

**December 2025**



### 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! ■

### Board of Directors

If you are interested in serving on the Board of Directors, please contact the property management company for an application. All applications must be received by December 19th at 4:00 pm.

### Rules Reminder

Please make sure that any flags are in good shape. Tattered flags should be replaced or removed. Thank you. ■

### 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 web portal. There is no fee to pay using your bank account.

### Dues Increase

Beginning January 1, 2026, dues are increasing. For those who use our ACH (automatic debit) program, please make sure that your web portal is set to pay "full balance due"; otherwise, you will need to adjust the monthly amount to reflect the new amount. For those who use bill pay through your bank, please make sure to send the updated amount. Thank you.



**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*

We've reached the final month of 2025! My, how quickly time flies. Whether you're enjoying the holiday season or reflecting on the year that has passed, we hope you spend quality time with friends and family, share holiday recipes, and cherish special memories.

The winter mowing schedule has started and will be every other week until warmer weather returns. Watering will also be adjusted for cooler days and, hopefully, a rainy season.

Two board positions will be available for voting in March 2026. Applications can be requested from Mills Management. The deadline to submit your application is December 19, 2025, at 4 p.m. This is an excellent opportunity to get involved in your community and share your experience and background.

It's a good reminder to get your roof inspected and gutters cleaned to prepare for winter rains. To lead by example, the clubhouse's annual roof inspection and gutter cleaning were completed in November.

Spiders are once again leaving their own kind of graffiti on our home's exteriors. This ongoing issue requires our attention. As owners and residents, we must break up their relentless web-building. Take a moment with a broom to clear away their webs, brighten your home, and enhance the community's appearance.

Although our community streets are private, the same traffic rules apply as on all other streets in Oceanside. Even without lane dividers, vehicles are legally required to drive on the right side of the road. Some residents habitually drive in the middle or even on the left side, which is dangerous on straightaways and especially risky when turning onto intersecting streets, where oncoming vehicles or pedestrians might not expect a car approaching from the wrong side. This risk is especially high near Ginger Way and Parsley Way, as well as at the far east end of Bay Leaf Way. Please remember that the speed limit is 15 miles per hour.

We look forward to seeing you at the general board meeting on Tuesday, December 16th, at 2 p.m. It's a great way to hear firsthand about the issues our board members are working on.

The Board of Directors





# ACTIVITIES

Now that the turkey is digested and the holiday spirit is in the air, we have a full lineup of festive activities in December, starting with delicious treats and drinks at our final SIP & SAVOR of the year. Join hosts Jo, Rose, and Gayleen, along with your neighbors, on Friday, December 5th, at 9:00 a.m. Green and/or red attire is encouraged. \$2 per person donation (or more) to help cover the costs for our hosts. YULE be glad you came!



And the very next day, Saturday, December 6th at 10:00 am, we'll DECORATE THE CLUBHOUSE for the holidays! 🎄 Fun way for anyone to get involved and add cheer to the season. The more, the MERRIER!

The biggest event of the season will be our annual HOLIDAY POTLUCK AND MUSIC PARTY on Friday, December 12th. Food at 5:00 pm; excellent vocal performance by The MOCHA TONES 6:00-7:00 pm; desserts immediately after the performance. Bring your own beverage, a dish, or dessert to share for the potluck, and \$5 contribution per person. PLEASE pre-pay to Wil, so we know about how many people to expect. Guests welcome. FESTIVE ATTIRE encouraged!



Our FRIDAY NIGHT AT THE MOVIES 🎬 for December will be the highly anticipated conclusion of the box office hit WICKED. Friday the 19th at 6:00 pm, come see what happens when a girl from Kansas crashes into the lives of Elphaba and Glinda in WICKED: FOR GOOD!



And after Christmas, don't mothball that sweater just yet. Join us on Sunday, December 28th, at 4 p.m. for what promises to be a hilarious time at our first WHITE ELEPHANT & FUGLY (Fun/Ugly) SWEATER PARTY! Bring a wrapped gift valued under \$20 (it can even be an appreciated but unneeded Christmas gift you'd like to "regift") for the White Elephant game, and wear your funniest and/or ugliest holiday attire! And leftover holiday cookies/treats are welcome.



Our regular BRIDGE on Mondays at 2 p.m., BILLIARDS on Thursdays at 2 p.m., and CHAIR WORKOUT continue every Thursday at 10:30 a.m., except for Christmas Day. No Ping Pong this month.













MERRY CHRISTMAS, HAPPY HANUKKAH,  
JOYOUS KWANZAA TO ALL!!

# December

# 2025

## OE1

## Community Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b> <b>BRIDGE</b> 2 p.m. Clubhouse	<b>2</b>	<b>3</b>	<b>4</b> <b>CHAIR WK'OUT</b> 10:30 a.m.  <b>BILLIARDS</b> 2 p.m.	<b>5</b>  Clubhouse 9 a.m. - \$2+	<b>6</b>  Clubhouse Decorating 10 a.m.
<b>7</b> 	<b>8</b> <b>BRIDGE</b> 2 p.m. Clubhouse	<b>9</b>	<b>10</b> 	<b>11</b> <b>CHAIR WK'OUT</b> 10:30 a.m.  <b>BILLIARDS</b> 2 p.m.	<b>12</b>  Potluck 5 p.m. Performance 6:00 \$5	<b>13</b>
<b>14</b>	<b>15</b> <b>BRIDGE</b> 2 p.m. Clubhouse	<b>16</b> <b>SING A HOLIDAY SONG</b> 	<b>17</b>	<b>18</b> <b>CHAIR WK'OUT</b> 10:30 a.m.  <b>BILLIARDS</b> 2 p.m.	<b>19</b>  <b>Wicked For Good</b> 6 p.m.	<b>20</b>
<b>21</b> 	<b>22</b> <b>BRIDGE</b> 2 p.m. Clubhouse	<b>23</b> <b>Board Meeting</b> Clubhouse 2 p.m.	<b>24</b>	<b>25</b>  <i>Happy Holidays</i>	<b>26</b>	<b>27</b> <b>ENJOY THE HOLIDAY LEFTOVERS</b>
<b>28</b> White Elephant "Fugly" sweater Party – 4 p.m.	<b>29</b> <b>BRIDGE</b> 2 p.m. Clubhouse	<b>30</b>	<b>31</b> 	<b>ALMOST THERE!</b> 		

As the year draws to a close, it's the perfect time to take a breath, look around our homes, and make a few smart moves that will set us up well for the coming year. A little attention now can prevent headaches later and bring peace of mind as we head into the holidays and beyond.



Before our SoCal winter (and the rainy season) fully settles in, give your home a quick once-over. Clean gutters and downspouts to avoid leaks and water damage, and have the roof checked for loose or missing shingles that could let in moisture. It's also worth clearing debris from around the garage and patio to discourage pests from seeking warmth indoors. These small chores may not take long, and they can save money and frustration down the road.

It's also a good time to look for ways to keep your home comfortable and energy-efficient. Drafty windows and doors can let in more cold air than you might think, so sealing gaps with weatherstripping or caulk can make a noticeable difference. Replacing furnace filters helps the system run more smoothly, and a quick HVAC tune-up can ensure everything is working as it should. Setting your thermostat just a few degrees lower when you're asleep or away adds up to real savings over the winter. If you've been thinking about a smart thermostat, now is an ideal time to install one; many models come with rebates and make it easy to monitor your energy use from your phone.

As you prepare for the end of the year, it's also worth giving your finances a little attention. Review your insurance policies – homeowners, medical, and others – to make sure they still fit your needs, especially if you've made major purchases or home improvements. Double-check that your coverage limits are current and that your retirement and savings plans are on track. Even a few small adjustments before December 31<sup>st</sup> can make a meaningful difference when tax season arrives.

The holidays often inspire generosity, and charitable giving can be both personally rewarding and financially wise. If you're donating to causes you care about, be sure to keep receipts from qualified organizations so you can include them on your tax return. Some homeowners find that donating appreciated assets, such as stocks, or making direct contributions from retirement accounts, can stretch their giving power while offering additional tax advantages. Beyond that, giving locally strengthens our community and helps neighbors in need.

Finally, don't overlook the opportunities that come with clean energy incentives. California continues to offer rebates and credits for solar panels, home battery systems, and energy-efficient upgrades. Programs through California Climate Investments and San Diego Community Power often renew or change each year, so it's wise to review your options now before new guidelines take effect.

Take care of these tasks and head into 2026 with confidence! With a little planning today, you can relax and enjoy the season knowing your home and finances are in great shape.

The OE1 Board

December is a time for celebration and thoughtful reflection for many of us. Since the holiday season is also an excellent time to make and enjoy various delicious foods, it would be nice to share different traditional dishes that are emblematic of several religious holidays. Maybe you could try one or all of the dishes this year? Either way, good food and family are definitely reasons to celebrate!



### **Christmas: December 25th**

Christmas has roots in both Christian (hence the name) and pagan traditions that were popular at the time. It celebrates the birth of Jesus Christ, the Lord and Savior of Christianity, blended with pagan customs like the yule log, bringing a tree inside, and decorating it. The holiday also coincides with the winter solstice, which occurs around December 21 each year, a period that was traditionally celebrated by pagans.

Traditional foods include

- Large roasts such as beef, turkey, ham, or goose
- Fall and winter-specific side dishes and produce like yams, potatoes, nuts, cranberries, apples, and figs.
- Fan favorite treats: cookies, pies, fruitcakes, yule logs

### **Hanukkah: The Festival of Lights. Dates Vary By Year.**

Hanukkah is known as the Festival of Lights and occurs at the end of each year, usually starting in late November or mid to late December.

It lasts for eight nights and involves lighting candles in a special candle holder called a menorah. People of the Jewish faith typically celebrate it to honor the rededication of the Second Temple in Jerusalem and the miracle of the oil lasting eight days.



Traditional foods include

- Latkes (potato pancakes) and sufganiyot (jelly-filled doughnuts) symbolize the miracle of oil.
- Large baked briskets and other hearty dishes are perfect for serving big gatherings.

### **Kwanzaa: Honoring African Heritage and Unity. December 26th Through January 1st.**



Kwanzaa was founded in 1966 by Dr. Maulana Karenga to honor African-American culture and values. It celebrates family and loved ones while affirming the seven guiding principles known as Nguzo Saba. These are the fundamental values of the week-long celebration.

Traditional foods include

- Soul food staples like collard greens, black-eyed peas, candied yams, buttermilk biscuits, spoonbread, and fried chicken.
- More traditional African foods are also served as a reminder of their ancestral heritage, which includes jollof rice, plantains, Accras: Caribbean fritters, Feijoada (a stew of black beans, pork, and vegetables over rice), and more!



I  
wrote  
a poem  
in the shape  
of a Christmas  
tree, but then I forgot  
to water it, and only a few  
days  
later

there

were

words

all

over

the

floor



According to my chocolate advent calendar.  
There are only three days until Christmas!

What does a gingerbread man use  
when he breaks his leg?  
A candy cane!



Managing your weight around the  
Holidays just requires a little  
planning. For example, I removed the  
batteries from my scale on Monday.

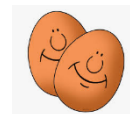


There is a difference between  
a quiet woman and a silent one.  
The first one is a miracle. The  
second one is a ticking time bomb!



I am the human version of tangled Christmas lights.

A lady in the grocery store asked me why some eggs were white,  
and some were brown...I told her the brown ones were whole wheat.



Do you suffer from P.O.P.D.? Perfect ornament placement disorder!