

January 2026



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! ■

Annual Meeting

The annual meeting will be held on March 17th at 2:00 p.m. at the Clubhouse.

Age Verification

Don't forget to send in your Age Verification form. Residents are required to complete this form every two years. Forms can be found on the website, web portal or at the Clubhouse.

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.

Dues Increase

Beginning January 1, 2026, dues will increase to \$460.00. 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

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

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*

"It's a new dawn, it's a new day, it's a new year!" 🎵 Welcome to 2026! We hope it's a happy, healthy one for you. In addition to New Year's Day on the first, we observe Martin Luther King Jr. Day on January 19th. Hopefully, we can celebrate with some rain to help our grass and plants thrive.

We want to thank Jo Kish and Paula Jones for volunteering to deliver the Bay Leaf and Clove newsletters. It takes a village to handle all the busy work in our community, and we appreciate all of our Village People.

Mowing will continue every other week during the winter. Irrigation will be adjusted as cooler, hopefully wetter, weather conditions continue over the next few months.

Just a reminder, the pool heater is off for winter and will be turned on again on March 16th. The spa, however, will remain heated year-round.

Beginning January 1st, the monthly dues will be \$460. Please adjust your payment method accordingly to ensure the correct amount is remitted. Refer to page 7 of this newsletter for more information regarding the increase.

Many homes were decorated for the holidays, making the community very festive. If you haven't already taken down the decorations and lights, now is the time to "get-er-done." Thanks. 😊

We look forward to seeing you at the January 20, 2026, general board meeting. It's an excellent opportunity to learn firsthand about different issues and projects affecting your community.

The Board of Directors

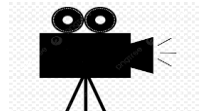


ACTIVITIES



We're kicking off the New Year with an additional FRIDAY NIGHT AT THE MOVIES on January 2nd at 5:30 p.m. Join us to catch a current awards contender, and bring your own popcorn 🍿

A GAME NIGHT follows on Saturday, January 17th, at 4 p.m. with Brilliant or BS, or Catch Phrase, depending on the number of participants.



Our second MOVIE NIGHT of the month will be Friday, January 23rd at 5:30 p.m., featuring another awards season hopeful. Info is on the flyers on your mailbox.

And PING PONG returns on Sunday, January 25th at 2 p.m. Join in or come to watch the fast-paced action! 🏓

Our regular activities continue on their normal schedules:



Bridge, Mondays at 2 p.m.



Chair Workout, Thursdays at 10:30 a.m.

Billiards, Thursdays at 2 p.m.



May your 2026 be filled with fun and joy! 🌟



Please welcome Ken and Margarita Farrell, our newest residents at 3701 Clove Way. They are coming all the way from Oceana South 3 (right next door to us!), where they have lived for 2 years after moving to Oceanside from Sacramento.

They previously lived in Norwalk and Sacramento (Margarita), as well as New Orleans and several cities in Florida (Ken). Ken is retired and volunteers with Meals on Wheels. Margarita is still working as a travel coordinator. They both enjoy sports and love traveling. Margarita has a daughter who lives in San Diego and a son in South Lake Tahoe.









We're happy to welcome you to our community. Enjoy your new home.

January

2026

OE1

Community Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 	2 5:30 Club house  Put your trash out today	3
4	5 BRIDGE 2 p.m. Clubhouse	6 Phone a friend 	7	8 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	9	10
11 	12 BRIDGE 2 p.m. Clubhouse	13	14	15 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	16	17  4 p.m. Clubhouse
18	19 BRIDGE 2 p.m. Clubhouse	20 Board Meeting Clubhouse 2 p.m.	21	22 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	23  Club house 5:30 p.m.	24
25  Ping pong 2 p.m. Club house	26 BRIDGE 2 p.m. Clubhouse	27	28  ADOPT A PET	29 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	30	31

As the calendar turns to January 2026, we often reflect on our resolutions for the year ahead. We focus on health, finances, and personal growth; and yet, the key to a truly fulfilling year might be right next door. Scientific research confirms what many of us intuitively know – kindness and cooperation are profoundly beneficial for our well-being, especially in communities like ours.



Psychologists have found that engaging in acts of kindness triggers a "helper's high," releasing endorphins, serotonin, and dopamine – neurotransmitters that create feelings of satisfaction and happiness. But the benefits extend beyond a simple mood boost. Acts of giving and cooperation, even small ones, are linked to lower blood pressure, reduced stress hormones (cortisol), and a stronger sense of self-worth. Essentially, being a good neighbor is a form of self-care that can make you healthier!

This is especially vital at our stage of life. A Rutgers University study of adults in middle and later life found that maintaining consistent, positive relationships with neighbors significantly improves psychological well-being; specifically, our feelings of purpose, personal growth, and positive relationships with others. Strong neighborhood bonds can combat the loneliness that is increasingly recognized as a major public health concern, strengthening the social support network that helps us navigate life's inevitable challenges. When we know someone has our back, we thrive.

So, how do we harness this power in the new year? It starts with simple, intentional acts.

- **Say Hello:** A wave and a smile across the street, using a neighbor's name, or a brief chat at the mailbox costs nothing but can dramatically increase connection.
- **Offer a Hand:** Bringing in a trash bin or offering to water plants while your neighbor is away builds invaluable goodwill.
- **Communicate Kindly:** If a problem arises, talk directly to your neighbor with respect and a focus on solving the issue together, rather than letting misunderstandings fester.

Every simple gesture creates a positive "ripple effect" that spreads throughout the community. When we witness kindness, it inspires us to be kinder ourselves, fostering an atmosphere of mutual support and care. Let's make 2026 the year we intentionally focus on being the best neighbors we can be. The greatest gift we can give to our community, and to ourselves, is the gift of kindness.

Here's to a happy, healthy, and blessed 2026,

The OE1 Board

Dear Oceana East 1 Homeowners,

We are writing to you today with an important update regarding your monthly homeowner association dues. We want to assure you that this decision was made after extensive, careful deliberation by your Board and the Finance Committee. As homeowners and your neighbors, we share the same financial responsibilities, pay the same HOA dues, and are equally sensitive to any increase in household expenses.

Effective January 1, 2026, the monthly HOA dues will be adjusted from \$420 to **\$460**, an increase of \$40 per month.

We recognize this is a significant change, and our primary goal in this communication is to provide complete transparency about the factors driving this necessary adjustment. This increase is a direct response to rising operational costs, which are unavoidable, and a commitment to protecting the long-term value of your property.

The Necessity of the Increase

Most of this adjustment is tied directly to the general cost of living and inflation affecting our core operating expenses:

- **Essential Utilities:** Our dues cover essential, non-negotiable utilities, including water, sewer, trash/recycling, and bulk cable with HBO. We are facing unavoidable increases in utility rates (e.g., an over 8% rise in trash removal costs) that reflect broader cost-of-living increases. While the Board has successfully negotiated reduced rates for services like cable, the overall utility costs continue to rise.
- **Insurance:** A major factor is the substantial increase in the cost of property and liability insurance, which is a necessary expense to protect all common areas and infrastructure from unforeseen events.
- **Correcting Past Deficits and Investing in Reserves:** In previous years, the Board has operated with a constrained budget to keep dues low, resulting in a deficit and an underfunded Reserve fund. This current adjustment is essential to erase that deficit, cover anticipated costs, and build a healthy Reserve for future large-scale capital repairs and emergencies.

Protecting Your Investment

Beyond reacting to external costs, a portion of this increase will be reinvested directly into the community to maintain and enhance the qualities that make Oceana East 1 special: our open spaces, well-managed landscape, and consistent design. These are assets that directly support and increase your home's value. This budget allows us to responsibly fund vital maintenance accounts, such as Landscape Applications and General Maintenance, ensuring our community remains a premier place to live.

We are proud that, even with this adjustment, our community maintains one of the lowest HOA fees among the eleven Oceana HOAs.

We are committed to being responsible custodians of our community's finances. The full 2026 budget is available for review on the homeowner portal.

Thank you for your understanding and continued support of our shared community.
Sincerely,

The OE1 Board

Due to the massive increase in deliveries, FedEx and UPS have joined forces and are now Fed-up.



My winter clothes have missed me so much. I put them on, and they hugged me so tight I could barely breathe.

We'll be friends until we're old and senile. Then we'll be new friends.



I switched all the labels on my wife's spice rack. I'm not in trouble yet, but the thyme is cumin.

They just held a contest to choose the best neckwear. It was a tie.



Your daily cooking tip: If you boil a funny bone, it becomes a laughing stock.

With all my aches and pains, I'm afraid I have the ancient Chinese disease "yung-no-mo".



We've all seen a refrigerator run, a micro wave, and a kitchen sink. But I just saw a toilet bowl. It was amazing!



I saw an audiologist today, but I think I'll get a second opinion. Why on earth would I need a heron egg?

You know you're getting old when "Friends with Benefits." means having a friend who can drive at night!

I have a pen that can write underwater. It can write other words, too.

My cell phone accidentally took a 10-minute video of my shoes yesterday. It was some pretty good footage.



At my age, I stay out of antique shops. I'm afraid they'll try to sell me.



Every morning, I announce to my family that I'm going jogging, but then I don't go. It's a running joke.

BREAKING NEWS:

A New York cinema was robbed last night, and police are urging witnesses to come forward. Two men escaped with an estimated \$1,000 worth of goods. They reportedly made off with one large Coke, two large popcorns, and a packet of M&M's.