue to refer to the member-approved CCRs and ByLaws prior to voting on any issue before the Board; work to obtain a balanced budget and what is best for 932 homeowners.

3) What do you think about the direction the current board is taking our community? Would you change it? The current Board has worked very hard to put the community in good hands with a reputable manage-

ment company and achieve, for a 2nd year, a balanced budget. The next board must:

- Follow the guidance of our legal teams on the lawsuit by Vickie Brown Driver and the Cross Complaints in the Land Lease litigation case against Oceanside Land Company.
- Set aside their personal feelings, fears and the misinformation materials by Flat Lease Alliance and follow the legal advice of our attorneys, the experts in case law who are working on the long-term behalf of 932 homeowners; (the majority of whom approved by vote we move forward).
- See that maintenance contracts are thoroughly vetted and negotiated. I will work to hold maintenance and vendors accountable to a higher standard.
- Relieve stress in your retirement years rather than adding to it by poor decisions and low standards.
- Bring the best solutions to protect your home; your largest investment.

A vote for truth, solvency and respectful communication is a vote for Peggie Moore



Sandy Riser

1) Why do you want to run for the Board? I have been on the board for two years now, serving as president the past year. It has been my privilege to serve you and I so appreciate those who provide continued support to the community, the board, and to me personally. I want the association to continue to move forward, not backward. Change is hard and we have had a LOT of that this year. We built on the work of last year's board with a plan, determination, hard work and an incredibly dedicated group of board members.

I have certainly learned this is not for the faint of heart! I promised to tell you the truth, tell you what I thought it would take to fix it, and not do what I wanted, but what was right for every homeowner in Oceana. I believe I have done just that - sometimes not making me very popular with some, because it conflicts with their personal agendas. But it makes me a really good board member. If you want to go back to hiding the truth, bring the association to its knees, and make every day a struggle - I am not your choice. But if you want to know where we are challenged, know what I think we should do, listen to what you think we should do and make sure it gets done - I am.

2) What makes you a good candidate? Being on a board means bringing an open and sharp mind with a commitment to the community to do the right thing both legally and morally. It is the duty of all on the board to work together to find common ground, with full transparency to the members of the community, in order to create a community that is welcom-

Cont'd on next page ➔

Candidate Statements

⇐ *Contd.—Sandy Riser*

ing, financially sound, and well run. Ability to use technology as much as possible also is extremely helpful to “get things done” so you can focus on the association. Personal agendas need to be left at the door, working at building a great working relationship with fellow board members is essential, listening to the committees who serve all of us, and living and breathing our Code of Conduct all board members agree to adhere to by bringing an open mind and a professional approach to the role.

3) What do you think about the direction the current board is taking our community? Would you change it?

OCA needs to focus on building a real sense of community by listening to the homeowners, addressing our reserves and deferred maintenance issues, finding a solution to the grip the land lease has on us, continue to tell the truth even when it hurts, and complete our transition to a community management company.

We have implemented several layers of transparency with our Fireside Chats so you have up close time with a board member, the News You Can Use column in the Hilltop Highlights so you know what policies the board has implemented, and Board Member of the Month to address your concerns between board meetings to ensure you are heard and you are in the know. These are available to any homeowner at OCA.

Providing the new board members with the knowledge and tools they will need to serve the community is something I am clearly able to do. This past year we have implemented the use of several technical tools to make it easy for board members to have streamlined access to the information they need to better serve you!



John F. Vogt

1) Why do you want to run for the Board?

The Lord continues to give me health and time. I am willing to use some of it to serve my neighbors. I enjoyed my previous 4½ years on the Board. I believe in those years the Board started down some paths that are vital for the future of our community. I'd like to see them through to a successful end.

One goal I have is INCREASED STABILITY AND TRUST IN OUR COMMUNITY. I would strive to:

- Increase trust, respect and appreciation for the office and maintenance staff and for the volunteers on our committees and Board of Directors so their work is a joy, not a burden.
- Encourage a conscious effort on the part of the Board and staff to earn the community's trust.
- Reduce the time and stress commitment de-

manded of Directors so they are willing to serve more than one term.

A second goal I have is THE LONG-TERM WELL-BEING OF OUR COMMUNITY. I would strive to:

- Maintain our aging community so it remains the pleasant place which we all envisioned when we decided to live here AND so it remains a desirable option for our heirs to consider in the future.
- If we do nothing, costs will continue to rise, our community will continue to deteriorate, and an ominous cloud of uncertainty will continue to hang over our homes. Therefore, continue serious effort to escape the burdensome land-lease or to hold the Oceanside Land Company responsible for replacement of infrastructure as it wears out.
- Manage carefully and responsibly our finances so Oceana remains affordable.

2) What makes you a good candidate?

- With 52 years of work experience as a pastor and seminary president, I would bring experience in administering budgets, working with volunteers, and building harmonious relationships.
- My 4½ years of service on the Board of Directors make me familiar with life and issues in Oceana and, I believe, have given me a good feeling for what is necessary for its future well-being.
- I like to think that I am able to work with people, listening to each person's concerns and mediating conflicting viewpoints in order to achieve - as much as humanly possible - agreement on issues.

3) What do you think about the direction the current board is taking our community? Would you change it?

I have no desire to criticize the current board or its decisions. I believe that the directors have made their decisions based on information and discussion, which the rest of us do not possess. I also believe that each director acts in good faith for what he or she believes to be best for our community.

I cannot say what I would like to change because I don't feel that I - or any person - should go onto the Board thinking that he or she knows what is best. A director must listen and consider all information before locking onto a position. If elected, I promise to listen to all sides, weigh carefully all information, and then support decisions which I feel are good for the whole community.

My overriding objective will be to maintain and improve Oceana for our present enjoyment and for its long-term viability.

Call or email me if you would like to discuss anything: 760-519-7554; jfredericvogt@gmail.com

OCA Committee Membership

Activities Committee

Meets: 1st Tues. ea. Month,
10 am, Card Room
Chair
Ellen Marciel
Charlie Wendt Treasurer
Linda Garcia Share & Wear Mgr.
Mary Anne Dilloway
Pat Hawkins
Carolyn Kruse
Chuck Kruse
Karin Messaros
Gail Olenick
Lisa Olivero
Deborah Schwab
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-Chairs
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: 2nd Wed. ea. Month
10:30am, Community Room
Teresa Chamberlain-Spradlin Chair
Mike Archer
Mary Hall
Connie Iniquez
Kris McLaughlin
Evelyn Thomas
Sydnie Wauson
Roxanne Rimmel Board Liaison

Finance Committee

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

Landscape Committee

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

"The Hub" Committee

Meets: 1st Wed. ea. Month
2pm, Community 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
Anita Romaine
HUB Contacts: Oceanahub@gmail.com
760-290-4252

Facilities Committee

Meets: 2nd Mon. ea. Month,
11 am, Community Room
Chair
Curt Conant
Meg Marple Co-Chair
Lynn Schneidenbach Secretary


Committee Membership
Continued on Things To Do Page following the Calendar

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 Helpful Links at the top of the home page and you will find the HUB where there is a simple, easy to follow form. Thank you.

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



Cont'd ⇒

| Every Sunday | Every Monday | Every Tuesday | Every Wednesday |
|--|---|--|--|
| Pickleball Adv Open Play (outdoor): 9:30-11:30am Pickleball-Indoor -Private: 2:30-4pm 4-6pm  | Water Aerobics 8am Keep Fit Class: 8:30-9am Pickleball Adv Open Play (outdoor): 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 Open Play (indoor) -Open: 2-4pm -Private: 4:15-6pm Trivia: 6:30-7:30pm | Pickleball Adv Open Play (outdoor): 9:30-11:30am Share & Wear: 10-2pm Ceramics: 12:30-3:30pm Dominos: 12:30-4pm Lapidary: 1-3pm Woodshop: 1-3pm Pickleball Open Play (indoor): 1:30-4pm Billiards Warm-Up 6-8pm Poker: 6-8pm | Water Aerobics 8am Keep Fit: 8:30-9am Pickleball Adv Open Play (outdoor): 9:30-11:30am Art Room: 10am-3pm The Groove Movement/ Dance: 10-11am Share & Wear: 10-2pm French Club: 11am-Noon Lapidary: 1-3pm Woodshop: 1-3pm Friends of Bill W: 5:00pm |

Other Scheduled Events

| Sunday | Monday | Tuesday | Wednesday |
|--------|--------|---------|-----------|
|--------|--------|---------|-----------|



| | | | |
|--|---|--|---|
| 3 | 4 | 5 | 6 |
| | 1-4pm Mahjong - Community Rm. | 10am Activities Cte. Card Room | 2pm The Hub Cte. Community Room |
| 10 | 11 | 12 | 13 |
| 3-5:30pm Spaghetti Dinner - Clubhouse  | 11am Facilities Cte. Community Room | 9:30am Architecture Cte. - Card Room 10am Book Club - Library 4-5:30pm Drama Club - Auditorium | 9:30am Unit Advisors - Clubhouse Auditorium 10:30am CRC - Community Room |
| 17 | 18 | 19 | 20 |
|  | 9:30am Finance Cte. - Community Room 1-4pm Mahjong - Community Rm. | 6-7pm Spring Equinox Drumming - Poolside | 7:00pm Movie "Hidden Figures" Auditorium  |
| 24 | 25 | 26 | 27 |
| 31 | 10am BOD Exec. Session  | | 9:30am Open Board Mtg. - Auditorium |



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

| Thursday | Friday | Saturday |
|--|---|---------------------------------------|
| | 1 | 2 10am-2pm SSS |
| 9am Coffee Hour - Bingo Clubhouse 7 | 10am Landscape Cte. Billiards Room 8 | 9 Art Room Open |
| 9am Coffee Hour - Celeste performs Patsy Cline Clubhouse 14 | 15 | 16 1pm Annual Meeting - Auditorium |
| 9am Coffee Hour - Robert Parker Clubhouse 21 | 22 5:30-7:30pm Magic Show - Auditorium | 23 Art Room Open |
| 9am Coffee Hour - Clay Cotton Duo Clubhouse 28 | 29 | 30 |

Disclaimer: The information in this edition is subject to change. For updated information, please go to our website at oceanaseniors.org

Things To Do at OCA

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

- Art Studio** - Wed., 10am-3pm and 2nd & 4th Saturday, each month.
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. 6-8pm. Billiards Room.
Info: Lonnie Burrows, 760-433-9481.
- Band-It Small Group Fitness**—Thurs, 9-10:30am. Contact Deborah Schwab 551-206-5862 to sign up. Only six participants per 30 min session.
- 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 Danczyk, 760-529-9226.
- Dominos Group** - Tues., 12:30pm in the Card Room.
Info: Dona White, 760-533-2484.
- Drama Club** - REOPEN. Tues March 12 4:00-5:30, Auditorium. 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: Lisa Olivero 917-589-2003
- Hand & Foot** - Fridays at 12pm Card Room.
Info: Joan Jeffery, 206-307-7220
- 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 (please leave a message) or Steve Reigle, stevereigle@gmail.com.
- Pinochle** - Mon. 1-4 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: Rhonda Christopher, 760-231-1808.
- 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 Sandy Vogt (760) 212-6311
- 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.
- The Groove-Movement/Dance** -Wed. 10-11am. Auditorium. Info: Deborah Schwab 551-206-5862.
- Trivia** -Mon. 6:30-7:30 pm. Card room.
Info: Colleen Eidson , 760-529-9999
- Water Aerobics** - Mon-Wed-Fri 7:30 am
For information please call Betsy Wilson at (760)439-2879 or email at heybtsy0040@att.net
- Woodshop** -Mon-Fri 1-3pm.
Info: Jim Romans, 949-742-2311.
- 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
9am, Clubhouse Auditorium
- | | |
|-------------------------------|---------------|
| Jeff Kern | Chair |
| Diane Pettibone | Secretary |
| Unit: | |
| 1—Ron Landsel | 760-231-7586 |
| 1A—Lynn Schneidenbach | 619-889-4612 |
| 2 (Open) | |
| 3—Laura Bennett | 760-224-2524 |
| 4- Sally Lopez | 760-421-4187 |
| 5—Dr. Andrea Anderson | 510-701-4044 |
| 6 (Open) | |
| 7—Renee Maricque | 920-562-3436 |
| 8 (Open) | |
| 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 | 760-721-6077 |
| & Kristine Hale | 858-775-4253 |
| Evelyn Thomas | Board Liaison |

Updates From The Isle

THE ISLE

Looking to start the new year with a new golf swing? Book a lesson with our Director of Instruction Natalie Vivaldi. With years of professional experience playing competitively now combined with her knowledge from the Professional Golfers Association, she can guarantee results to any golfers at any skill level. Book a lesson for just you or bring a few friends, and even book for 1 hour or a half hour if you are just starting out. Natalie will help you improve your golf game so much faster than you could've imagined. Golf is frustrating enough as it is, book a lesson and skip plenty of frustrating times of trying to figure it out on your own!

Did you know all of our practice facilities at The Isle are open to everyone? We love being A Golf Course For Everyone to keep golf accessible, affordable, and fun. Our all grass driving range rates are \$6 = 40 balls (x2 for large) The putting green is open and free to use, chipping is also allowed.

NEW INSTRUCTION PROGRAM · SATURDAY DROP-INS

Whether you're looking to stop by for 15 minutes to get a swing tip and work on the range or practice the entire 90 minutes with Director of Instruction Natalie Vivaldi, this drop in session is a great kickstart to improving your game.

EVERY SATURDAY | 12:00 - 1:30PM | \$25 PER PERSON



MARCH 2024
EMERALD ISLE GOLF COURSE
ESTABLISHED 1966

2024 Events

3/16: ST. PATTY'S TOURNAMENT



4/6: THE MASTERS AT THE ISLE



4/20: THE SPRING EXPO



5/20: THE UNDERDOG TOURN.



6/3: RED, WHITE, & BOOM



6/27: THE THREE CLUB TOURN.



SCAN HERE FOR MORE INFO



BOOK A PRIVATE LESSON
BOOK A GROUP LESSON
MORE INFO ABOUT OUR
DIRECTOR OF INSTRUCTION
NATALIE VIVALDI, PGA



VIEW & SAVE OUR
MASTER CALENDAR OF
ALL EVENTS UPCOMING
AT EMERALD ISLE GOLF COURSE



THE ISLE GRILL MENU
OPEN DAILY 6:30AM-4:30PM
JOIN US ON THE PATIO FOR
SOME FOOD & DRINKS OR
CALL US FOR A PICK UP ORDER

Fiduciary Duties

What are they?

When you vote for a board candidate, you are placing your trust and confidence in that individual to be your fiduciary if he/she is elected. What is a Fiduciary, and what are "Fiduciary Duties"?

A **fiduciary** is a person that has the power and obligation to act for another's benefit under circumstances of trust and confidence. Examples of a fiduciary include estate executors and trustees, business advisors, stockbrokers, and guardians. When an individual becomes a Board Member, they become a fiduciary.

Fiduciaries have 2 principal "fiduciary duties": the **Duty of Loyalty** and the **Duty of Care**.

The Duty of Loyalty is the duty to:

- act in the best interest of the association, and not use their position to address personal agendas or for personal gains, directly or indirectly.
- protect the confidentiality of association information, particularly in matters relating to personnel or individual homeowners, disciplinary actions, assessment collection and legal disputes.

The Duty of Care is the duty to be diligent and careful in performing their duties and meeting their responsibilities. To that end, directors must attend board meetings, review reports, research facts, listen to homeowners, and ask questions. As part of due diligence, they may rely on facts and information from professionals such as consultants, advisors, attorneys, etc.

When an HOA Board Member follows their duties of loyalty and care, their decisions do not need to be perfect. They are volunteers, not professional directors. They can make mistakes and not be held personally liable if they follow the **Business Judgement Rule**:

making decisions

- (1) in good faith,
- (2) in what they believe is in the best interest of the association and
- (3) with reasonable inquiry.

Resource Used:
Library of Adams Stirling
Community Association Law

With Regrets -
Elaine Bungay
transitioned on
Jan. 30. An incredible shopper,
she was responsible for securing
the picnic table and benches at
the end of S street. A beloved
member of Unit 14, she will be



Elaine Bungay

missed by all, especially by Larry and children David and Beth, and grandkids Austin, Bailey and Addy. We offer our most sincere condolences to Elaine's family and friends.

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

San Diego County:

www.sandiegocounty.gov/coronavirus

City of Oceanside:

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



March Activities

Wednesday, Mar 20, 7 pm

OCA at the Movies!

March 20 In Honor of Black History Month & Women's History Month, "Hidden Figures"
Curtain time: 7 pm
Popcorn & Soda available for \$1 ea



When: Mar 20, 7pm
Where: Clubhouse
Enjoy: Popcorn & Soda for \$1 ea
Fee: Admittance is free

Sunday, March 10, 3:00-5:30pm

Spaghetti Supper



That's amore! Enjoy Gail Olenick's homemade pasta sauce over spaghetti. Garlic bread, salad, dessert plus unlimited wine & soda, all for just \$10. Sign-up 2/15-3/7.

When: Mar 10, 3:00-5:30pm
Where: Clubhouse
Enjoy: Food & Drink Italian Style
Signup: 2/15-3/7
Fee: \$10

Tuesday, March 19, 6-7pm

Spring Equinox Drumming Circle

Bring your own drum or borrow one from Charlie Wendt in a poolside celebration of community and spring. Free! No registration required.



When: March 19, 6-7pm
Where: Poolside
Enjoy: Rhythm and Community
Signup: None
Fee: Free

Friday, March 22, 5:30-7:30pm

Magic Show!

Watch a professional magician perform magic right before your eyes. Start with nachos, beer, wine or soda; magic starts at 6:30pm. \$10. Reg. required.



When: Mar 22, 5:30-7:30pm
Where: Clubhouse
Enjoy: Prestidigitation & snacks
Signup: 2/28-3/20
Fee: \$10

Please Note: No late sign-ups or payments at the door, so don't miss out and sign-up on time!

COFFEE HOUR

From 9 to 10:30 am
Thursdays

Coffee Hour



- Mar. 7 : Bingo
- Mar.14 : Celeste performs Patsy Cline
- Mar.21 : Robert Parker tickles the ivories
- Mar.28 : Clay Colton Duo

Questions? Call the office at 760-757-3937

Activities Recap

January 2024

OCA Movies are a Hit!

OCA at the Movies premiered in our auditorium in January 2024. Our first film, *LaLa-Land*, drew a small crowd of 20 residents, as we were competing with Sunday football. However our second film, *A Man Called Otto*, on a Wednesday evening saw over 30 residents. As the auditorium doors opened, the smell of fresh popcorn permeated the room. Those who attended participated in a raffle drawing and if you had the winning ticket you won gifts such as a potted succulent plant, a movie snack bag and Belgian truffles, just to name a few.

A special "thank you" to Chuck and Carolyn Kruse for collecting donations and assisting Lisa Olivero with making the popcorn.

It is our hope that we will see more residents attend the movies. Should you have a movie recommendation, please reach out via email to Gail Olenick at sdgd4@aol.com.

It has been written that movies benefit us in learning about new cultures, provide enjoyment and stress reduction, and help us gain more insight and understanding while fostering relationships. So what are you waiting for? Come join us twice a month, on a Sunday at 3 and Wednesday at 7. Check weekly e-blasts and the Hilltop Highlights for upcoming films!

-Gail Olenick

Dr. Ken Amazes...



With great anticipation, we had a packed audience of around 60 residents in the auditorium for an event that truly amazed.

A very talented and professional Hypnotist, Doc-

tor Ken (who is also a retired cancer surgeon in the San Diego area) came to Oceana for an evening to remember (or not). After a wonderful light chicken dinner from caterer Eddie Chiw, Dr. Ken carefully explained hypnosis and what he was planning. Around 20 volunteers went up on the stage and about 12 were hypnotized.

The courageous dozen were asked to fall into a deep sleep... and an even deeper



sleep. On command, they were asked to act out several fun things such as swim like a fish, ballerina, juggler, bull fighter, and a tree. He also ended by providing three positive suggestions that started with the letter H to leave with: Health, Happiness, and Healing.

It was a very fun evening and very entertaining! I hope you were able to attend. We have another professional, a magician, coming to us in March that you do not want to miss.

Paint & Sip & Paint & Sip...

Instructors from Pinot's Palette again came to help us paint another "masterpiece" while sipping wine and enjoying cheese and crackers. A Van Gogh inspired painting called



And Now For Something New: The Kindness Award

From Activities Committee



Our second movie of the year was *A Man Called Otto*. This featured the story of a troubled, angry senior citizen. As the movie progresses he and his community are positively transformed by performing simple acts of Kindness. In that light, if you witness an act of kindness of a resident toward another, let a member of the Activities Committee know. If you receive an act of kindness, let a member of the Activities Committee know. We will publish the names and the name of Kindness Award recipient.

Chuck Kruse

"Starry Night Sunflower" was done under the guidance of Ryan, along with his helpers Ann and Rich. The brushes were busy in the auditorium and all the participants went home with their fabulous creations and big smiles!



Gifts could only be exchanged a few times each as new people selected from one already opened or one that had not been opened yet. It was a lot of fun for everyone and a healthy reminder that it's always better to see a white elephant than a pink elephant a few days after New Year's Eve...!

Celeste

Celeste came in with her wonderful contralto voice and sang her heart out! She sang some favorites such as What a Wonderful World, Fly Me to the Moon, Fever, and It had to be You that we all enjoyed. When she comes in March, she is planning to do her Pat-sy Cline tribute (folks always ask when she is doing this... so watch the flyers for March Coffee Hour).



January Coffee Hours



Coffee Hour in January had a busy schedule once our Christmas calendars were cleared. We had an "All Star" line

up to entertain folks in January.

In case you are not aware of our Thursday morning Coffee Hour events, you are missing out on some good entertainment, good coffee/soda and donuts and good fellowship with your Oceana neighbors. We gather between 8:30 and 9:30 am when you 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 on Thursdays if you can. The following are the great events and entertainers we had in January.

See some of our regular volunteers, too (Judy, Mary Ann, and Pat). We cannot do much without our volunteers.



White Elephant Gift Xchange

Back by popular demand, we had our annual White Elephant Gift Exchange during our regular coffee hour time on the first Thursday in January. Participants each brought a wrapped gift (approximately \$10 maximum) of something that they may have gotten for Christmas and did not particularly like that they could exchange for something that someone else had gotten and did not want.



Jimmy, Enrique & Flash Mob

Prior to the magical fingers, hands and voices of Jimmy and Enrique there was a surprise visit of a "Flash Mob." It was a group of individuals that participated in the wildly fun Wednesday morning exercise group that Deborah Schwab leads called "The Groove". Music and instructions are provided. All you need to do is follow them as much as you can. The main objective is to "move" and have "fun"! Join Deborah if you like on Wednesdays.



Jimmy and Enrique always have a very entertaining program for us at Oceana. They keep

Activities Continue on page 23

Notices & Reminders



**We are looking for
workshop instructors.**

**Do you have a craft or hobby you are
willing to teach your neighbors?
If so, please contact Caryn ASAP!**

Plus...Art Room new hours: Every Wednesday
10am-3pm and the 2nd & 4th Saturday of each
month. Any questions, call:

**Caryn at 760-518-6982 or
Mary at 745-595-4138**

Tax Time is Approaching

Sign up if you want tax assistance!

**February 7th
through
April 10th 2024.**

Tax preparation is by appointment only. To
schedule your tax appointment, please call:

(760) 757-3937.

You must fill out a tax preparation packet
before your appointment. Blank tax prepara-
tion packets are available for pick up in the
OCA management office.

Tax interviews/intake will be in one area of
the clubhouse and tax preparation will be done
in a different area. As always, taxes will be
completed and quality reviewed by IRS/Tax-
Aide Certified Counselors.

Because of COVID and the flu we ask that
you **bring a mask**.

We are looking forward to seeing you!

**Mike Archer
Dave Kupka**

Renewing Your CA Driver's License

Once you turn 70, California requires you to
renew your driver's license in person at the
local DMV office every five years.

- ♦ You'll have to pass a vision exam and a 25-
question written test (with 21 answers cor-
rect).
- ♦ You may be required to pass a behind-the-
wheel driving test, but this varies by per-
son.
- ♦ Your specific renewal requirements will be
printed on the renewal notice that you re-
ceive in the mail from the DMV.

All written test questions are based on the
California Driver's Handbook. There is no spe-
cific test for senior drivers; every driver's
test draws from the same pool of questions,
regardless of the applicant's age.

You don't need to pay a 3rd-party company
for "study guides" or "sample tests." All the
information you need is available free of
charge from the DMV website — use the link
below or point your phone's camera at the QR
Code provided.

Here are some suggestions for success from
the DMV:

Take your time and read each question care-
fully, trying not to read anything extra into
the questions. There are no trick questions,
and there is only one correct answer per ques-
tion.

The test is available in English and many oth-
er languages. If you take the written test in a
foreign language, you must also take a traffic
signs test.

The English language written test is available
in large print.

There is also a video sample test available in
American Sign Language.

If you fail the real test, don't worry! You
have two more chances to take the test be-
fore a new application and fee are required.

If you have any ques-
tions about the renewal
process, a CRC volunteer
may be able to help.
[See Details on CRC on
page 24] Some ques-
tions may require that
you contact the DMV
directly.



Introducing Band-It Small-Group Fitness Classes!



Sign up in advance!

Deborah Schwab, Oceana fitness instructor and creator of The Groove Dance and Movement Class, now also offers "Band-It" Private Fitness Class.

Starting on **Thursday, March 14** in the Community Room, small groups of six will use exercise bands in workouts especially tailored to each participant. A session is 30 minutes and covers a full body workout modified for you. Classes will meet every Thursday and **each session is limited to six participants**. You choose your time: 9-9:30, 9:30-10 or 10-10:30 AM. **To sign up or for questions, call Deborah at 551.206.5862** and enjoy a small group workout tailored to your needs.

Deborah Schwab

Vista Bella Mixed-Use Development Plan

As of the end of January, the owners are still working on the plan to develop the property at 503 Vista Bella. The plan includes 77 rental units and retail. Manny Baeza is the City Planner in charge. Manny reported that there are no public hearings scheduled yet. If you would like to be on the city's mailing list for the project, email your home address to:

MBaeza@oceansideca.org.

You can share your concerns. The HOA office is receiving information and will keep you informed of any updates via the Friday e-blast.

Karen Bishop

Facilities Cte. Needs Walkers

The new Facilities Committee is in need of walkers to identify issues. If you are interested in helping, please contact Meg Marple at megmcmarple@gmail.com. Thank you.

Meg Marple

Oceana Good Neighbor Fund

Helping Oceana neighbors was the motivation for creating the Oceana Good Neighbor Fund. The fund concentrates on helping with the basic needs of food, health and safety. It has nonprofit 501(c)(3) status. This is a powerful source of assistance to our community and an avenue to receive grants.

Please consider giving your time, treasure and/or talent. The OGNF is looking for board members and volunteers, especially those with experience in non-profits, grant writing, administration, fund raising, financial record keeping, event planning and, of course, donations.

The next OGNF meeting is on Tuesday, March 19 at 1 p.m. in the clubhouse.

Email OceanaGNF@gmail.com with comments or questions.

Oceana Good Neighbor Fund
OceanaGNF@gmail.com
 501(c)(3), not-for-profit EIN 88-2148733
 3890 Vista Campana S, #63, Oceanside CA 92057.

Dr. Gordon Bishop

Aladdin Is Back!

-To refurbish the pool tables in our Billiards Room.



Both billiards tables have seen better days! Both are in need of new felts and new bumpers.

Help us raise the needed cash.

Donate your recyclable bottles and cans.

Large **recycle boxes** have been set up:

- In front of the Billiards Room
- Poolside
- In the clubhouse
- At the clubhouse entry

Please put your bottles and cans into the recycle boxes. Each bottle or can will contribute only pennies. But, it will add up.

All donations are greatly appreciated. If you would like to make a monetary donation, please contact Lonnie Burrows at 760-443-9481.

Thank you.



Did You Know?



Holi: The World's Most Vibrant Festival

Holi is the ancient Hindu Festival of Love, also known as the Festival of Colors. The origins of Holi lie in ancient Hindu traditions where Holi was celebrated to mark the arrival of spring.

The night before Holi, people gather around a bonfire, symbolizing the victory of good over evil, removal of the old and the arrival of the new. Various rituals are performed around the fire such as singing and dancing. This ritual is derived from the story of Holika, who attempted to kill Prahlada, the son of Hiranyakashipu, with a bonfire. Although Holika was endowed with a boon to remain immune to fire, she was burned to ashes, while Prahlada remained unharmed. Because of this, Holi celebrates the triumph of good over evil, knowledge over ignorance, and love over hate.

The next morning begins with people drenching each other with colors. The use of colors commemorates the legendary love between Radha and Krishna. Krishna worried that Radha would not love him due to his dark skin (blue). Radha solved the problem by covering her ultra-pale skin with vibrant colors. The couple frequently played 'Holi', covering themselves in vibrant colors.

Water guns and water-filled balloons are often used to play and color each other, with anyone and any place considered fair game. Groups often carry drums and other musical instruments, going from place to place, singing and dancing. Throughout the day people visit family; friends and foes come together to chat, enjoy food and drink, and partake in Holi delicacies. Holi is also a festival of forgiveness and new starts, which ritually aims to generate harmony in society. Cold drinks, including drinks made with marijuana, are also part of the Holi festivity.

Facts

- Holi is celebrated in many parts of the world where Indians have settled, including Guyana, Suriname, Trinidad & Tobago, Mauritius, Fiji, South Africa, Indonesia, the UK and the US. It's popularity is expanding beyond the ethnic Indian communities.
- *'Holi is the day to express love with colors. It is a time to show affection. All the colors that are on you are of love.'* - Anonymous

Meet Your Neighbors

Meet Mary Anne Dilloway

Way back in 1968, Fred Rogers, (aka Mister Rogers) sang a song with lyrics that said, "It's a beautiful day in this neighborhood, a beautiful day for a neighbor. Would you be mine? Could you be mine? ..." How fitting that we meet Mary Anne Dilloway, our neighbor in Oceana.



Mary Anne was born in New Haven, Connecticut and at the young age of 6 months, moved with her family to Traverse City, Michigan. She is the oldest of 4 children, having 2 brothers and 1 sister. Mary Anne graduated from Michigan State University with a B.S. degree in Consumer Affairs. Having realized this was not a career she wanted to pursue, she attended nursing school, graduated and moved to Seattle for 2 years. The weather not being ideal and being away from family, Mary Anne returned to Michigan where she pursued her nursing career at Ingham Medical Center in Lansing. She worked there as an ER nurse for approximately 8 years. After enjoying vacationing with her best friend from high school, to Hawaii (where her brother was stationed), and other parts of the United States, she and her friend settled in San Diego. Mary Anne then furthered her education at Emory University in Atlanta and earned a special certificate in nursing. She is board certified in Management of wounds, Ostomy and Continence and also secured a position at Mercy Hospital in home health as a clinical expert in skin/wound management. In 2010, Mary Anne began working at Rady Children's Hospital during which time she moved to Oceana in April of 2021. After realizing the commute to and from work was difficult, she decided to retire in 2022. I asked, "Why Oceana?" and Mary Anne spoke about the affordability of owning a home here and the beautiful weather. "I'm a coastal person," she remarked, "the beach is so close. The people here are so nice and I knew all my neighbors within 2 weeks." Mary Anne is active as a volunteer on the Activities Committee as well as a member of the Facilities Committee.

And, as Mister Rogers once sang, "A beautiful day for a neighbor." Thanks, Mary Anne for being our neighbor!

- Gail Olenick

Activities Continued from page 19

getting better and better and have a wonderful way of getting us all "involved" with them. Watch for them in the future too. You won't want to miss them.



Glenn Kramer

Glenn Kramer brought back his "Name that Tune" program with some new categories of songs.



He has someone "spin" his tablet to see what category will be played. He then plays a short introduction of a song in this category until someone can identify it.

He then plays along with the song (usually a vocal arrangement) on the piano. Some songs played were: That's Amore, Don't be Cruel, and Music of the Night. It only took 2 seconds to guess "Fly Me to the Moon" by Frank Sinatra. He played Billy Joel's "Piano Man" toward the end of his program. He is an excellent pianist and great entertainer.

- Charlie Wendt



Committee & Club Reports

Oceana Nursery

The purpose of our nursery is to provide a broad range of drought tolerant plants to be of use in our community. The plants can be used for common areas, Adopt a Spot locations and for individual homeowners with approval from the landscape committee.

Homeowners will make a donation that is equal to about half of what retail cost would be. The common area plants will be free and be planted by our new landscape vendor. Adopt a Spot installations can also use our plants at no charge.

All plants needed and/or used, require prior arrangement with selected OGC (Oceana Garden Club) volunteers. All donations will go towards supporting garden club projects.

The nursery also accepts plant cuttings and potted plants (if they fit our criteria and are drought resistant), upon arrangements made in advance. No dumping of plant materials is permitted.

Since 2022, the OGC nursery has supplied several thousand dollars worth of plants to Oceana at a fraction of retail prices. In addition, the money has helped OGC continue to improve their infrastructure and fund special events.

These efforts are a vital support for OGC, while providing savings and adding beauty to our community. This is definitely a win-win for us all.

Community Resource Center

The CRC will be using the Friday e-blast to spotlight time sensitive events; i.e., the February free admissions to the San Diego Safari Park and the free First Sunday Oceanside Art Museum.

In this Hilltop Highlights, we have submitted an article on the new drivers license (DL) requirements for people 70 years of age and older when renewing their license (page 20). Recently a resident used the CRC, consulting with one of our volunteers for help in following the new protocol. The CRC is passing along this information to OCA residents.

The CRC volunteers are available to help with specific computer navigation (such as the DMV drivers license link), on Mondays from 10 am to noon and 1 pm to 3 pm, Thursdays

Cont'd =>

from 10 am to noon and Fridays from 1 pm to 3 pm. For assistance with the FirstService Residential site, volunteers are available on Mondays from 10 am to noon. The computers are available to use anytime the CRC office is open. Watch for the CRC survey to take regarding our services.

The CRC is always open to suggestions for resources desired. We are always looking for volunteers to assist with the many work groups such as research and development, CRC volunteer shifts, specific events, etc. Please email the CRC at ocacrc@gmail.com with your input and inquires.

Veterans' Corner

Beginning March 1, 2024, this country will observe Women's History Month. It celebrates the contribution of women and recognizes the achievements women have made over the course of American history. For Women's History Month, The CRC has an opportunity to take an active role in honoring women. The CRC will collaborate with the Foundation for Women Warriors, (FWW). The goal is to collect essential goods for women veterans in need for the FWW Essential Goods Warehouse program.

The FWW is a century-old non-profit organization, devoted to programs that honor, empower, and support women veterans who answered our nation's call to serve. Women Warriors are often overshadowed by their male counterparts. The FWW mission is to serve women veterans and their children, so that their next undertaking is clear and continues to impact the world. FWW is designed to enhance the personal and economic wellbeing of women veterans and address the growing needs of the increasing population of military women transitioning to civilian life.

Transitioning to life outside the military can be particularly hard for women veterans. Women leaving the military face extra challenges. Depression, isolation, loneliness, and loss of purpose are common struggles among women transitioning from military to civilian life. Many face challenges with applying for a civilian job for the first time or reentering the workforce. Women veterans may encounter gender pay gaps, bias against mothers, financial instability, gender-related health concerns, stereotypes about female soldiers, and stress caused by Military Sexual Trauma (MST).

The FWW has an Essential Goods Warehouse. This program offsets the cost of critical items for women veterans facing financial difficulty. These items allow for the women

veterans to reallocate their earnings to housing, childcare, and other essential costs allowing them to regain financial self-sufficiency. The FWW in-kind program affords women veterans recovery from financial setbacks and enhances women veterans economic well-being.

During Women's History Month, March 2024, The CRC will place collection boxes in the foyer of the OCA Clubhouse to collect the following essential goods:

- Toilet Paper
- Paper Towels
- Antibacterial All Purpose Cleaner
- Laundry Detergent
- Windex
- Dishwashing Liquid
- Clorox Disinfecting Wipes
- Pull-ups Training Pants (16-34lbs) 2T-3T, (32-40lbs) 3T-4T & (38-50 lbs) 4T-5T
- Diaper Bags
- Baby Wipes, Shampoo & Washcloths
- Diaper Rash Cream
- Pantene Shampoo & Conditioner
- Antiperspirant or Deodorant
- Non-scratch scrub pads
- Kleenex
- Always Feminine Pads
- Playtex Organic Cotton Tampons
- Tampax Multi Pack
- Dove Body Wash
- Toothbrushes
- Toothpaste
- Loofah Bath or Shower Sponge
- Face Cleanser
- Broom and Dust Pan
- Towels (Bath, Hand, Washcloths, Kitchen)
- Spray Mop
- Crib Sheets

Thank You So Much,

Written by Corporal Thomas
USMC Veteran & CRC Member

See you at the CRC,

Teresa Chamberlain-Spradlin, Chair



"So when I said 'hide the gold in an inconspicuous place', you put it under a frick-in rainbow?"