

April 2025



Management Contact Information

If you have accounting questions, please contact accounting@millsmanagementservices.com. For all maintenance issues, we strongly encourage you to use the homeowner web portal. You can also submit maintenance requests to maintenance@millsmanagementservices.com. For all other issues, please contact admin@millsmanagementservices.com. Thank you. ■

Gutter Cleaning

With the rainy season (hopefully) behind us, now is a great time to check your gutters for leaves/debris that may have accumulated. If you are considering hiring a professional service to do the cleaning, the summer months tend to be the slowest. ■

Financial Review

You will be receiving a copy of the financial review for the 2024 fiscal year. This review is prepared by an independent CPA that looks at all the money in/out of the association's accounts. The report should go out by the end of April.

HOA Website

Check out our association website at www.oceanaeast1hoa.com



Answers to many of your questions and a copy of documents you might need should be found at our website. Don't have a computer? No problem! There is a computer with internet access at the Clubhouse. ■

Accounting

If you have questions about your statement or would like to discuss any accounting discrepancies, please contact us at 760-978-9609 or e-mail accounting@millsmanagementservices.com. You can also sign up for automatic withdrawal through the homeowner web portal. There is no fee to pay using your bank account. ■



Got questions? Contact us!

Oceana East 1 HOA
c/o Mills Management Services, Inc.
1645 S. Rancho Santa Fe Road, Ste. #208
San Marcos, CA 92078
Phone – 760-978-9609
Emergency Line - 760-231-0261
Fax – 760-230-5878
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Board of Directors

Jack Guida – President
Rob Reddy – Vice President
Connie Coe – Treasurer
Patricia Bristow – Secretary
David Antonetti – Director at Large

Property Manager

Chris Mills
chris@millsmanagementservices.com

Block Captains

Bay Leaf – Jan Grant
Cinnamon – Deanna Williams
Clove – Jan Grant
Ginger East – Ed Fritts
Ginger West – Carol Smith
Parsley – Hope Ebbert
Sesame – Paula Jones

Committee Chairpersons

Activities – Wil Bowers
Architectural – Jan Grant
Clubhouse – Jan Grant
Communications – J Grant
Finance – Connie Guida
Infrastructure – Jan Grant

FROM THE *Board*

We hope you're enjoying the beauty of Spring - rain, warmer weather, colorful vegetation, and even longer days! Hopefully, all of April's many religious holidays will gather family and friends together.

The pool is heated and open to the community. The spa should be operational by mid-April with a beautiful new pebble finish that should last for years to come.

The paint contractor has been chosen and the 2025 paint cycle will be starting soon. If you are on this year's list, you have been notified regarding the timeline. If you are NOT on this year's cycle, just be aware of extra noise and truck traffic in the community while this work is being completed.

The Mesa hillside, west of Vanilla, is still in the planning phase. It is a big area and care must be taken to make the best choices for long-term sustainability.

As a reminder...our community is on private property. We have multiple signs posted stating no solicitation and no trespassing. Several times in the past few months, solicitors have come into our community, ignoring signs, and knocking on doors. If someone approaches you, remind them that solicitation is not allowed and ask them to leave the community. If they persist, call the non-emergency police number at 760-435-4900 and let them know you are being harassed. The police may not have time to respond directly, but all calls are logged and establish a history of our community. This is an important part of "see something, say something." Thanks for doing your part.

April is usually the time for noticing more coyote activity when coyote parents are caring for young pups. Be diligent when walking your pets, and carry pepper spray and/or whistles and loud horns to persuade them to move along and not bother you. As always, we remind you that it is illegal to feed or provide water to wildlife and specifically coyotes. They are very capable of finding food and water on their own without your help.

We hope to see many of you on Tuesday, April 15th, at 2 p.m. at the clubhouse for our monthly general board meeting. It is a good way to keep up with community issues.

The Board of Directors



ACTIVITIES

Spring out of bed and join the neighbors at our popular SIP & SAVOR on Friday April 4th, at 9 a.m. Enjoy treats and a beverage for a \$2 minimum contribution to defray the cost for this month's hosts, Paula, Brigit, and Carolina. Put on those Spring/Easter pastels and enjoy one of our most popular events.



Our FRIDAY NIGHT AT THE MOVIES on April 11th, at 5 p.m., will be the recent multiple Academy Award nominee *A COMPLETE UNKNOWN*. This acclaimed film starring Timothée Chalamet, Edward Norton, and Elle Fanning tracks three years in the life of legendary performer Bob Dylan. And as always, fun facts about the film will precede the screening. Bring your own popcorn!

For game fans, we are celebrating National Scrabble Day by, of course, playing SCRABBLE on Sunday, April 13th, at 4 p.m. The added bonus is that word games are great for keeping our brains sharp!



And our very popular last Sunday of the month PING PONG returns on April 27th at 2 PM. (And if you're not a player, it is VERY fun to come and watch! It's hard to keep an eye on the ball, it goes so fast! Our very own Table Tennis Olympics!))

Don't forget to check out our ongoing weekly events as well:



BRIDGE on Mondays, at 2 p.m.,

CHAIR WORKOUT on Thursdays, at 10:30 a.m.
(Bring water and a small towel for the workout.)



And BILLIARDS on Thursdays, at 2 p.m.











Wil Bowers
Activities Committee

April

2025

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Community Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 	2	3 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2-4 p.m.	4  9 a.m. \$2	5
6	7 BRIDGE 2-4 p.m. Clubhouse	8	9 National Unicorn Day 	10 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2-4 p.m.	11  <i>A Complete Unknown</i> 5 p.m.	12
13  4 p.m.	14 BRIDGE 2-4 p.m. Clubhouse	15 Board Meeting Clubhouse 2:00 p.m.	16	17 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2-4 p.m.	18	19 Phone A Friend 
20	21 BRIDGE 2-4 p.m. Clubhouse	22  	23	24 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2-4 p.m.	25	26
27  2 p.m.	28 BRIDGE 2-4 p.m. Clubhouse	29	30  National Adopt a Shelter Pet Day			



As we get older, many of us take pride in being kind and trusting toward others — but unfortunately, there are people out there who try to take advantage of that kindness. Scammers often target seniors with phone calls, emails, and even door-to-door visits, hoping to trick us out of our money or personal information. I want to share some tips to help all of us stay informed and avoid becoming a victim of these scams.

There are so many different scams these days, but here are a few of the most common ones that specifically target seniors like us:

1. Phone Scams – Have you ever answered the phone and heard someone claiming to be a grandchild in trouble, a utility company threatening to shut off your service, or even someone saying they're from the IRS demanding money? These callers often sound very convincing, but their goal is to scare you into giving them money or personal information. If you ever get a call like this, the best thing to do is hang up and call the company or family member directly to confirm the story. Chances are, it is a scam.
2. Email and Online Scams – Many of us use email or go online to stay connected with family and friends. Unfortunately, scammers use this to their advantage, sending emails that claim you've won a prize or that you need to confirm your account information. These emails often contain dangerous links designed to steal your information. If you ever receive an unexpected email like this, don't click on anything! Delete it, and then call the company directly.
3. Door-to-Door Scams – This one hits especially close to home because it happens right at our front door. Sometimes, people will show up claiming to be from a utility company, a home repair business, or even a charity. They might say they are offering a special deal, need to inspect something in your home, or ask for a donation. The goal is to pressure you into giving them money or access to your home. I cannot stress this enough; NEVER let someone inside your home unless you personally know them or have scheduled an appointment.

The good news is that there are simple ways we can protect ourselves from falling for these scams:

- Let Unknown Calls Go to Voicemail – If you don't recognize a phone number, it's okay to let it go to voicemail. Scammers rarely leave messages 😊
- Never Share Personal Information – Whether it's over the phone, online, or in person, never share your Social Security number, banking information, or credit card numbers unless you are absolutely certain who you're speaking with.
- Take Your Time – Scammers often try to rush us into making quick decisions, like paying for a service or donating to a cause. If someone is pressuring you, that's a red flag. Verify Before You Buy – If someone comes to your door offering a service, always ask for identification and business information. Don't feel bad about saying, "I will think about it" and checking with the company yourself. If it's a legitimate business, they will understand.
- Speak Up – If something feels off, trust your gut. Talk to a neighbor, family member, or friend about it. And if you think you've been targeted by a scam, report it to the police or the Federal Trade Commission (FTC) at 1-877-FTC-HELP.

The most important thing to remember is that you do not owe anyone your time, money, or personal information — no matter how convincing they sound. It is perfectly okay to say "no," close the door, or hang up the phone. Protecting ourselves and looking out for one another is how we keep our community safe.

Be safe,

Dave Antonetti, OE1
Director at Large

The History of Arbor Day

Arbor Day sprouted from the mind of a zealous tree lover named **Julius Sterling Morton**, who had a passion for planting all kinds of trees.



The first Arbor Day occurred on April 10, 1872, in Nebraska City, Nebraska. It is estimated that nearly one million trees were planted on this day. By 1885, Arbor Day had become a legal holiday in Nebraska and the date was changed to April 22 to honor Morton's birthday, April 22nd. Within 20 years of its creation, the holiday was celebrated in every American state except Delaware, which eventually joined in.

Highlights from Morton's Career

- Morton worked as a journalist and a politician, becoming secretary and acting governor of the Nebraska Territory from 1858 to 1861.
- In 1872, Morton declared: "If I had the power, I would compel every man in the State who had a home of his own to plant out and cultivate fruit trees.
- In 1893, President Grover Cleveland appointed him U.S. Secretary of Agriculture. He also served on the Nebraska State Board of Agriculture and the State Horticultural Society.

Fun Fact: Arbor Day was almost called Sylvan Day, which means "wooded." Several members of the Nebraska State Board of Agriculture favored it, but Morton argued that *sylvan* refers only to forest trees and that the name Arbor Day was most inclusive, covering forest trees *and* fruit trees.

The Power of Trees

1. Trees support our health and the health of our planet! They clean our air and water. They provide shade, which cools our urban areas. Even on a personal level, trees have been proven to calm us and reduce our stress levels.
2. Trees also support wildlife and our entire ecosystem. One oak tree attracts thousands of pollinators and beneficial insects! Trees provide birds and aquatic animals with habitats. In addition, they provide humans with powerful medicine, materials for living, and agriculture.
3. Finally, trees are our biggest allies as the world climate warms; they are a cost-effective way to pull carbon dioxide out of the atmosphere today. Planting even one tree makes a difference.

Let's take good care of the trees that we do have!



I swear every cart at Wal-Mart needs a front-end alignment and a tire rotation.



Autocorrect has become my worst enema.

I've discovered that you can turn a regular sofa into a sleeper sofa simply by forgetting your wife's birthday.



I just spend 15 minutes searching for my phone in my car...while using my phone as a flashlight.

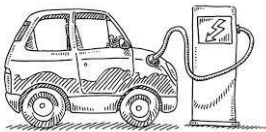
It's so annoying when people use the wrong word and don't have the humility to admit it.



"I just cleared out some space in the freezer," sounds so much more productive than, "I just polished off another pint of ice cream."

Just a warning if you're buying a watch on Amazon. I learned the hard way that if it says, "you can swim with it on," this only applies if you can already swim without it.

Getting old sucks big time. I just threw my back out because the toaster startled me.



We must all do our part for the planet. The other day I unplugged a row of electric cars nobody was using.

What if they close grocery stores and we must hunt for our food? I don't even know where Little Debbie lives.



A lot of women say their husbands never listen to them. I am proud to say, I have never heard my wife say that.

My brain just logged me out due to inactivity and now I can't remember my password.



I just saw some idiot at the gym put a water bottle in the pringles holder on the treadmill. Silly man...