

September 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. ■

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. ■

2026 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 upcoming year. This process includes reviewing past expenses, planning for upcoming maintenance projects, and ensuring our reserve funds are healthy. We also evaluate vendor contracts and look for ways to keep costs manageable without compromising the quality of services. The budget is generally approved at the November meeting.



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

FROM THE *Board*

September begins with Labor Day on the 1st. The 22nd is the beginning of Fall, one of the perfect seasons. It's not too cold. It's not too hot, and it doesn't have all the allergies associated with spring. You have football (if that's your jam), and crisp nights for strolling around the hood.

Recently, all eleven Oceana Board Presidents formed a discussion group to share topics that are common to all of our senior communities. These monthly meetings are held at various Oceana clubhouse locations and attended by board members from all Oceanas. Various speakers have been scheduled to talk about current issues. We hosted the July meeting with Deputy Mayor Eric Joyce as the guest speaker. Our main focus was the safety of exiting the community onto Mesa from Vanilla. This board has been addressing this issue for over a year now, and, although we have highlighted specific needs and possible solutions, it continues to be an ongoing conversation. Hopefully, there is strength in numbers, and getting this group together will be of mutual benefit to all. We will update you as new topics are discussed.

Just a reminder...please don't enter the clubhouse with wet clothing after swimming. The bathrooms are accessible from the pool deck. We appreciate your attention to this matter.

Our next general board meeting is September 16th at 2 p.m. at the clubhouse. We hope to see you there. It's a good way to catch up with upcoming community projects.

The Board of Directors



ACTIVITIES



Our popular Wet & Wild Water Workouts continue on Thursdays, at 10:30 a.m., through September. This is the last chance to join in the summer fun before our workouts head back inside starting in October.



The first Friday of September every year is NATIONAL FOOD BANK DAY. And September 5th each year is NATIONAL CHEESE PIZZA DAY. Since they happen to coincide in 2025, we're combining a day of giving with a day of receiving! Bring a bag of non-perishable items to the Clubhouse, Friday, September 5th, at 6 p.m. (or make arrangements for pickup of your donations if unable to carry), and join us for FREE PIZZA! BYO Drink. Donations will be taken to the North County Food Bank to help those in the area who are having trouble feeding their families. Let Wil know, in advance, if you're planning to come, so we'll be sure to have enough pizza!



Our last Croquet game of the season will be Sunday, September 14th, at 4 p.m., on the Vanilla Way Lawn. This never fails to provide a lot of fun and laughs!

And, we're heading off-site again for NATIONAL PANCAKE DAY on Friday, September 26th, because who doesn't love pancakes? At 9 a.m., we'll meet at the clubhouse for anyone who wants to carpool



to the Broken Yolk Cafe at 2434 W. Vista Way, or meet there by 9:30 a.m. And no, you don't HAVE to order pancakes, but for this one day, you have an excuse if you WANT to!



On the last Sunday of the month, PING PONG returns on September 28th, at 2 p.m. Join or watch the fast, furious, and fun action!



And don't forget our weekly events:



BRIDGE on Mondays
at 2 p.m.,








BILLIARDS on
Thursdays, at 2 p.m.

September

2025

OE1

Community Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 	2	3	4 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	5 TRASH OUT TODAY Food Bank/ Free Pizza Day 6 p.m.	6
7	8 BRIDGE 2 p.m. Clubhouse	9  Teddy Bear Day	10	11 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m. Patriot Day	12	13
14 CROQUET 4 p.m. Happy Grandparents' Day	15 BRIDGE 2 p.m. Clubhouse	16 Board Meeting Clubhouse 2 p.m.	17	18 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	19	20  Good Neighbor Day!
21	22 BRIDGE 2 p.m. Clubhouse	23	24  Love Your Pets They are your little friends and family members	25 WATER WK'OUT 10:30 a.m. BILLIARDS 2 p.m.	26 Pancake Day Broken Yoke Carpool 9 a.m. Meet at 9:30 a.m. at restaurant	27
28 PING PONG 2 p.m. 	29 BRIDGE 2 p.m. Clubhouse	30				

As the summer sun begins to set a little earlier and a crispness enters the air, September ushers in a beautiful new autumn season. It's a time of change, and with that change comes an opportunity to refresh our safety habits and look out for one another!



One of the most significant changes this month is the return of children to school. This means our roads, especially around school zones and residential areas, will see an increase in young pedestrians and school buses. Please be extra vigilant when driving. Slow down in school zones and be on the lookout for children walking to and from the bus stop or crossing the street. A little extra caution and patience can make a world of difference in keeping our neighborhood's youngest residents safe.

September also marks the unofficial start of cold and flu season. Our immune systems can be a bit more vulnerable, so it's an excellent time to think about staying healthy. If your doctor recommends it (an important caveat), the flu vaccine is one of the best defenses we have, and it is recommended for everyone, especially for those 55+. Talk to your doctor about whether you should get your annual flu shot and the best time to get it. Other simple habits like frequent handwashing and avoiding large crowds when illnesses are spreading can also help keep you feeling your best.

Finally, with the changing weather and earlier sunsets, it's a good time to reassess our homes for potential fall hazards. As the days get shorter, ensure your walkways and entrances are well-lit. Double-check for any loose rugs or cluttered paths that could lead to a fall. Taking a few moments to make these adjustments can greatly reduce the risk of accidents.

Let's embrace this beautiful season with a focus on our health and safety. By being mindful of our surroundings and taking a few proactive steps, we can all continue to enjoy everything our beautiful community has to offer this autumn!

Stay safe and be well,

OE1 Board of Directors



History of Mission San Luis Rey de Francía

Since our beautiful San Luis Rey Mission is a great place to take visitors, here is some history to share with your guests.



Mission San Luis Rey, known as “King of The Missions”, because of its size, population, and crop production, is number eighteen in the mission chain. Located on a hill overlooking a valley, San Luis Rey lies between Mission San Diego de Alcalá and Mission San Juan Capistrano. Although San Luis Rey was one of the last California missions founded, on June 13, 1798, by Father La Suén, it quickly became the most prosperous. Extending over six acres, the population reached 2,869 in 1825, a size that is over three times the California mission average. By 1830, the mission was the largest building in California.

Named after Saint Louis IX, King of France and patron of the Secular Franciscan Order, San Luis Rey, along with Mission Santa Barbara, is one of two missions that have always been Franciscan. The Franciscans continue to proudly serve at Mission San Luis Rey today, sharing a respect for life and the California environment just as the early mission founders did.

The mission tour begins at *la sala general*, a regal room used as a meeting place and a place to receive visitors. This is in contrast to the ornate *sala* that is the Friars bedroom.

Completed in 1815, the church at San Luis Rey is the only surviving mission church built in a cruciform plan. The church is unique because of its wooden *cupola* and dome. The dome is built of pine wood, and at the top, light can easily enter. The *reredos* and the altar reflect both classical and baroque architecture.

A stroll through the gardens reveals the remains of a carriage arch, which was the original entrance to the inner buildings of the mission. Looking through the arch lies a pepper tree, the first one in California, brought from Peru and planted at the mission in 1830.

Directions and Parking:

[4050 Mission Ave, Oceanside, CA 92057](#)

The Mission has ample daytime parking available.

Mission San Luis Rey is pet-friendly, *except* for the Historic Church and Cemetery grounds. Please keep your pets on a leash.

From *Inside the California Missions*

© David A. Bolton



My wife just turned to me and said, "I was talking to you and you yawned six times...am I boring you?" I said, "Those were not yawns, those were six unsuccessful attempts to get a word in edgewise."

If we can't fix your brakes, we'll make your horn louder.

The opposite of a croissant is a happy uncle.



Volkswagen should bring back the Beetle as an electric car and call it the Lightning Bug!

You have entered the wealthy time of life. Silver in your hair, gold in your teeth, crystals in your kidneys, and an abundance of natural gas.



I saw a lady at the gym on an exercise bike, wearing a helmet. So, I put on a life jacket and got on the rowing machine next to her.



They say, "When you snooze, you lose."
I say, "When you take a nappy, you are happy."

At times I think to myself, "Drop the book and get stuff done!"
Then, I laugh and turn the page.



A man is suing Smart Water for not making him smart.
I'd like to formally announce my lawsuit against Thin Mints.



Before the crowbar was invented,  crows had to drink at home.

I understand being a responsible adult...but every day?
Every single day? That seems a little excessive.



I knew I was going bald when it took longer and longer to wash my face.

I was cleaning the kitchen, but saw the laundry,
so I watered a plant, and now I'm making a
dentist appointment.

