

July 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. ■

VACATIONING?

During the summer, many of you take extended vacations, leaving your homes unoccupied. If you will be out of town for an extended period of time, please make sure that we have an emergency contact person on file for your home. You may also consider having a neighbor check on your home while you are away.

EXTERIOR HOME MAINTENANCE

Warmer temperatures can take a toll on everything from landscaping to cooling systems, so a little proactive maintenance goes a long way. Check your air conditioning filters to ensure efficiency, inspect outdoor faucets for leaks, and trim back trees or shrubs in your patio area to prevent overgrowth. If you are planning summer projects, be mindful of HOA guidelines for exterior improvements. A well-maintained home not only boosts curb appeal, but also helps preserve the beauty of the neighborhood.

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

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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

FROM THE *Board*

July is the month that begins the downhill slide into 2026. The evening of July 3rd starts off with our annual potluck/street party, followed by the City of Oceanside fireworks display. Typically, the hottest month of the year, July in San Diego tends to be less uncomfortable than other areas of the country. (One noticeable benefit of paying the big bucks to live in SoCal!)

The 2025 painting cycle has been completed. As always, Teel Painting did a great job of trim painting and refreshing our mail box pedestals.

The Mesa west hillside project is moving along. The irrigation process was completed in early June and the planting should be (or nearly) completed by the time you are reading this. The other three Oceana East 1 hillsides on Mesa and Rancho Del Oro will also be considered for future on-going planting projects.

Additional plants have been installed in the area surrounding the flag pole between Sesame and Ginger. Some old plants were removed and the new ones will brighten up the area.

Those spiders work year-round to decorate the exterior of our homes. Warm weather allows us to get outside and complete some annual household duties. Please grab a broom and remove the cobwebs from the outside of your house. They seem to be especially prevalent around garage doors, in corners, and on patio covers. Yes, it is an ongoing battle, but just another part of home maintenance.

We invite you to join us for the next general meeting on Tuesday, July 15th, at 2 p.m. It is a good way to meet your neighbors and learn about ongoing community projects.

The Board of Directors



ACTIVITIES



Now that it's summer, we're keeping our Thursday morning workouts cool by moving them into the POOL! Starting July 3rd at 10:30 a.m., we will have wet and wild workouts through August, and possibly till mid-September.

And, of course, Thursday evening, July 3rd, we'll have our annual POTLUCK/BLOCK PARTY celebrating the 137th Anniversary of the incorporation of Oceanside, and Independence Day. Join your neighbors at the intersection of Ginger and Parsley at 6:30 p.m., and bring a favorite dish/dessert to share, along with your own lawn chairs and beverages. The festivities will be capped off by the city's fireworks/drone display at 9 p.m. from El Corazon.



CROQUET is back for more fun on the Vanilla Way lawn, Sunday, July 13th, at 5 p.m.

Our annual ICE CREAM SOCIAL is on National Ice Cream Day, Sunday, July 20th, at 3 p.m. on the pool deck. \$2/person gets you cooling off with a variety of ice cream flavors and toppings. Bringing beverages is fine, but NO GLASS on the pool deck. Feel free to dance to the summer tunes!



Our FRIDAY NIGHT AT THE MOVIES this month will feature the perennial favorite *Singin' in The Rain*, the close runner up in our very informal classic movie poll. Join us on Friday, July 25th, at 6 p.m. for this 1952 musical comedy with Gene Kelly and Debbie Reynolds that never fails to delight, even after 73 years. Bring your own popcorn!

On the last Sunday of the month, PING PONG returns on July 27th at 2 p.m. Join or watch the fast, furious, and fun action!



And don't forget our weekly events:

BRIDGE on Mondays at 2pm, BILLIARDS on Thursdays at 2pm. And remember our new WET & WILD WATER WORKOUT on Thursdays at 10:30am.



BRIDGE on Mondays at 2 p.m.,




BILLIARDS on Thursdays at 2 p.m.

July

2025

OE1

Community Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m. POTLUCK 6:30 p.m.	4 	5
6	7 BRIDGE 2 p.m. Clubhouse	8	9	10 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	11	12 
13 CROQUET 5 P.M. 	14 BRIDGE 2 p.m. Clubhouse	15 Board Meeting Clubhouse 2 p.m.	16	17 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m..	18	19
20  National Ice Cream Day ICE CREAM SOCIAL 3 P.M.	21 BRIDGE 2 p.m. Clubhouse	22	23 	24 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	25  Singing In the rain 6 p.m.	26
27 Ping Pong 2 p.m. 	28 BRIDGE 2 p.m. Clubhouse	29	30	31 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m.		

July is here, and hopefully with it, well-deserved summer travel! Some of us will indulge in a quick beach getaway, and others a longer adventure; make securing your home a top priority in any case. Let's refresh our home security knowledge with insights from law enforcement and sound crime prevention tips.



Understanding local crime trends can be helpful. According to the San Diego Association of Governments (SANDAG), residential burglaries in San Diego County saw a slight decrease since early 2022. While overall property crime rates have trended downwards, vigilance remains crucial. Even in areas with low crime, opportunities can arise when homes appear unoccupied.

The San Diego County Sheriff's Department and local police departments emphasize a proactive approach, especially for seniors. They highlight that visible deterrents and community involvement are crucial. A fantastic resource they offer is the *Home Vacation Check* program, often run by their Senior Volunteer Patrol. This free service allows you to notify the Sheriff's Department when you're leaving, and trained volunteers will periodically check your home. This offers peace of mind and an active presence that can deter potential intruders.

Beyond formal programs, law enforcement stresses the importance of strong neighborhood connections. Knowing your neighbors and having them keep an eye on your property (and you doing the same for them) is one of the most effective deterrents. A community that looks out for each other creates a less appealing target for criminals.

Before you pack your bags, take time to implement these practical home security measures as well:

- Securely lock all windows and doors, including garage and side gates. Consider adding deadbolt locks and using dowel rods or security pins for sliding doors.
- Avoid sharing vacation plans on social media. It's an open invitation for criminals. Similarly, don't leave revealing messages in your voicemail greeting; simply ask callers to leave a message.
- Create the illusion of occupancy to make it seem like someone is home. Use automatic timers for interior lights, setting them to turn on and off at staggered intervals. Exterior motion-sensor lights are also excellent. Stop newspaper and mail delivery or arrange for a trusted neighbor to collect them daily.
- If you have a monitored alarm, inform your security company of your travel dates. This ensures direct notification to law enforcement if an alarm triggers. Check that your system is armed and working.
- Avoid "hidden" keys, as burglars know common hiding spots. Leave a spare key with a trusted neighbor or family member instead.
- Don't leave valuables in plain sight. Consider a secure safe or bank safe deposit box.

By taking these thoughtful steps, you can greatly reduce the risk of your home becoming a target. Now, go enjoy your summer travels with the peace of mind that your SoCal haven is safe and sound!

Stay safe,

OE1 Board

INTERESTING FACTS ABOUT THE FOURTH OF JULY



1. We Didn't Actually Declare Independence on the 4th of July. One of the greatest misconceptions of the 4th of July lies in the name and date. It is widely believed that America declared their independence from Britain on July 4, 1776. However, the official vote actually took place two days before and the "Declaration" was published in papers on July 4.

2. The Designer of the 50-Star Flag Lived in Lancaster, Ohio. Robert G. Heft designed the 50-star version of the American flag. He created the design for a high school history class project in 1958, anticipating the addition of Alaska and Hawaii as states. In 1959, Heft's design was chosen by President Dwight D. Eisenhower and adopted by presidential proclamation, making it the official flag of the United States. His design became the official flag in 1960.

3. Only Two Men Signed the Declaration of Independence on July 4, 1776. Charles Thompson and the infamous John Hancock were the only two men who actually signed the Declaration of Independence on July 4, 1776. The other 54 delegates signed over the course of the next month.

4. The Average Age of The Signers Was 45 Years. Of the 56 signers, the youngest signers, Thomas Lynch Jr. and Edward Rutledge of South Carolina, were only 26. However, Benjamin Franklin of Pennsylvania was the oldest signer at 70 years old.

5. One Signed Later Recanted the Declaration of Independence. Richard Stockton, a lawyer from New Jersey, became the only signer of the Declaration of Independence to recant his support of the revolution after being captured by the British in November 1776 and thrown in jail. After years of abusive treatment, and his recanting of loyalties, Stockton was released to find all of his property destroyed or stolen by the British. His library, one of the finest in the colonies, was burned to the ground.

5. The Declaration of Independence Was Written on a Laptop. Okay, not a modern laptop, but still... Thomas Jefferson drafted the Declaration of Independence on a writing desk that could fit over one's lap. This device was referred to at the time as a "laptop."

6. Fireworks: An American Tradition Dating Back to 1777. Fireworks date back as a tradition of Independence Day as early as the first anniversary in 1777. John Adams wrote in a letter to his wife, Abigail, that he wanted Independence Day to be "celebrated with pomp, parade, shows, and "Illuminations."

7. Bizarre 50th Anniversary. Thomas Jefferson, 82, and John Adams, 90, both died on July 4, 1826 within five hours of each other on the 50th anniversary of the signing of the Declaration of Independence.

8. A Little Late to the Parade. July 4th was not deemed a federal holiday until 1870, nearly 100 years after the nation was founded.

(Credit to...<https://blog.hocking.edu/15-fun-facts-about-the-fourth-of-july>)



Today, my wife asked me if I had seen the dog bowl...
I said, "No, I didn't even know he could bowl."

I once dated a girl who had a twin. People would ask how I could tell them apart.
Easy, I said, "Allison painted her nails red, and Bob had a beard."



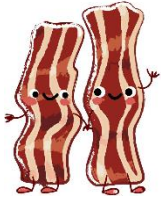
Sugar Ray Leonard and Kareem Abdul-Jabbar are launching a morning talk podcast. They are calling it "Coffee with Kareem and Sugar."



Instructor: "Welcome to salsa class!
Who's ready to learn how to dance?"
Me (hiding a bag of tortilla chips): "Uh,
I think there's been a misunderstanding..."



Last night the internet
stopped working so I
spent a few hours with
my family. They seem
like nice people.



Did you know that they are now putting jokes on the back of bacon
packages? Listen to this one...Serving size: 2 slices.

Old age is a REAL thing. Last night, I was in bed for 20
minutes when I heard the pizza guy cough. Then I
remembered I had come into my room to get my wallet.



I am at the age now when picking up a hottie at the club
means buying a rotisserie chicken at Costco.

Not to brag, but I own an island. It IS in my kitchen, but still...



ME: "Did you see me leave that bar sober? I'm so proud of myself."
My friend's response, "Well, it **was** a salad bar!"



The doctor said I need to eat more greens,
so I'm switching to mint chocolate chip
ice cream.



It appears that my wild oats
have turned into shredded
wheat.

Banks should do a better job of keeping their ATMs filled.
This is the fifth one I have been to that says "Insufficient Funds."



My Uncle named his dogs Rolex and Timex. They are his watch dogs.