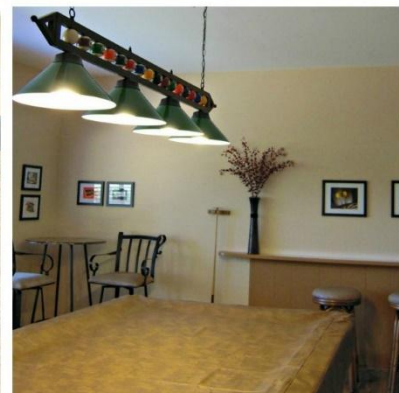




October 2026



HVAC Reminder

As we transition into the fall season, it's important to ensure your HVAC (heating, ventilation, and air conditioning) system is in top shape for the colder months ahead. Schedule a professional HVAC inspection to identify any issues with your heating system.

Clean or replace air filters to ensure efficient airflow and improve indoor air quality. Test your thermostat to make sure it's working correctly, and consider programming it for energy savings during the day when you're not at home. ■

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 18th at 4:00 pm. ■

2027 Budget

As we head into the final quarter of the year, the Board, Finance Committee, and management company are preparing the community budget for the coming year. This process includes reviewing past expenses, planning upcoming maintenance projects, and ensuring our reserve funds remain healthy. We also evaluate vendor contracts and look for ways to keep costs manageable without compromising service quality. The budget is generally approved at the November meeting.

HOA Website

Check out our association website at

www.oceanaeast1hoa.com



Answers to many of your questions and copies of documents you might need are available on 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's 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
Donna Ferrier – Treasurer
Patricia Bristow – Secretary
N/A – Director at Large

Property Manager

Chris Mills

chris@millsmanagementservices.com

Block Captains

Bay Leaf – Jan Grant
Cinnamon – Deanna Williams
Clove – Paula Jones
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*

October brings beautiful colors, shorter daylight hours, and more comfortable temperatures. We also celebrate Indigenous Peoples' Day on Monday, October 12, and Halloween on Saturday, October 31. As always, we especially remind new residents that trick-or-treaters do not come to our neighborhood, so make sure any treats you buy to share are ones you like!

As cooler, possibly wetter months approach, it's a good idea to have your roof inspected and your gutters cleaned. The longer you wait, the busier maintenance crews will be. So don't procrastinate...get'er'done. 😊

As you can imagine, irrigation issues on a 50-year-old, 22-acre property can be daunting and never-ending. Because no one person can notice every issue throughout the community, we appreciate you sharing information about water runoff, broken sprinkler heads, and other irrigation issues. Please know that we take this information seriously and make every effort to make the needed repairs. However, this hot weather takes its toll not only on us but also on grass, bushes, trees, etc. This, too, shall pass, as they say, but in the meantime, not all grass will look the same due to many factors. Reseeding isn't always the answer. It requires specific soil temperatures and moisture levels to germinate and survive. Our ground is very compacted and needs aeration to create an environment for new grass seed, so it doesn't just sit on top of the ground where birds and mice can easily access it. So, yes, we notice lots of spotty grass issues and will try to have the irrigation checked in these obvious areas. But truly, cooler weather and the rainy season will be our best, least expensive path to remediation.

It has always been challenging to exit our community by turning left from Vanilla onto Mesa. This is even more difficult now, with higher speeds and increased traffic. Several of us have met with Oceanside officials to discuss this problem and possible solutions. There are many valid reasons why obvious measures, such as street signs and lights, can't be implemented. However, they are working toward a compromise that will hopefully provide a safer entrance onto Mesa. We will share any possible actions as they become available. Safety is the goal!

Please join us at the general board meeting on Tuesday, October 20th at 2 p.m., to learn more about community activities and projects.

The Board of Directors

ACTIVITIES



Great to see more neighbors out for our Pizza Party in September! We'll carry that spirit of camaraderie into our first SIP & SAVOR ☕ of the fall on **Friday, October 2nd @ 9 a.m.** A \$3 (minimum) contribution per person is an unbeatable deal for morning beverages and treats from our hosts, Paula and Brigit, plus engaging chats with neighbors.

Now, we know there's a lot of hidden talent in our HOA. Well, you'll have your chance to shine and/or cheer on the participants at our **KARAOKE PARTY, Saturday, October 10th @ 5 p.m.** Come try out the all-new karaoke system 🎤, bring your friends, and your own beverages. Snacks welcome.



🏓 **PING PONG** is back on **Sunday, October 18th @ 2 p.m.** Come to play or watch and "ooh and aah" at the fast-paced action!

And **FRIDAY NIGHT AT THE MOVIES** is back, just in time for **HALLOWEEN**. 🎃 We'll watch the decidedly more silly than spooky 2003 flick *The Haunted Mansion*, starring Eddie Murphy, Jennifer Tilly, and the late Terence Stamp on **Friday, October 30th @ 6 p.m.** **COSTUMES HIGHLY ENCOURAGED!** Friends are welcome. 👻



Our **WEEKLY WORKOUTS** **October 1st @ 10:30 a.m.** welcome. Bring water and a



return to the clubhouse starting **Thursday**, New attendees of all fitness levels are small towel. **NO WORKOUT** on October 22nd.



BRIDGE continues every **Monday @ 1 p.m.**,



and **BILLIARDS** racks up the fun on **THURSDAYS @ 2 p.m.** 🎱

Happy Fall! Let's have some FUN!



October

2026

OE1

Community Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	2  9 a.m. \$3+	3
4	5 BRIDGE 1 p.m. Clubhouse	6	7	8 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	9	10  5 p.m.
11	12 BRIDGE 1 p.m. Clubhouse	13	14  Have a Good Laugh	15 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	16	17
18 Ping Pong 2 p.m. 	19 BRIDGE 1 p.m. Clubhouse	20 Board Meeting Clubhouse 2 p.m.	21	22 NO CHAIR WK'OUT BILLIARDS 2 p.m.	23	24
25	26 BRIDGE 1 p.m. Clubhouse	27	28	29 CHAIR WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	30  6 p.m. Haunted Mansion	31 HAPPY HALLOWEEN 

Fifteen Minutes Before Dinner



We usually plug our devices in every night without a second thought. Most nights, that's perfectly fine. But lithium-ion batteries, the kind in scooters, e-bikes, power tools, and plenty of medical devices, are also the fastest-growing cause of home fires nationwide. Fire Prevention Week runs October 4 through 10 this year, and for the first time, the national campaign is built entirely around this one issue - how to charge things safely.

Here's why it matters more than it used to. These batteries pack a lot of energy into a small space, and when one fails, it can go from fine to fully involved in seconds, with little warning. A damaged charger, a knockoff battery, or a device left charging on a couch cushion are all it takes.

A few habits make a real difference. Charge devices on a hard, flat surface, not on a bed, couch, or carpet where heat has nowhere to go. Never charge overnight or leave the house while something is plugged in unattended. Use only the charger that came with the device, since off-brand chargers are a common cause of failure. And if a battery looks swollen, feels hot to the touch, or smells odd, stop using it and don't just toss it in the trash. Most fire departments and hardware stores accept damaged batteries for safe disposal.

While you're thinking about fire safety this week, it's worth checking two things you probably haven't looked at in a while. Smoke alarms need replacing every eight to ten years, not just when the battery dies, since the sensor itself wears out. If you don't know how old yours is, check the manufacture date printed on the back. Carbon monoxide detectors have a shorter life, five to seven years, and matter just as much heading into a season when furnaces and space heaters start running again.

None of this requires a special trip or a big project. Test your smoke alarms this week by pressing the button and listening for the chirp. Walk through your home and notice where devices are charging right now. If any of them are on a bed or under a pile of laundry, that's worth fixing today, not eventually.

Fires move fast, but the steps that prevent them are small and ordinary - a hard surface, the right charger, an alarm that still works. Take fifteen minutes this week to check your home. It's the kind of quiet task that only feels urgent after it's too late, and simple enough to finish before dinner.

Dave Antonetti



Halloween Trivia



There's nothing like Halloween to get your spirits up. If your heart beats black and orange, then you've probably got your costume picked out and a Halloween songs playlist cued up for the party. (Think Wil Bowers! 😊)

1. "Ghostface" is a serial killer from what movie franchise?
2. What 1925 horror film based on Gaston Leroux's novel by the same name was made into a successful Broadway musical?
3. What Arizona city shares its name with something you'd find in a graveyard?
4. What apocalyptic 1978 zombie movie takes place in a mall?
5. Which character in "It's the Great Pumpkin, Charlie Brown" believes in the Great Pumpkin?
6. From top to bottom, what are the three colors in candy corn?
7. What movie serial killer notably wears a red and green striped sweater?
8. What U.S. city is known as the "Witchcraft Capital"?
9. On average, how many seeds are there in a pumpkin?
10. Actor Michael J. Fox plays a high schooler with a monstrous secret in what 1985 movie?
11. Who directed the movie version of Stephen King's "The Shining"?
12. Where are you most likely to find a vampire sleeping?
13. According to the song lyric, this creature is a one-eyed, one-horned, flyin', what?
14. What is the only mammal that can fly?
15. How many bones are in the average human skeleton?
16. What do you call a group of witches?

1. **Answer:** "Scream"
2. **Answer:** "The Phantom of the Opera"
3. **Answer:** Tombstone
4. **Answer:** "Dawn of the Dead"
5. **Answer:** Linus
6. **Answer:** White, orange, and yellow
7. **Answer:** Freddy Krueger from "Nightmare on Elm Street"
8. **Answer:** Salem
9. **Answer:** 500
10. **Answer:** "Teen Wolf"
11. **Answer:** Stanley Kubrick
12. **Answer:** In a coffin
13. **Answer:** Purple People Eater
14. **Answer:** A bat
15. **Answer:** 206
16. **Answer:** A Coven

A couple in their 60s each gets one wish from a fairy.

Wife: "I want to travel the world with my husband."

POOF! Luxury cruise tickets!

Husband: "I want a wife 30 years younger than me."

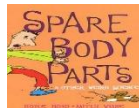
POOF! He's 90 years old.

MORAL: Never get smart with a fairy...she's a woman, and she understands the assignment.



I never thought I would be old and cranky, but here I am, aging and raging!

I told my psychiatrist that I've been hearing voices.
He told me that I don't have a psychiatrist.



I urge you to take care of yourself and avoid accidents.
Spare parts for older models are getting harder to find.

Looking out the window, I noticed some people jogging,
and it inspired me to get up and close the curtains.



My wife and I are doing a workshop. I work... she shops.

Don't judge me until you've flown a mile on my broom.



I was shocked to read in today's newspaper that a short person
had been pickpocketed. How could someone stoop so low?



Of all my body parts, my fingers are the most reliable.
I can always count on them.

A lawyer quits to become a dog breeder.
Turns out, he prefers boxers to briefs.



Sure, I've gained a little weight as I've grown older...
Wisdom is heavy.

My body's not a temple...it's a cheap motel.
Questionable plumbing, constant weird noises,
and definitely haunted.



Today, I decided to visit my childhood home. I asked the residents if I could come inside for a visit because I was feeling nostalgic. They said, "NO!" My parents are the worst!