



**April 2026**



### Management Contact Information

If you have accounting questions, please contact [accounting@millsmanagementservices.com](mailto: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](mailto:maintenance@millsmanagementservices.com). For all other issues, please contact [admin@millsmanagementservices.com](mailto:admin@millsmanagementservices.com). Thank you. ■

### Annual Meeting

Pat Bristow was re-elected to the Board via acclamation at the March annual meeting. ■

### 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. ■

### HOA Website

Check out our association website at [www.oceanaeast1hoa.com](http://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](mailto:accounting@millsmanagementservices.com). You can also sign up for automatic withdrawal through the homeowner's web portal. There is no fee to pay using your bank account.

## Financial Review

You will be receiving a copy of the financial review for the 2025 fiscal year. This review is prepared by an independent CPA who examines all money coming in and going out of the Association's accounts. The report should be issued by the end of April.



### 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

[www.oceanaeast1hoa.com](http://www.oceanaeast1hoa.com)

#### Board of Directors

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

#### Property Manager

Chris Mills

[chris@millsmanagementservices.com](mailto: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  
Finance – Connie Guida  
Infrastructure – Jan Grant  
Landscape – Connie Guida

# FROM THE Board

April brings spring showers (debatable in SOCAL!) and April Fools' Day (no joke). It's clearly a very "earthy" month, with Earth Day and National Arbor Day on the 22nd and 24th, respectively. Whether you experience raindrops, pull a prank, embrace the environment, or plant a tree, enjoy the beauty of spring.

You might not know that, besides the advertisers in our monthly newsletter, we also have a pretty extensive list of vendors referred to us by our residents. So, if you need a plumber, electrician, roofer, etc., contact Jan Grant at 502-264-1031, and we can pass along additional information to help with your project or emergency. Additionally, if someone did work for you and you'd like to refer them, please let us know so we can add them to our list.

As a reminder, our community is on private property. We have several signs posted indicating "no solicitation" and "no trespassing". Please avoid encouraging anyone who has done work for you to go door-to-door or put flyers on mailboxes to promote their services. Word of mouth and sharing referrals are much more effective and less intrusive for others. Thank you for doing your part.

Rain may have collected in our birdbaths and potted plants. Please check them for standing water and empty them immediately to help prevent mosquito breeding grounds. Your plants will also benefit from your efforts.

We appreciate Dave Antonetti's contribution to our monthly newsletter's "Safety Corner." The information he provides is very helpful, relevant to current issues, and serves as a good reminder for everyone. Thanks, Dave.

As we all know, insurance premiums continue to rise. There are many online senior driving courses available that can refresh our driving knowledge and often offer an insurance discount with proof of participation. AAA and AARP members can register through these websites, and Urban Traffic School provides easy online classes. With a little time and effort, it could be another way to cut costs and build your driving confidence.

As always, we hope you will join us at the clubhouse on April 21<sup>st</sup> at 2 p.m. for our next monthly Board meeting.

The Board of Directors

# ACTIVITIES

Our Spring Fling **SIP & SAVOR** kicks off the month of April on Friday, the 3rd at 9 a.m., hosted by Virginia and Callie. A minimum \$2 contribution per person gets you beverages and treats to start your day, and a great social time with your neighbors.



Join us for **FRIDAY NIGHT AT THE MOVIES** on April 17th at 6 p.m. for the critically acclaimed 2005 psychological thriller **MATCH POINT** starring Scarlett Johansson and Jonathan Rhys Meyers. A former tennis pro's affair sets off an exploration of morality, greed, and luck in this film's Oscar-nominated screenplay.

If you like fast action, join us as a participant or spectator for an exhilarating afternoon of **PING PONG** on Sunday, April 19th at 2 p.m.



And on Sunday, April 26th, we'll enjoy the 2 p.m. matinee of the comedy **"THE BOOK CLUB PLAY"** at Mira Costa College Theatre. Chaos and hilarity ensue when a new member joins a book club in the midst of being filmed for a documentary. Tickets are \$19 for seniors and are available online at <https://miracostatheatre.universitytickets.com> and should be ordered in advance in case of a sell-out. The theatre is located on the Mira Costa campus at 1 Barnard Dr., Building 2000 in Oceanside, and has plenty of free parking.

Our regular activities continue: **BRIDGE** - Mondays at 2 p.m.



**CHAIR WORKOUT** Thursdays at 10:30 a.m., except **NO WORKOUT** on April 9th.



**BILLIARDS**  
Thursdays at 2 p.m.

## SPECIAL NOTE:

Those of you who weren't part of our game of **WHO DONE IT?** missed a great evening of laughs, stories, and surprises. How else would you find out which of your neighbors was their high school's Badminton MVP, or played the flute for Richard Nixon, or was caught in a hurricane while vacationing in Hawaii, or managed a remote construction camp near the Arctic Circle, or lost her top body boarding but didn't notice, or had a dog who was Ms. June in a fire department calendar, and much more? Don't miss the next one, tentatively planned for around the end of the year!










By OLIVER TALLEG

# April

# 2026

## OE1

## Community Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 	2 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	3  9 a.m. \$2+	4
5	6 BRIDGE 2 p.m. Clubhouse	7 	8	9 NO CHAIR WK'OUT BILLIARDS 2 p.m.	10	11
12	13 BRIDGE 2 p.m. Clubhouse	14	15 	16 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	17 Movies 6 p.m. MATCH POINT	18
19  Ping Pong 2 p.m.	20 BRIDGE 2 p.m. Clubhouse	21 Board Meeting Clubhouse 2 p.m.	22 	23 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	24 	25
26 THE BOOK CLUB PLAY Mira Costa College 2 p.m. \$19	27 BRIDGE 2 p.m. Clubhouse	28	29	30 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.		



Turn on the news for twenty minutes and see how you feel afterward. Most of us already know the answer. There's a particular kind of exhaustion that comes not from anything that's happened on our street, in our homes, or even in our town, but from the constant weight of everything happening "out there." It settles in. And when the world feels unstable, we do what people have always done – we pull inward.

It makes sense. When we feel threatened, the mind narrows its focus to what feels manageable and controllable. Psychologists call this *threat-based social withdrawal*, and it's one of the most natural responses in the human repertoire. You stop lingering in front of your house, you skip the clubhouse social, you mean to wave, but you're already inside. Your nervous system is doing exactly what it was designed to do. It's trying to protect you.

Here's the problem – withdrawal doesn't actually make us safer. Research on neighborhood safety is consistent and striking; the single greatest predictor of a secure community is not the quality of the locks on the doors (although those are important). It's the number of people on the street who know each other by name. Sociologists call this *social cohesion*, and the rest of us call it simply knowing who belongs here.

A neighborhood where residents recognize faces, notice what's out of the ordinary, and feel a genuine sense of responsibility for one another is a neighborhood that's harder to harm. Not because everyone is watching with suspicion, but because everyone is watching with care. Those are very different things.

There's something else worth naming. When the big world feels out of control, the local world matters more, not less. You cannot fix what's happening in Washington or on the other side of the globe, but you can talk to the person three doors down. That's not a small thing. In fact, it's exactly the right-sized thing.

Fear contracts us. It makes the world feel smaller and more dangerous, which makes us contract further, which makes the world feel smaller still. It's a loop, and the only way out of it is through connection. Not a neighborhood watch program, not better lighting, not a security camera on every house, though all of those have their place. The most powerful safety tool available to us right now is a *conversation*.

Walk next door, or across the street, or to the house you pass every morning without looking up. Introduce yourself. Ask how they're doing. You don't have to solve anything – you just have to show up. The news will still be there tomorrow, and so will your neighbors. One of those things you can actually do something about.

The OE1 Board



PLEASE DO NOT  
PUT FOOD,  
INCLUDING BIRD  
SEED OR WATER,  
OUT FOR THE  
COYOTES!

Coyotes are smart, adaptable canines who have learned to live comfortably alongside people in residential neighborhoods. Wildlife experts agree that people have contributed to this phenomenon by being careless with food and garbage.

Coyotes play an important role in the ecosystem by helping to control rodent populations. They are naturally fearful of humans.

Coyotes are opportunistic, meaning they will consume whatever is readily available to them.

Coyotes primarily hunt rodents and rabbits for food, but will also take advantage of whatever is readily available, including garbage, pet food, and domestic animals. Allowing coyotes access to human food and garbage is reckless and deadly.

- Remove sources of water, especially in dry climates.
- Do not leave human or pet food outside for any reason.
- Avoid using bird feeders as they attract rodents and other coyote prey.
- Pick up fallen fruit.
- If followed by a coyote, make loud noises.
- Ask your neighbors to follow these tips.

Spring is coyote pupping season, and we will undoubtedly see more coyote activity.

Please be aware of your surroundings and keep your pets safe.





I went to school for magicians,  
but I failed the final exam.  
They were all trick questions.



Never talk to a chicken. They use fowl language.



Fun fact: Koi fish always travel in groups of four.  
If attacked, Koi A, B, and C scatter, leaving the D-Koi behind.

Raisin cookies that look like chocolate chip cookies  
are the main reason I have trust issues.



My dog used to chase people on bikes.  
It got so bad that we had to take his bike away.

Okay...random thought. Why does toilet paper  
need a commercial? Who's not buying it?



The reason life works at all is that not everyone in your tribe is nuts on the same day.



Every time I visit a website, I click "accept cookies."  
I haven't received a single cookie,  
and I'm getting sick and tired of the lies.

So, a neighbor knocked on my front door at 3 a.m...**3 a.m.!**  
Luckily, I was already up, playing the bagpipes.



Once upon a time, there was a king who was only twelve  
inches tall. He was a terrible king, but he made a great ruler.

What do you call having your grandma on speed dial? Instagram!

Cars have way too much technology these days. I put mine in  
reverse, and it played a video of a woman backing into a tree!



I have a knack for finding fishing spots so secluded that even the fish can't find them.

To see the Northern Lights at my age...  
all I have to do is stand up too fast.  
Sometimes I even get a total eclipse.

