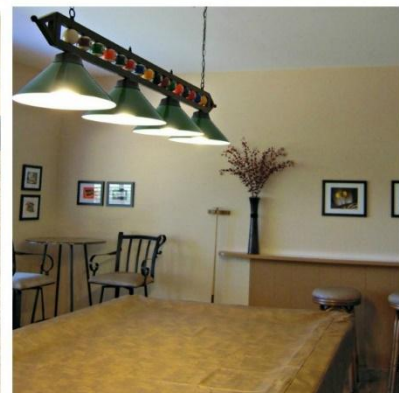




October 2025



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@millsmanagementse rvices.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 p.m. ■

■ Budget/Reserve Study

The Board will be discussing the 2026 budget and approval of the reserve study at the upcoming meetings. The budget must be approved and sent out to the membership by the end of November. ■

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@millsmanagementse rvices.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

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 - Board

October Meeting Date Change

The October HOA meeting will be held on October 14, 2025 at 2:00 pm at the Clubhouse.

FROM THE *Board*

Hello, October...the beginning of cooler weather, changing leaves, and the harvest season. We celebrate Columbus Day on the 13th (it is not a state holiday) and, of course, Halloween on the 31st. As a reminder to our new residents, our community rarely gets trick-or-treaters, so buy the candy you enjoy, in case you need to eat it all.

Calling all volunteers! Some of our residents have recently moved to other areas, leaving a need for new Block Captains for Bay Leaf and Clove. The duties of a Block Captain are somewhat minimal, but very important. The main responsibility is to deliver the newsletters to the neighbors on your street at the end of each month. Occasionally, we have other communications that would need to be passed along, but that is rare. If you have some free time, contact Mills Management or Jan Grant to let us know you can help. We appreciate the efforts of all of our Block Captains. Thanks for your interest.

Did you know? Our beautiful clubhouse comes with a very well-stocked library! Hardback books are located on the bookshelf in the great room, and paperbacks are located on the bookshelf at the end of the hall. Jo Kish is our very special resident librarian who catalogs the books in author order, making it especially convenient for browsing. No check-out system is required. When you return them, you can just leave them on the marked bookcase shelf, and they will magically refile themselves. Our thanks to Jo for all she does.

The Budget Committee will review next year's budget. Since we are currently operating at a deficit, we will closely examine this year's expenditures, which unfortunately continue to increase yearly. The Board will vote on the new budget in November.

We will be contacting the owners of the adjoining properties to our west regarding the removal of dead vegetation and trimming of the trees and bushes on their hillsides. This is not only important to maintain the safety of their community but, most importantly, the safety of ours.

The next general meeting is one week early this month, on October 14th, at 2 p.m. Please join us to keep up-to-date with the workings of the community.

The Board of Directors

ACTIVITIES



Thank you to everyone who contributed to the Food Drive and enjoyed the Pizza Party! A trunk full of food was delivered to the North County Food Bank from our HOA!

The spooky month of October kicks off with no tricks, just treats at the FALL SIP & SAVOR on Friday the 3rd at 9 a.m., hosted this time by Paula Jones and Brigit Luciani. A minimum contribution of \$2/person gets you plenty of delightful snacks and beverages.



Our weekly workouts move back indoors this month. CHAIR WORKOUTS will start Thursday, October 9th, at 10:30 a.m. There will be NO workout on Thursday, October 2nd.

We'll have a GAME NIGHT on Sunday, October 12th at 4 p.m. Games chosen depend on the number and preferences of those attending (Brilliant or BS, Catch Phrase, or Sequence)



On Saturday, October 18th at 9 a.m., we're heading offsite for the Oceanside Fire Department's OPEN HOUSE & PANCAKE BREAKFAST. Learn the proper use of Fire Extinguishers, find out about valuable community resources you didn't know were available, see live demonstrations, and grab some swag. The event is from 9 a.m. to noon at 110 Jones Place, Oceanside.



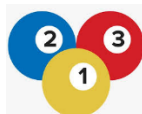
Sunday, October 26th, is our last Sunday of the month PING PONG match. Join us at 2 p.m. to watch or be part of the action.

We will celebrate Halloween on Friday, October 31st, at 6 p.m., with a **costume contest**, followed by our monthly FRIDAY NIGHT AT THE MOVIES with the 1986 musical comedy hit **Little Shop of Horrors**, starring Rick Moranis, Ellen Greene, Steve Martin, and Vincent Gardenia. Fiendishly fun trivia about the movie will precede the movie. Bring your own popcorn or treats to share.



Mondays @ 2 p.m.

And don't forget our regular weekly events:



Billiards - Thursdays @ 2 p.m.

October

2025

OE1

Community Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1  PUMPKIN SPICE & EVERYTHING NICE	2 NO CHAIR WK'OUT BILLIARDS 2 p.m	3 Sip & Savor 9 a.m. \$2+ 	4 NATIONAL TACO DAY 
5 	6 BRIDGE 2 p.m. Clubhouse	7	8	9 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	10 	11
12  4 p.m.	13 BRIDGE 2 p.m. Clubhouse	14 Board Meeting Clubhouse 2 p.m.	15	16 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	17	18 Pancake Breakfast Fire Department 9 a.m. 110 Jones Place Oceanside
19	20 BRIDGE 2 p.m. Clubhouse	21	22	23 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	24 	25
26 PING PONG 2 p.m. 	27 BRIDGE 2 p.m. Clubhouse	28	29	30 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	31 MOVIE <i>Lil Shop of Horrors</i> 6 p.m. COSTUME CONTEST 	



Enjoying Your Holidays with Peace of Mind

The holiday season is a wonderful time for connection, celebration, and perhaps a bit of travel to visit loved ones or enjoy a change of scenery. Preparing for a trip also means ensuring both our personal safety and the security of our cherished Oceana homes. Let's explore some tips to make your holiday travels as joyful and worry-free as possible.

Preparing for a Smooth Journey

Whether you're hitting the open road or taking to the skies, a little preparation goes a long way. Before you leave, make sure all your important documents such as ID, insurance cards, and travel itineraries, are easily accessible. If you take daily medications, pack them in your carry-on luggage with a few extra days' supply, just in case. Consider carrying a small, up-to-date list of emergency contacts, including your doctor's number, separate from your phone.

For those driving, a quick check of your vehicle's tires, oil, and fluid levels can prevent roadside surprises. Plan your route in advance and be mindful of potential weather changes. If you're flying, arrive at the airport with ample time, especially during peak holiday periods, to navigate security and find your gate without feeling rushed. Remember, your holiday rest and joy are paramount, so prioritize comfort and convenience throughout your journey!

Keeping Your Home Safe While You're Away

One of the biggest concerns for homeowners when traveling is the security of their property. Fortunately, there are many simple yet effective steps you can take to deter potential issues.

First, consider making your home look occupied. Use timers for interior lights, setting them to turn on and off at varying times, mimicking your usual routine. If you have a trusted neighbor or friend, ask them to collect your mail and newspapers. This small act can make a significant difference.

Additionally, ensure all doors and windows are securely locked. It sounds obvious, but a quick double-check before you leave is always a good idea. If you have an alarm system, make sure it's armed. You might also consider investing in smart home devices, such as doorbell cameras, which allow you to monitor your property remotely. Be sure to notify a trusted community member of your absence, providing them with emergency contact information.

By taking these proactive steps, you can embark on your holiday adventures with a lighter heart and a greater sense of security. The goal is to focus on the joy of the season, creating beautiful memories with family and friends, knowing that you've done everything to ensure a safe journey and a secure return to your lovely SoCal home.

We wish you all the happiest and safest of travels!

The OE1 Board

October Fun Facts

The Original 8th Month of the Year: Unlike our modern 12-month Gregorian calendar, the Romans had a lunar calendar with only ten months each year.

While October is the tenth month in our calendar, it was the 8th month to appear on Roman calendars. This is where October gets its name, which translates as 'the eighth month' in Latin.

The Statue of Liberty is dedicated. It was originally designed by Frederic Bartholdi. The statue itself stands at 151 feet 1 inch, with its pedestal adding another 154 feet. Originally a gift from France, the statue symbolizes freedom and democracy. It also represents hope for the 12 million immigrants who passed through Ellis Island from 1892 to 1954.

The Statue of Liberty arrived in New York Harbor on June 17th, 1885, and was formally dedicated on October 28th, 1886, by President Grover Cleveland. President Calvin Coolidge declared the Statue of Liberty a national monument on October 15th, 1924.

Major League Baseball's (MLB) World Series Begins. The MLB World Series began on October 1st, 1903. The World Series is often referred to as the 'Fall Classic. The winner of the playoffs wins the Commissioner's Trophy.

The Yankees won a record five consecutive series between 1949 and 1953. In 1969, the Mets became the first expansion team to appear in the World Series and won.

The United Nations was founded on October 24, 1945. After World War II's destruction, world leaders created the United Nations to promote peace and prevent future conflicts. Fifty countries came together in San Francisco to draft the UN Charter, which established the goals of fostering international cooperation, protecting human rights, and maintaining global security.

Yosemite National Park was established on October 1, 1890. The U.S. Congress created it to protect its beautiful natural scenery, which includes giant sequoias, waterfalls, and granite cliffs.

Naturalist John Muir played a key role in advocating for the park's creation. Yosemite became one of the first national parks in the United States, marking a major step in the nation's conservation movement.



90% of bald men still own a comb. They just can't part with it.

This is my step ladder. I never knew my real ladder.



Why should you never use a dull pencil? Because it's pointless.

I was going to start a taxi service for seniors,
and call it Oldsmobile.



The doctor said my sugar was too high. When I got home,
I moved it to a lower shelf. It's much more accessible
now.



Crushing pop cans is soda pressing.



I finally realized that people are prisoners of their phones...
that's why it's called a "cell" phone.

I checked into the hokey pokey clinic, and I turned myself around.

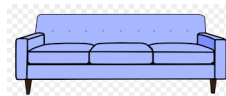


A new airplane has been developed that cannot crash. Made from rubber
polymers, it will just bounce. The aircraft was invented by
Boeing, Boeing, Boeing!



I'm writing a book about all the things I should be
doing. It's called my "ought-to-biography."

I've decided to do some gardening today.
I figured I'd plant myself on the couch!



FREE TO A GOOD HOME: I'm looking to rehome my humans. They are now here
24/7, and I can't catch a wink of sleep without constant fondling. They are forcing me
to go for walks multiple times a day, and I had to curtail my squirrel and critter
stalking at the window. They're stinking up the house with bleach, and get all crazy
when I bark at the UPS man. I don't want to do this, but I see no other choice.

