

HILLTOP HIGHLIGHTS

Inside:



1997 Bylaws Amendments

Also Inside:

- ☞ Board Election Winners
- ☞ The People Behind the Scenes at OCA
- ☞ April Ballots



Let's make every day Earth Day.

It's the only home we have.

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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office@ocaoffice.org

Non Emergency Police

(to report suspicious activity):

760-435-4900

Emergency Police:

911



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Please Welcome Our New General Manager:



Michael Flores

Office Staff:

General Manager Michael Flores
Michael.Flores@fsresidential.com

Facilities Manager Fernando Montano
fernando.montano@fsresidential.com

**Executive Administrative Assistant/
Landscaping Coordinator** Nina Ybarra
Nina.ybarra@fsresidential.com

Front Desk Associate Toni Valenzuela
toni.valenzuela@fsresidential.com

Maintenance Admin. Asst. Simone Mitchell
simone.mitchell@fsresidential.com

Admin./Cte. Asst. Tracy Richardson
tracy.richardson@fsresidential.com

Contact for all: 760-757-3937
Office@ocaoffice.org

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 backups 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

President Roxanne Rimmel
rremmel@ocaoffice.org

Vice President Kathleen Dowling

Secretary Evelyn Thomas
ethomas@ocaoffice.org

Treasurer Lynn Leszczynski
lynnl@ocaoffice.org

Director Lisa Bagot

Director Teresa Chamberlin-Spradlin

Director Curt Conant

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.



Proposed Amendments to the 1997 Bylaws

The details of the proposed amendments are presented beginning on page 22 of this edition of the Hilltop Highlights. Please review the details carefully and make an informed decision on each of the proposed amendments. These details were also included with the ballots mailed to you. OCA needs a minimum of 600 ballots returned to consider the proposed amendments to the 1997 Bylaws. Please vote!

History of Our Bylaws

Over the years, there have been unsuccessful attempts to rewrite OCA's 1997 Bylaws. During this time, there have been many changes to the California laws which govern HOAs through the Davis-Stirling Act. The state recognizes that achieving quorum is a challenge for all HOAs. In 2004, a couple of amendments dealing with the make-up of the Board of Directors were approved. This is titled, "First Amendment to Restated and Amended Bylaws."

Ballots Sent - Two Mailings

The 2023-24 Board of Directors identified some areas of the bylaws which could improve the voting process. In mid-March, all homeowners received **two** separate mailings seeking their votes on proposed amendments to the 1997 Bylaws.

Why did you get 2 ballots? First know that there is not an additional cost for two mailings. There are two ballots because there are different quorum requirements. The Inspector of Elections counts them differently. They must make sure that there are the required number of votes to reach the different quorum requirements.

Ballot Specifics

Ballot A is yellow. It includes three proposed amendments which require 51% of the voting power of the association to vote in favor of each bylaw amendment. These amendments are general in nature. OCA needs approximately **four hundred fifty (450)** ballots returned to even consider the amendments.

Ballot B is blue. It includes two proposed amendments which require 67% of the voting power of the association to vote in favor of each bylaw amendment. These amendments address voting rights. OCA needs approximately **six hundred (600)** ballots returned to even consider the amendments.

To Make Sure Your Vote Counts

- Vote for each of the amendments on each of the ballots. If you don't vote for each amendment on a ballot, the ballot will be counted for quorum purposes only.
- Put each ballot in the matching-colored return envelope and return each ballot separately.
- If mailing, please use your own stamps and mail the envelopes separately. Mailed ballots must be postmarked by April 17.
- You may physically return your ballots to the OCA Office before April 24, or at the Clubhouse auditorium between 9-9:30am on April 24.

Ballots will be counted during the April 24 Board Meeting.

If you did not receive the mailing, please contact the office immediately.

Ballots must be received no later than 9:30am on April 24.

Board Election Results

The following individuals were declared winners of the Board Elections on March 16. The assigned Board positions are shown on Page 2.

Congratulations



Lisa Bagot



Kathleen Dowling



Teresa Daria Chamberlain-Spradlin



Curt Conant

We want to express our most sincere thanks and gratitude to all who participated. Your contribution mattered.

News You Can Use



Traffic on Vista Campana

Please stay at or below the speed limit on Vista Campana. This is a safety issue.

Rentals

Oceana is at the maximum capacity for rentals right now. No additional homes can be rented at this time. Buyers should be made aware of this before close of escrow; the rental disclosure document is included in their escrow documents.

Proposed Development of Vista Bella

This project is being watched carefully as it is going through approval processes with the City of Oceanside. If approved, it will have a significant impact on Oceana. Owners are encouraged to write letters of opposition to the City Council pointing out the problems this project can bring including increased traffic on Vista Bella and El Camino Real, the strain on the only two evacuation routes from Oceana in event of an emergency, the lack of needed parking for the use of the planned project and the proven risks of building on the slopes in this area. Template letters have been developed to the Council and the City Planning Department for you to sign and send. They are available on the website.

Please see more specifics on Page 16.

Website ADA Compliance

Thank you to the HUB for taking the steps to bring our website to ADA compliance. This is a requirement for a website providing information to the general public.

Common Area Modifications

This action provides committees with the ability to approve modifications to low usage areas of common area. The modifications must be reasonable and removable and the "Revocable License and Maintenance Agreement" developed with the legal team for this purpose must be signed. The process and specifics for implementing this are currently being defined and the governing documents reviewed. **Note:** This is not intended for someone to redo the property in front of their house - there is nothing reasonable and low usage about that.

Submitted by Lynn Leszczynski



Meet the People Behind the Scenes at Oceana

Interviews by Gail Olenick.

Ladies of the Office

Simone Mitchell



Simone Mitchell

Simone Mitchell was born in Lafayette, Louisiana and raised in Franklin, Louisiana. She is one of 3 children, with 2 older brothers. After graduating H.S., Simone enlisted in the Navy where she served for 8 years. During that time she was deployed

to Iraq. After serving in the Navy, she met and married her husband in 2013. He was then ordered to Washington State and was deployed twice.

Simone then became a contractor for the Navy and worked in the administration Office as secretary to the Commanding Officer and the Executive Officer.

Later on, her husband received orders to 32nd street San Diego and Simone began her work on Coronado Island, in administration. She also received a diploma from UEI as a medical assistant. In February 2022, Simone joined the office here at Oceana as a Maintenance Administrator. She shared that she enjoys "helping people." Simone is the mother of 4 children ranging from 3-17 years of age. I asked, "What are your weekends like?" She replied, "I enjoy taking naps, getting my nails done, watching my kids play basketball and having coffee on the beach!"

Thank you, Simone, and thanks for your service to our country.

Tracy Richardson

Tracy Richardson was born in Cleveland, Ohio and moved shortly thereafter to Mobile, Alabama. She is one of 3 children, having 1 brother and 1 sister. At 4 years of age, the family moved to Fallbrook where her dad became stationed at Camp Pendleton and also fought in the Vietnam War. Tracy's school years were spent in Carlsbad. She also attended South Western Community College in San Marcos where she received a certificate in Computer Business. Her early career was spent owning her own business involving cleaning model homes as well as doing missionary work in Tex-

as and Carlsbad. Tracy arrived at Oceana in July 2017, as a front desk receptionist. In 2022, she was promoted to Compliance Design Review Coordinator. She is the Activities Committee Administrator and the Architectural Committee Administrator. "What do you like about your job?"



Tracy Richardson

I asked. Tracy smiled and replied, "I like meeting different people and getting to know them." Tracy shared that she is the mother of 2 boys ages 23 and 24. She enjoys walking on the beach, driving along the coast and football. Tracy also likes camping and fishing with her family.

What a joy getting to know you, Tracy !

Nina Ybarra

Nina Ybarra was born and raised in Downey, Ca. and is a sister to one younger brother. She is licensed by the State Board of California as a Pharmacy Technician and practiced as a technician for 17 years. Nina arrived here at Oceana in March 2023 and held



Nina Ybarra

the position of front desk receptionist. She was later promoted to Landscaping Coordinator and assistant to the General Manager. "What do you enjoy about your position here?" I asked. She immediately responded with, "I enjoy meeting the residents and interacting with everyone." Nina is the proud mom of 2 boys, ages 17 and 21. She shared that she enjoys yoga, spending time with her Australian Heeler "Ace" and of course watching her sons football games!

Thanks Nina, for spending some time with me and sharing!

Antoinette 'Toni' Valenzuela

Antoinette 'Toni' Valenzuela was born in Glendale, Ca. and later raised in Highland Park, a neighborhood in Los Angeles. She is one of 8 children having 4 sisters and 3 brothers. 'Toni' graduated from H.S. and later went on to vocational school and earned certification as a CMA and LVN (Certified Medical Asst. and Li-

censed Vocation Nurse) respectively. She has worked in the field of customer service, receptionist positions and as a dispatch supervisor for City Cab Co.



Antoinette 'Toni' Valenzuela

'Toni' joined us here at Oceana in October 2021 as a porter. Most recently she was promoted to front desk receptionist. "I love everything about my job, the people, the residents, my co workers", she instantly told me. "Oceana makes me feel like family." 'Toni' is the proud mom of 2 children, a son who is age 35, and a daughter, 29 years old. She is also blessed with 6 grandchildren. She delights in spending time with her family, reading and going to the movies, adding "I love to play Bingo"

It's so nice to see your smiling face at the front desk, 'Toni'!

Facilities Personnel

Facilities Manager Fernando Montano

On a sunny afternoon in late February, I sat down in the maintenance yard with Fernando Montano as he shared his story.



Fernando Montano

Born here in San Diego, Fernando is the youngest of 5 children, with 3 sisters and 1 brother. He presently resides in Escondido.

His parents are natives of Durango, Mexico and Chihuahua, Mexico. Fernando attended Ramona High School and later attended trade schools in San Jacinto and San Marcos where he attended United Education Institute (UEI). He holds certificates in HVAC, Electrical Tech, Heavy Equipment, as well as OSHA. Currently he is pursuing a contractor's license and further certifications through FirstService Residential.

Fernando began his career at Oceana in June 2018 as a maintenance technician and was promoted in June 2022 to Facilities Manager. He starts his day at Oceana at 6:00 am and continues until closing. I asked, "When is closing?" He responded with a chuckle, "When

Cont'd =>

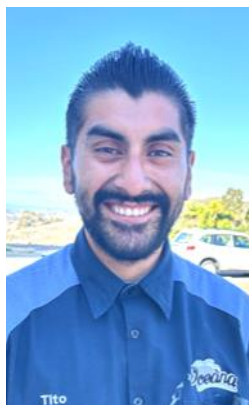
the jobs are done." His responsibilities here in Oceana include minor exterior electrical work on common ground, stucco repair on the exterior siding, HOA garage owned roof repair, water repair from outside homes to the main water supply, repair of concrete and sidewalks (including small patios), keystone installations, garage framing, touch up painting, trenching of water leaks and scoping and cleaning out sewer lines and working with the required outside vendors as needed.. PHEW! He is also responsible for a crew of 7.

Fernando is the proud father of 5 children ranging in ages from 15 to 23 years old. During his free time outside of Oceana, Fernando enjoys being at his ranch in Red Mountain, Ca. and the desert in Ocotillo Wells, where he spends time off-roading in his truck and on motorcycles. He finds pleasure in cooking, football, and high school and college wrestling. While talking about his ranch, Fernando shared the story of his brother who was severely burned in August 2023 while trying to clear a brush fire in Hemet, Ca. Fortunately he survived, and as a result of the accident, Fernando took on the responsibility of caring for the family ranch.

As the sun was setting, I asked my last question. "What do you like most about your job here at Oceana?" With a pensive look and pause he answered, "My guys, my team, and getting the job done right while remaining safe." He added, "My goal is to not waste money, do the job in-house when possible and to have a beautiful and safe Oceana. I take my job very seriously."

The Maintenance Crew

Jose 'Tito' Flores was born in Oceanside, Ca in 1997. His parents hail from both Oaxaca and Michoacan, Mexico. He is one of 4 children with 2 sisters and 1 brother. 'Tito' graduated from H.S. in Vista, Ca. and shortly thereafter began working with his father installing synthetic turf. He came to Oceana in 2018 as a maintenance technician and shares the same responsibilities of the maintenance department. His day at Oceana begins at 7:00 am and ends at 3:30. 'Tito' shared with me that he enjoys learning from the maintenance crew and likes working with his hands. In his spare time, 'Tito' likes fishing, working out and playing video games.



Jose 'Tito' Flores

Thank you 'Tito' for all you do!

Adam Lira was born in Los Angeles, Ca in 1985 and is one of 4 children, with 2 brothers and 1 sister. His parents were born in Jalisco and Michoacan, Mexico. Adam finished college with a B.A. in Business and an Associates Degree in IT. He is also HVAC certified. In addition to college, Adam enlisted and spent 6 years in the Navy. He joined us here at Oceana in August 2021. "What do you



Adam Lira

love about your job?" I asked. His response was immediate, "being outdoors and learning new things here." Living in Escondido, Adam has 5 children ranging in ages from 7-18 years old, and enjoys spending time with family and relaxing. "I really like watching TV," he added.

Thanks, Adam for sharing!

Analacleto "Felix" Gonzalez

was born in San Diego, Ca. and is one of 5 brothers and 2 sisters. His mother was born in Lubbock, Texas and his dad is from Nayarit, Mexico. "Felix" is the proud father of 2 girls and 1 boy. After graduating high school, he worked in construction for 22 years, and then he was a driver for Mission Linens for 10 years, holding various jobs in the interim. "Felix" came to Oceana in April 2023. "What's the best thing about your job here at Oceana?" I asked. He quickly responded "I live right next door near the H.S., and I enjoy fixing things and being outdoors."



Analacleto 'Felix' Gonzalez

Thanks, "Felix". We love your hat!

Jesus Sanchez was born in Oaxaca, Mexico and is one of 6 children, having 4 brothers and 1 sister. He arrived in California in 1979, and worked as an orange, avocado and lemon packer in Vista, where he stayed for 2 years. As luck would have it, Jesus was hired at Oceana (through a friend), where he has spent the past 36 years! He proclaimed that he enjoys "everything here!" What a pleasure to



Jesus Sanchez

hear that. Jesus and his wife of 28 years, are the proud parents of 4 children; 2 boys, ages 17 and 20 and 2 girls, ages 29 and 35. During the weekends, he enjoys being at home, keeping things clean and organized and "helping my wife with the dishes!"

What a joy speaking with you, Jesus!

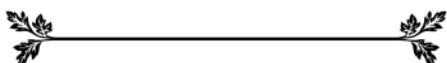
Joseph Humphrey, (the new kid on the block) was born in Tyler, Texas. He presently lives in Temecula, and is married and blessed with 7 children, 13 grandchildren and 6 great grandchildren. In 1970, at age 17, Joseph joined the Marine Corps where he served 4 years. He returned to Texas after which he was unable to secure a job and decided to travel back to California. He was employed by Sanyo Corp., Sony Corp., Petco Park, Palomar Winery and the San Diego Chargers. Most recently he received a call from FirstService Residential and was hired on January 29, 2024. Joseph shared that he enjoys being outside, always keeping busy, and "people are so kind here, that it kind of feels like family."



Joseph Humphrey

In his spare time, Joseph enjoys spending time with his own family, fishing and sports.

Welcome Joseph!



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

Did You Know?



Arbor Day encourages individuals and groups to plant and care for trees. Celebrated primarily to raise awareness towards the importance of trees, the day underlines the crucial role these steadfast beings play in sustaining the planet's wellbeing and supporting life. It emphasizes the need for tree planting, tree care, and environmental stewardship.

It's a tradition that dates back to 1872 when Julius Sterling Morton, a nature-loving journalist from Nebraska, proposed a tree-planting holiday to the State Board of Agriculture, which accepted his resolution. That year, over a million trees were planted in Nebraska on the inaugural Arbor Day, boosting the state's then-sparse landscape. Today, this simple yet significant observance has grown into a nationally celebrated affair, with every state in the U.S. participating.

While its roots (pun intended) are firmly established in Nebraska, Arbor Day's date varies across different states. This is due to the differences in climate and suitable tree-planting season. Arbor Day falls on the last Friday in April, but certain locations may celebrate it at a time more suited to their specific tree-planting needs. Nonetheless, wherever you are, its significance remains constant: to encourage the public to plant and nurture trees.



Facts

- A single tree can absorb as much as 48 pounds of carbon dioxide per year and can sequester 1 ton of carbon dioxide by the time it reaches 40 years old.
- Newspaper editor Julius Sterling Morton started Arbor Day to help bring attention to the importance of trees.
- Since the Yellowstone Fires of 1988, the Arbor Day Foundation has partnered with the US Forest Service. Through this partnership, over 25 million Arbor Day Foundation trees have been planted.
- *The best time to plant a tree was twenty years ago. The second best time is now - Proverb*

April at the Art Room

Saturday, April 13, 10am-12pm

Recycle Your Old Jewelry, Beads & Beach Glass to Create a Gorgeous New Window Decoration

Workshop led by resident Nora Shea

Please bring your own old jewelry / beads / beach glass and driftwood if you have any!



Saturday, April 13, 10am-Noon at the Art Room
Class Fee: \$5
 Register & Pay at the Office
Signup: Now—April 10

Wednesday, April 24, 10am-12pm

Watercolor 101: The Basics

Workshop led by resident Mary Hall

Learn brush techniques, making texture and mixing colors. All supplies provided.



Wednesday, April 24, 10am-Noon at the Art Room
Class Fee: \$5
 Register & Pay at the Office
Signup: Now—April 19



Spaghetti Sunday is a HIT!!

The aroma of homemade marinara sauce and the sound of Italian music brought 70 residents together in the auditorium on Sunday, March 10, 2024, to enjoy our first Spaghetti Sunday. Tables were adorned with red and white checkered tablecloths, matching napkins and balloons. Carafes of wine were sitting on each table inviting everyone to take a seat and relax. Dinner began with a tossed salad followed by spaghetti marinara and garlic bread. Dessert comprised of cream filled Italian chocolate pastries completed the meal.



The concept of this event was born during an Activities Planning meeting several months ago. "Let's do something new and different, that's when we see people attend." And so it began.

A huge heartfelt thank you to all who assisted in preparing and serving the meal as well as the clean up that followed. A shout out to the many residents that offered their help!



As a side note to all Oceana residents: Spaghetti Sunday was yet another example of the new and exciting events that are planned by our Activities Committee. Being part of a community carries with it a sense of belonging. This was clearly apparent in the many smiling faces, positive feedback and words of kindness and appreciation. As they say in Italy, "That's Amore."

April Activities

Sunday, April 7, 3 pm

OCA at the Movies!

Steven Spielberg's,
"West Side Story"
Doors Open: 2:30 pm, Curtain time: 3 pm
Popcorn & Soda available for \$1 ea



When: April 7, 3pm
Where: Clubhouse
Enjoy: Popcorn & Soda for \$1 ea
Fee: Admittance is free

Wednesday, April 17, 7 pm

OCA at the Movies!

"Gran Torino"
Doors Open: 6:30 pm, Curtain time: 7 pm
Popcorn & Soda available for \$1 ea



When: April 17, 7pm
Where: Clubhouse
Enjoy: Popcorn & Soda for \$1 ea
Fee: Admittance is free

Tuesday, April 23, 5-7pm



Passover Seder Meal

Enjoy a catered dinner of brisket, mashed potatoes and vegetables with traditional Jewish dessert options. Wine and soda available. Jewish or not, join your neighbors to learn more about the history and traditions of this important Jewish high holiday.

When: April 23, 5-7pm
Where: Clubhouse
Enjoy: Catered Ethnic Dinner
Signup: 4/1-4/19
Fee: \$15

Saturday, April 27, 5-7pm

Poolside Summer Concert #1

Our local high school steel drum band is back! If you've never seen this high-energy group of students perform, don't miss it! Caterer Eddie Chiw will be cooking sliders and bringing his popular homemade potato chips! Bring your own beverages.

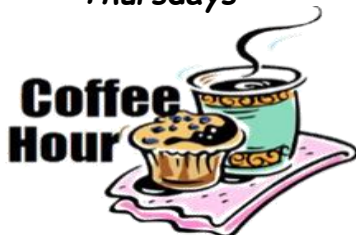


When: April 27, 5-7pm
Where: Poolside
Enjoy: High Energy Drums + Sliders & Chips
Signup: 4/4-4/25
Fee: \$10

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

From 9 to 10:30 am
Thursdays

COFFEE HOUR



- Apr. 4 : Bingo
- Apr.11 : Jimmy & Enrique
- Apr.18 : Robert Parker, Pianist Extraordinaire
- Apr.25 : Clay Colton Duo

Questions? Call the office at 760-757-3937

Excerpt from

The Night the Stars Fell

by Kyle G. Roesler

Below is an excerpt from Chapter 1 of the latest book by Oceana resident Kyle G. Roesler. It's called The Night the Stars Fell and is about a real meteor shower in 1833 and the Yale professor that studied it using an early version of crowdsourcing. You can buy it from Amazon or find it in the Oceana library.

The sound of someone climbing the stairs awoke me. The bedroom door opened and my father, carrying a lantern, rushed into the room I shared with my four brothers. "Francis, Francis, wake up!" Father insisted as he shook my shoulder.

It was either late at night or very early in the morning. I felt like I had just fallen asleep. But, the sky seemed as bright as dawn through our closed curtain. Had we all overslept and were late for our chores and school? No, it still felt far too early to wake up, and my father's anxious expression indicated something more than oversleeping was going on. "Father, what is it? Is something wrong?" I asked while rubbing my eyes.

"No, nothing is wrong," he replied, smiling. "Something is wonderful. Wake up your brothers and sister, make sure everyone dresses warmly and meet me out front. As quick as you can, now! I will go wake up Julia." He then rushed out of the room so quickly that I wondered if he had really been there at all.

Father was a Professor of Natural Philosophy at Yale College who specialized in Astronomy, most of these adventures featured the sky at night. We had woken up early once to see Saturn, Jupiter and Mars close together. Father had called it a conjunction. Den had called it three little dots in the sky. Another time, we were allowed to stay up late to see a lunar eclipse that ended up being completely covered by clouds. These thoughts reminded me that Father usually knew about sky events in advance. Whatever was happening now had managed to catch him by surprise.

My brothers and sister and I walked carefully down the stairs in our clapboard house. Everyone was talking and pushing and pulling and laughing. We usually collided together like this each morning in our rush to go to school. Father called it a "human tornado" and I did feel like my head was spinning in the middle of all that excitement. My sister Cornelia and I eased out of the way to avoid the worst of the mayhem, so our brothers all left the house be-

fore we did. When we had managed to pull on our warm clothes in the now quiet hall we followed them outside...

...and smashed right into John and Alex's backs. They had not made it very far from the front door before stopping in wonder and amazement at what was happening in the sky. The streets of New Haven, Connecticut were lit up as if it were day. OK, maybe a slightly cloudy day, not a dazzling sunny day, but it was more than bright enough to see up and down our street. My brothers were not staring at our street, though. Their heads were craned upwards, staring at the source of all that light.

I followed their gaze and was shocked to see dozens of shooting stars streaking across the darkness, starting nearly directly over our heads and flowing out everywhere. Truly, they covered the sky. Streaks of light cascaded down, down, down, like an umbrella of light protecting Connecticut. My jaw fell open and I gasped in cold air, which made me cough. When I finally stopped, I looked up and, sure enough, the "stars" were still falling all around me, though I noticed the tracks of light were not quite as long as I had first thought. No individual trails of gleaming white went all the way from the heavens to the horizon. Instead, there were streaks of light nearly straight overhead, then others started a third of the way down the sky and fell another third of the way down, and still others started where those left off. And some streaks overlapped the other streaks and it was wild and beautiful and stunning. It was a continuous river of light falling all around us, like standing in the middle of a waterfall.



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
tba 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
tba Board Exec. Cte.
tba 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
tba 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
tba 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
tba Board Exec. Cte.
tba Board Exec. Cte.

"The Hub" Committee

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

OCA Media Sub-Committee

Geoff Allison
Lee Mansis
Anita Romaine
HUB Contacts: Oceanahub@gmail.com

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 =>

Events Scheduled Every Week - By Weekday


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 Drama Club 4-5:30pm 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
Earth Day  April 22	1 1-4pm Mahjong - Community Rm. 	2 10am Activities Cte. Card Room	3 2pm The Hub Cte. Community Room
7 7pm OCA at the Movies Steven Spielberg's "West Side Story" - Clubhouse	8 11am Facilities Cte. Community Room	9 9:30am Architecture Cte. - Card Room 10am Book Club - Library 4-5:30pm Drama Club - Auditorium	10 9:30am Unit Advisors - Clubhouse Auditorium 10:30am CRC - Community Room
14	15 9:30am Finance Cte. - Community Room 1-4pm Mahjong - Community Rm. 	16	17 6-7pm Fireside Chat - Library 7pm OCA at the Movies "Gran Torino" - Clubhouse
21	22 	23 5-7pm Passover Seder Meal - Auditorium	24 9:30am Open Board Mtg. - Auditorium 10am-12pm Watercolor 101 Workshop - Art Room
28	29 10am BOD Exec. Session	30	



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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
4 9am Coffee Hour - Bingo Clubhouse	5	6 10am-2pm SSS 
11 9am Coffee Hour - Jimmy & Enrique Clubhouse	12 10am Landscape Cte. Billiards Room	13 10am-12pm Workshop - Art Room
18 9am Coffee Hour - Robert Parker Clubhouse	19	20
25 9am Coffee Hour - Clay Colton Duo Clubhouse	26 	27 Art Room Open 5-7pm Poolside Summer Concert #1 - Poolside



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** - Tues., 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 heybetsy0040@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:	2 nd 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
tba	Board Liaison

Updates From The Isle

EMERALD ISLE GOLF COURSE

APRIL 2024

ESTABLISHED 1966



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



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



This March we hosted one of our all time favorite tournaments at The Isle, our St. Patrick's Tournament. There were an abundance of leprechaun sightings, green beer, pulled pork sandwiches, and one lucky winning team! We had an absolute blast and it really felt like a summer day. Speaking of summer time, looking for the best junior clinics in all of north county? Sign up for June, July, or August camps today with Coach Natalie Vivaldi, PGA. Each day is from 9am-1pm and includes professional instruction for all skill levels, snacks, games, prizes, plenty of fun ways to learn and enjoy the game. Coming up this summer we will be hosting our Sale Expo, be on the lookout for a big shop sale for all your golfing gear needs and other fun vendors to enjoy that day! All events at Emerald can be found in our main calendar on our website, download our free Emerald Isle GC app, or follow along with us on social media for all the up to date information.



St. Patrick's GOLF TOURNAMENT leaderboard

1ST PLACE

**CHRIS JACKSON
RACHEL JACKSON
CRAIG CALSBEEK
JON CALSBEEK**

2ND PLACE
JORDAN CHAPMAN
DUSTIN OLAYVAR
ZACH TANIDA
ZACK FLATTO

4TH PLACE
ROCKY FREDLIN
LANCE CARTER
ADAM MCCUMBER
CORY MARMET

3RD PLACE
AMANDA SPITLER
EVAN KUSOFF
KYLE WHITMAN
SIERRA

5TH PLACE
ANDREW FISCUS
ADAM LUCIO
HARRISON HILL
EMRE DISCEKICI



6TH PLACE
ERIC OLSON
KEN UDD
LEIGH WAGNER
PAUL BRANDLIN

closest to the pin!

- #4 CHRIS JACKSON | SIMON DAGGET
- #6 SKIP SMITH | STEVE PALMER
- #8 RYAN STANCHFIELD | DAVID ZAMORA
- #10 SKIP SMITH | SIERRA W.
- #14 KEITH MATHEWS | BRETT KILLIAN
- #16 BOB MALEK | VITO GRIPPO

2024 RESULTS

Notices & Reminders



*Art and Creative
Workshop*

**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 Here

Sign up if you want tax assistance!

**Now
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**

An Upcoming Event

*On Saturday, May 11, the Unit Advisors and
Activities Committees are hosting their annual*

Resident Orientation & Info Fair

where you can learn more about the clubs,
committees and activities here at Oceana!

Come join us on

**Saturday, May 11
From 12:30 to 2:30**

in the clubhouse!

We will be serving hot dogs, chips, soda and
cookies! We will also be raffling off free priz-
es every 15 minutes!

All residents are welcome, no sign-up is re-
quired. Here's a chance to meet your fellow
residents and get valuable information about
our great community. Looking forward to see-
ing you all there!

**Jeff Kern
jkern3p@aol.com**

Vista Bella Mixed-Use Dev. Plan

Work is under way to develop the property
at 503 Vista Bella. The plan includes 77 rental
units and retail. Manny Baeza is the City Plan-
ner 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 pro-
ject, email your home address to:

MBaeza@oceansideca.org.

You can share your concerns. The HOA of-
fice is receiving information and will keep you
informed of any updates via the weekly e-
blast. The plans for the proposed development
can be viewed online using this link [http://
www.ci.oceanside.ca.us/gov/dev/planning/
search.asp](http://www.ci.oceanside.ca.us/gov/dev/planning/search.asp) and entering the project number
D23-00009.

Karen Bishop

Facilities Cte. Needs Walkers

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

Meg Marple

Missing Your EBlasts?

Important!

If you are a new resident of Oceana, or are simply not receiving the weekly eblasts, **please** call the office and give them your email address. Eblasts are an important communication from the office informing the residents of events, issues and concerns. And, registering your email address gives the office another way to contact you in the event of an impending emergency.

It's important! Register your email address!

Jacki Ackles

Oceana Good Neighbor Fund

The Oceana Good Neighbor Fund held a re-organization meeting on March 19. The founding board members invited interested Oceana residents to make the fund a vibrant organization to help their Oceana neighbors. New volunteers can set goals to address the basic needs of food, health and safety. The board met with the Community Resource Center committee to see how they could work together.

It has nonprofit 501(c)(3) status. This is a powerful source of assistance to our community and an avenue to receive grants. The nonprofit status is essential for writing grants.

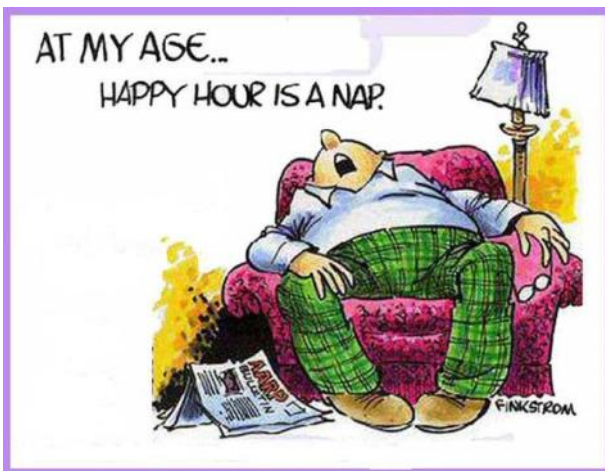
Please consider giving your time, treasure and/or talent. The OGNF is looking for volunteers, especially those with experience in nonprofits, grant writing, administration, fund raising, financial record keeping, event planning and, of course, donations.

The next OGNF meeting will be announced in an e-blast.

Email OceanaGNF@gmail.com with comments or questions.

501(c)(3), not-for-profit EIN 88-2148733

Dr. Gordon Bishop

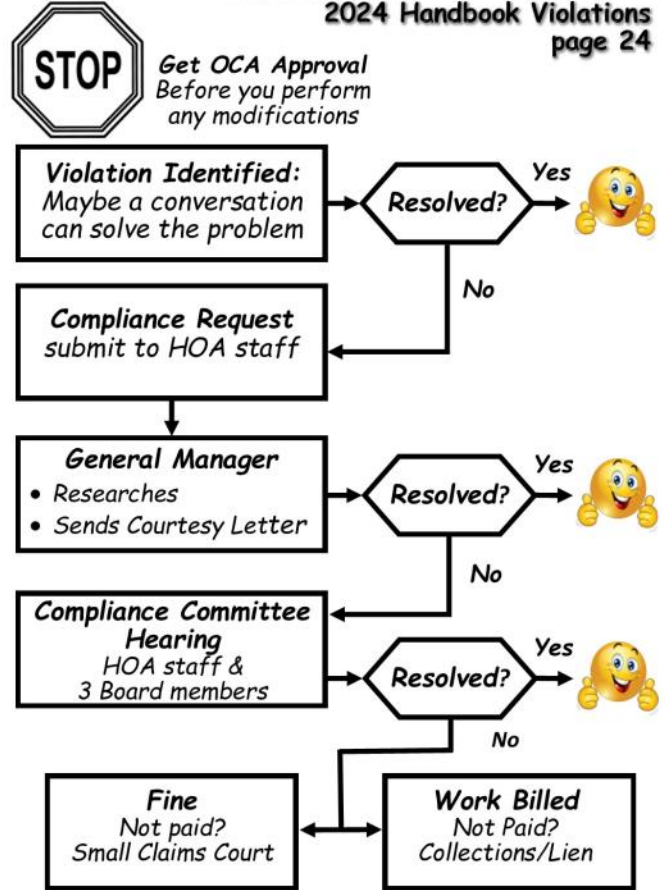


The following is an update of the process for any compliance issue resolution at OCA.

OCA Compliance Process

Reference:

2024 Handbook Violations page 24



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 760-433-9481.

Thank you.

Cont'd =>

Care Giver Support

Being the sole Care Giver for a loved one can be a tough job. Sometimes even the strongest Care Giver feels stressed and can get down. When we cared for a loved one, it was not easy. Help is available. Once a month, a group of Caregivers and support experts meet to help each other. They gather at 6:30 PM at Mission San Luis Rey church. If you are interested, contact Chuck Kruse (837-823-7662). Carolyn and I will give you a ride to the meeting, make introductions and get you started.

Chuck Kruse



At 10pm on a recent Sunday, my ring doorbell announced something outside my front door. I saw, to my dismay, that it was coyotes—not one, but three coyotes proceeding down the path between my home and garage.

What is alarming to me is the coyotes are getting more and more comfortable around humans. One coyote may be fearful of you, but when they travel in groups, they are a serious threat to our neighbors and our pets. (To say nothing of visiting grandchildren.)

I am also a member of the garden club and while pulling weeds outside the fenced area, I heard a lot of howling in the nearby brush. Once the coyotes settled down, I noticed a couple sitting on the road looking at me. The group got bigger until there were 7 Coyotes looking at me. I decided to pack up and jump in my car. Any animal or human will not fare well if these predators gang up and decide to attack.

Tracy Richardson, (from the office) said they contacted the Humane Society and Animal Control, who made the following suggestions:

1. Do not leave any food out for any of our wildlife.
2. If you see any fruit trees with fallen fruit, please pick it up.
3. Be alert when going in or out of your home, especially after dark.
4. Keep your pets on a short leash.

If you have any questions, Tracy has a brochure from the Animal Control that she can share.

Please be alert and stay safe.

Jayne Geisler, Unit 9

Share & Wear Schedule

A reminder for all:

Share & Wear is open for business:

10am to 2pm Tues. thru Fri. Weekly &

10am to 2pm First Saturday each Month

(The Super Saver Sale—50% off)

Barking Dogs

Yes, again!

Dogs are wonderful companions and friends. Many of us probably can't imagine living without them. And there are quite a few dogs here in Oceana.



Owning a dog entails the responsibilities of proper care and training, and most dog owners dutifully—and lovingly—comply. But, there are occasional problems such as when a dog is left outside and allowed to bark for hours on end. In a densely populated environment such as Oceana, this problem can be serious.

The fault is not the dog's. It is the owner's. There is something amiss in the dog's environment or its training that the dog's owner needs to address. And, if that dog's owner either **cannot** or **will not** address the problem, then he or she should at least have enough consideration for their neighbors to find a home for that dog with somebody who **can** and **will** address the problem.

Al Arnold, Unit 12

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

Committee & Club Reports

Community Resource Center

The Survey Is Coming!

This summer, The CRC will observe the 2nd anniversary of opening its doors to the Oceana Community. We have dedicated volunteers that commit their time, skills, knowledge and love to help our community, and they hope to know more about your use of the available resources. Our goal is to provide a 1-stop shop. A bank of information on community, social, government and non-profit organizations and businesses, who offer free programs and services to our active community is available. The CRC strives to provide awareness and guidance to all who come through our doors.

In order to determine if we are meeting your needs, CRC asks you to participate in our survey. It will only take a few minutes to complete the questions to let us know how we are doing and what other services you might like to see added. Look for the link to the digital survey in an upcoming weekly e-blast and on our website, oceanaseniors.org. For those who wish to have a paper copy of the survey, they will be available in the CRC lobby office by the brochures. Please complete the survey by June 1st. We hope to hear from as many of you as possible.

In addition, we are working with the HUB to improve our site and make it easier to find the available resources. Also, the CRC now has updated computers and a fully functioning printer due to a purchase from a donation grant through the Good Neighbor Foundation and a few generous Oceana residents. Thank you!

Currently, we are in need of volunteers so we may keep the office open during all shifts. The shifts are from 10 am to noon and 1 to 3 pm. At the time of this writing on March 1st, the following days and times were available; Monday 1 to 3 pm, every other Tuesday 10 am to noon and 1 to 3 pm, Thursday 1 to 3 pm and Friday 10 to noon. The foot traffic is slow, so you can do a little research and development while on your shift, besides doing your own computer work. (You also can bring your own device). When our doors are open, we can help all of you who come by and we can continue making a contribution to everyone's well being.

Please email the CRC at ocacrc@gmail.com with your preferred time and day to volunteer and any questions you may have.

Veterans Corner

In observance of Women's History Month, The CRC held The Foundation for Women Warriors (The FWW) March donation drive. Last month, the nation observed the contributions women made in this world and celebrated the 111th year of International Women's Day. The community of Oceana played a role in this historic event by helping women veteran mothers. Each resident who placed a donation item in The FWW donation box has helped a mother and her children. Thank you for your support. We will list the total number of donations in next month's article.

See you at the CRC!

Teresa Chamberlain-Spradlin
Chair, Community Resource Center



Activities Recap

February 2024

Super Bowl Party/Potluck

An enthusiastic crowd was on hand for the LVIII Super Bowl Potluck Tailgate Party at Oceana. We shared great food and watched a great



overtime football game between the Kansas City Chiefs and the San Francisco 49ers. Kansas City won the game 25-22 with a touchdown in overtime. Exciting



game! We also had a football "pool" for winners for each of the 3 quarters and the final score. Food & Fun with Friends... Watching a close great football game... what could be better?!?

SUPER BOWL LVIII CHIEFS

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4										
7										
1										
3										
0										
5										
8										
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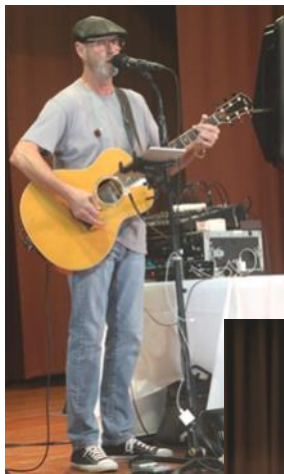
\$5 Per Box Total \$500
 1st Qtr \$100 3rd Qtr \$100
 2nd Qtr \$100 4th Qtr \$2.00



Oceana had the return of our favorite chocolatier and sommelier Johnna to brilliantly pair those delectable chocolate delights with various beers and wine. We had smiles for a great evening with great tastings.

5th Thursday - Leap "Day" Afternoon Treat

On "Leap Day" (February 29th - which was our 5th Thursday in February) instead of Coffee Hour we had an "Afternoon Treat".



We had a crowd of around 60 people to enjoy a light snack of beef and chicken skewers from our caterer Eddie Chiw. We also served very tasty cupcakes from "Little Cakes" in Vista. Kevin O'Brien,



with his guitar and vocals, provided some great background music of old favorite

Wine and Chocolate Pairing

What comes to mind when you hear "White Mango Truffle", "Milk Dipped Maple Toffee" and "Salted Dark Chocolate Caramel"? Do you immediately think of "Beer" or "Wine"?



songs. Ellen Marciel sang a duet with him too. It truly was a very nice afternoon treat.

February Coffee Hour



Coffee Hour in February had an eclectic month of different presentations and entertainment.

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 February.



After indulging in pastries, coffee, and soda we played several games of BINGO. Ellen Marciel called regular Bingo plus some variations. We always finish with "Black-out Bingo" where all the numbers need to be filled in on the card with a prize of a certificate for our own Share and Wear. Bingo is great for "Seniors" as it helps to promote better hand and eye coordination... and keeps our brain working. Come and join us on most 1st Thursday mornings of each month. Plus... we are looking at the possibility of doing an evening Bingo later in the year.



Bell Pepperz

Ron Ebel and Jay Anderson provided musical entertainment with their vocals, and their playing of keyboard, saxophone, flute and guitar. They played several "love" songs since it was close to Valentine's Day. They got the crowd "going" with their tunes.



OCA Candidate Forum

An overflow stage of Board of Director Candidates answered questions prepared by the committee that Ellen Marciel chaired (concerning this year's nominating process). It was a good time to help residents hear from the candidates to help them decide who they will vote for in the election of 4 people for a 2-year term on the board.



Liz Conejo & Francis Daniels Duo

We were graced this 4th week of the month with Liz Conejo and her partner Francis Daniels playing for us many familiar songs. Liz plays the flute and Daniel the guitar. Liz and Francis are both Oceana residents who have some very good musical talents. We were all encouraged to sing along with the music they were playing. Another fun Thursday morning at Oceana!



OCA at the Movies

FREE movies are back in Oceana. The two movies that were shown this past month were: "Mrs. Doubtfire" on February 4th and "When Harry Met Sally" on Valentines Day. Movies are scheduled for the 1st Sunday of the month at 3 pm and on the 3rd Wednesday at 7 pm. Doors open a half hour before the movies. The movie is free, but popcorn and sodas can be purchased for \$1.





April Ballots (Detail Content)

In mid-March, all homeowners were mailed information and ballots for the proposed amendments to the 1997 Bylaws.

If you did not receive the mailing, please contact the office immediately. Ballots must be received by April 24.

The mailing included voting instructions, the ballots, a summary explanation of the amendments and the existing 1997 Bylaw language. There are two ballots because there are different quorum requirements.

Change Conventions:

Cross-out indicates word deletion
e.g., ~~deleted words~~

Bold Italics indicates word addition
e.g., *added words*

Ballot A (Yellow)

1997 Bylaw Amendments: *General*

These amendments require 51% approval by the voting power to amend.

Bylaws Measure A.1: **Nominating Committee**

Eliminate the Nominating Committee

Rationale:

- 1) Nominating Committees were made moot by Civil Code § 5105(a)(3) which allows members to nominate themselves.
- 2) The association provides notice of the procedure and deadline for submitting nominations to all homeowners at least 30 days before the deadline.

Proposed Changes:

~~ARTICLE V: Directors, 3. Election and Term of Office, c-e: Nominating Committee~~

~~e. In November of each year, the President of the Association shall announce the names of five (5) Members of a Nominating Committee selected by the Board from those names recommended to them by chairpersons of various committees and activities. The Nominating Committee shall select its~~

~~own Chairperson. In addition, thereto, the Nominating Committee shall submit a brief resume of the qualifications and background of each nominee by twenty five (25) days prior to the annual meeting or by forty (40) days prior to special meetings where directors are to be elected.~~

~~d. The President must instruct the Nominating Committee to name people of ability, experience, availability, and character for nomination to the Board of Directors.~~

~~e. The Chairperson of the Nominating Committee shall nominate the Committee's slate when called upon to do so by the President at the annual meeting. Upon completion of this duty, the Nominating Committee is automatically dissolved, but the President shall then make a call for nominations from the floor before declaring the nominations to be closed.~~

Your Vote:

YES - Eliminates the Nominating Committee in light of Civil Code §5105(a)(3) which sets the rules for the candidates. The current nominating committee does not nominate, nor do they have any power over how the candidates run their campaign. Management will continue to enforce the rules of the civil code. The board will seek volunteer ad-hoc committee members to oversee the candidate forums and orientation.

NO - Keeps Nominating Committee as is.

This committee has never nominated candidates.

Bylaws Measure A.2: **Approval Requirements**

Change the approval requirement for future amendments to the bylaws to a majority of a quorum of members (i.e., as long as a quorum is established, a majority of the votes cast would need to be in favor of the amendment in order for it to be approved).

Rationale:

- 1) Changing the approval requirement to the majority of ballots once a quorum has been established reduces the financial burden of extended voting periods, additional elections, etc.
- 2) Amendment approval language is cleaned up.
- 3) OCA pays for ballots to be collected until the number of ballots exceeds the minimum number of votes necessary to approve amendments (which currently significantly exceeds the association's quorum requirement). This can delay the election results

and incur more costs for the Inspector of Elections.

Proposed Changes:

ARTICLE IX - Amendments. Language relating to approval requirements.

S1. These Bylaws may be amended by the vote or written consent *with the affirmative vote of a majority of Members represented once a quorum has been established. Each ballot received by the Inspector of Elections shall be treated as a member present at a meeting for purposes of establishing a quorum.* ~~Of fifty one percent (51%) of the voting power of the Association. Notwithstanding the foregoing, the percent of a quorum or of the voting power of the Association necessary to amend a specific clause or provision in these Bylaws shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause or provision.~~

~~Anything herein stated to the contrary notwithstanding, no amendment described in Article XII, Section 2 of the Declaration ("material amendment") may be made to these Bylaws without the prior written consent of sixty seven percent (67%) of the voting power of the Association ...~~

Your Vote:

YES - Changes the approval requirement to the majority of ballots turned in by members. A majority of the votes cast would need to be in favor of an amendment in order for it to be approved.

NO - Keeps current language requiring 51% of the voting power of the association to vote in favor of amendments in order for the amendments to be approved **and** 67% of the voting power of the association to vote in favor of specified "material amendments" in order for a "material amendment" to be approved.

**Bylaws Measure A.3:
Lenders**

Eliminate requirement to notify "Eligible Lenders" and seek their approval of specified "material requirements" to the bylaws.

Rationale:

- 1) Members are not obligated to notify the HOA with lender information.
- 2) The office must review every home's account to determine if a lender has requested to receive notification from the association.

- 3) The office must verify that the lender information is still accurate which is difficult with mortgages being transferred or homeowners refinancing.
- 4) Notice must be mailed certified or registered with a return receipt requested.

Proposed Changes:

ARTICLE IX - Amendments. Language relating to lenders.

S1. These Bylaws may be amended by the vote ...

~~Anything herein stated to the contrary notwithstanding, no amendment described in Article XII, Section 2 of the Declaration ("material amendment") may be made to these Bylaws without ... the approval of Eligible Lenders who represent at least fifty one percent (51%) of the votes of the Units which are subject to mortgages held by such Eligible Lenders.~~

~~An Eligible Lender who received a written request to consent to additions or amendments requiring consent under this provision who does not deliver or post to the requesting part a negative response within (30) days after such receipt shall be deemed to have consented to such request, provided that notice was delivered by certified or registered mail, with a "return receipt" requested to the address provided by such Eligible Lender. No Lender may charge a fee in connection with reviewing a request for a response. Any response from a Lender which only requests a fee for review shall not be deemed a "negative response" for the purposes of determining Lender consent within the meaning of this Section.~~

Your Vote:

YES - Removes the requirement to seek the approval of "Eligible Lenders" for specified "material amendments" to the bylaws.

NO - Keeps current language which requires the HOA to spend money and staff time to determine whether there are any "Eligible Lenders" who have submitted written requests to receive notifications from the association.



Cont'd =>

Ballot B (Blue)

Proposed 1997 Bylaws Amendments April 2024 Election

These amendments require 67% approval by the voting power to amend.

Bylaws Measure B.1:

Voting Rights

To allow a Member to have one vote for each home they own.

Rationale:

To bring the provision in line with the industry standard of one vote per separate interest owned which would make voting rights consistent with assessment obligations. Owners are required to pay assessments for each separate interest owned.

Proposed Changes:

ARTICLE III: Members and Residents: 5 Voting

In all matters which shall be presented for a vote of the membership, each Member shall be entitled to one (1) vote. No Member, ~~regardless of the number of Dwelling Units owned,~~ shall be entitled to more than one (1) vote **per dwelling unit owned.** ~~except as the holder of proxies from other Members.~~ In any vote to elect or remove Directors of the Association, each Member shall be entitled to one (1) vote for each Director to be elected or removed. ~~In the case of a vote on other issues, each Member shall have one vote for each issue presented. In the event that voting on an issue is conducted by mail, the written ballot shall conform with the provisions of Section 7513 of the California Corporations Code and Article IV, Section 5 of these Bylaws.~~

Your Vote:

YES - To allow a Member to one vote for each home they own.

NO - Keeps current language so each member gets one vote no matter how many houses they own.

Bylaws Measure B.2:

Proxies

Eliminate the use of proxies.

Rationale:

- 1) Proxies are no longer needed since members do not need to be present at a meeting to vote and may vote by mail.
- 2) Members may designate a general power of attorney. (Civ. Code § 5105(g)(2):
(g) Notwithstanding any other law, the rules adopted pursuant to this section shall do all of the following:
(2) Prohibit the denial of a ballot to a person with power of attorney for a member. .

Proposed Changes:

ARTICLE III: Members and Residents: 5 Voting

No Member ... shall be entitled to more than one (1) vote. ~~except as the holder of proxies from other Members.~~

ARTICLE IV: Meeting of Members: 8. Quorum

The presence in person ~~or by proxy~~ of Members entitled to cast one- third (1/3) of the votes represented by all Members of the Association shall constitute a quorum for the transaction of business.

~~§9. Proxies. There shall be no proxy voting. Every person entitled to vote or execute consents shall have the right to do so either in person or by an agent or agents authorized by a written proxy executed by such person or his duly authorized agent and filed with the Secretary of the Association; provided that no such proxy shall be valid after the meeting of election for which it was authorized or any adjournment thereof.~~

Your Vote:

YES - Does away with use of proxies since voters can mail in ballots

NO - Keeps current language requiring election officials to identify proxies.

**Make Sure Your Vote Counts -
See the Instructions on Page 3**

