



COSTA SERENA ARCHITECTURAL COMMITTEE REPORT

MONTHLY NEWSLETTER FOR AUGUST 2024

A PUBLICATION EXCLUSIVELY FOR OUR 55+ COMMUNITY

AGE COMPLIANCE INFO.....“Please Read”, Sharon Martinson, Chair

“The Age Compliance Committee Member, in conjunction with the Architectural Committee members, is responsible to enforce, and enable the Owners to enforce the conditions and restrictions contained in the Costa Serena First Restated CC&Rs, as they pertain to age restrictions for our community.

Age Compliance Committee Member - Barbara Hillery
Real Estate Liaison -Barbara Hillery
Welcome Walker Coordinator – Erika Havlikova
Welcome Walkers – Cathy L., Harley J., Brenda I.

The Process

The Real Estate Liaison monitors internet sites such as Realtor.com, Trulia, and Zillow for new sales and rental listings to ensure that the listing contains our 55+ age requirements. Our goal is to be proactive, making sure that new residents meet the age requirements before they purchase or rent a home in the Community of Costa Serena.

For sales, contact is made with the Listing Agent to make sure they know we are a deed restricted community with CC&Rs, request contact information be provided to the Escrow Officer, thus ensuring the required Age Verification Forms, CC&Rs, and other useful information is provided to the new owners, and a proper transfer of ownership is completed.

For rentals that do not list the 55+ age requirements, contact is made with the property manager or owner to ensure they comply with the age requirements. Currently, owners are not required to notify the Committee when they are renting their property, but we appreciate those owners that complete the Age Verification Form during their rental process. All leases and rentals must be for a period of at least 31 days or more. Short term rentals (30 days or less) are strictly prohibited by our CC&Rs.

After a new resident moves in, the Welcome team members contact the new residents to complete the Age Verifications, provide a copy of the CC&Rs, and answer any questions they may have. Once the verification is complete, the database is updated to reflect the current owners/tenants. The database, along with the biennial Resident Age Survey to comply with HUD’s verification of occupancy survey, are the source documents for the biennial report required by HUD. This process is how we document our compliance with The Code of Federal Regulations, Title 24 - H – Housing and Urban Development (HUD) rules and requirements for maintaining our senior status.

Non-Compliance

When it becomes known that an underage person is residing in Costa Serena, either through the Age Verification process or by a confidential complaint submitted to the Committee, the Age Compliance Committee takes appropriate action to resolve the underage situation.

We need all residents’ help in preserving our senior status! You can do that by reporting known violations of the age restrictions. If you know that there are underage people residing in Costa Serena for more than the allowed 60 days, please contact me either by telephone, email, or text. Your input will remain confidential, or if you prefer, you may submit an anonymous complaint by dropping it off in our secure lock box located at 3670 Aqua Lane or mail to Costa Serena Architectural Committee, Attn: Barbara Hillery, P.O. Box 6076, Oceanside, CA 92052-6076.”

Continued on page 7 (Age Requirements)

ARCHITECTURAL COMMUNITY QUARTERLY MEETING

NO MEETING IN AUGUST

Costa Serena Website: <https://costaserenaseniorcommunity.com>

ARCHITECTURAL COMMITTEE MEMBERS

P.O. Box 6076, Oceanside, CA 92052-6076

Chair	Sharon Martinson.....760-696-3864	sharonmartinson3@gmail.com
Secretary	Terry Licata.....760-435-9881	tnblicata@gmail.com
Age Compliance	Barbara Hillery.....760-717-6387	barbara.hillery@gmail.com
Landscape	Ray Brown.....415-815-8934	rbrown5518@gmail.com
Permits		
Buena Hills East	Bill Licata.....760-435-9881	tnblicata@gmail.com
Buena Hills West	Terry Licata.....760-435-9881	tnblicata@gmail.com
Treasurer	Dick Bartolucci.....760-504-3072	dickbart2@cox.net
CSAC Support Group		
Real Estate Contact	Barbara Hillery.....760-717-6387	barbara.hillery@gmail.com
Real Estate Sign Spotters	Elly Lastuck.....760-439-6618	
Advertising	Dick Bartolucci.....760-504-3072	Ads4csac@cox.net
Newsletter Delivery	Susan Paton989-400-9005	spaton4@gmail.com
Newsletter by email	Lisa Datri509-254-7899	costaserenanewsletter@gmail.com
Newsletter Editor	Mark Valle760-458-0914	valleafcon@yahoo.com
Website Admin/Welcome Walker	Erika Havlikova.....760-683-4120	ehavlikova@gmail.com

IMPORTANT HELPFUL NUMBERS FOR YOUR CONVENIENCE

Code Enforcement	760-435-4500	Public Safety (Alan McNeil)	760-435-5204
Humane Society	619-299-7012	Oceanside Alzheimer's Center	800-272-3900
Fire Prevention	760-435-4100	Protection for Fraud (AARP)	877 -908-3360
Oceanside non-emergency Police Disptch	760-435-4900	Social Security Administration	800-772-1213
SD County Aging/Independent Servcs	800-510-2020	Water Emergency DAYTIME	760-435-5800
Parking Enforcement	760-435-5195	Medicare Information	800-434-0222
Adult Protective Services	800-339-4661	Lifeline Transport Service	760-726-1111
El Corazon Senior Center	760-435-5300,1,	https://iframe.publicstuff.com/#?client_id=138	
Meals on Wheels	760-726-1225	Caregiver Resources	www.caregivercalifornia.org
County Vector Control	858-694-2888	Trash Pick-up/Large Items	760-439-2824
Fair Housing: Land/Tenant Dispute	760-842-6226	Comm. Connect. (Frndshp hotline)	888-670-1360
City of Oceanside Customer Care	760-435-4500	SDGE-Gas leak/emergency	800-411-7343
Mayor, Esther Sanchez	760-435-3057	email: esanchez@oceansideca.org	
Deputy Mayor Dist 3 Ryan Keim	760-435-3048	email: rkeim@oceansideca.org	
Councilmember Dist 1 Eric Joyce	760-435-3032	email: ejoyce@oceansideca.org	
Councilmember Dist 2 Rick Robinson	760-435-3033	email: rrobinson@oceansideca.org	
Councilmember Dist 4 Peter Weiss	760-435-3066	email: pweiss@oceansideca.org	
The following e-mail address goes to all members of the City Council: Council@oceansideca.org			

PERSONAL ADS

For Sale: ExtraLite Massage table \$150.00. Oakworks massage table, extra padding, in home or carry \$200.00. Call Christian at 760.356.0056.

For Rent: 2 Bedroom; 1 Bath; Covered Patio; Large Backyard; 3737 Mira Pacific. Tenant pays utilities. Available August 1. \$1490.00 per month. Call John 760-439-5345.

For Rent: Room available for Rent in Costa Serena. Females only. Please contact 760)707-4441

For Sale: Dining room table. 56" round bevel glass table. Beautiful painted metal base with 4 padded chairs in great shape. \$ 250.00. Contact Tim 925 474 7920

Wanted: VINYL RECORDS. Preferable genre's Blues, Jazz, Classic Rock.
760-458-0914, valleafcon@yahoo.com, Mark

Plumeria Tree Trimming

Do you have a mature plumeria tree that needs to be professionally trimmed? For over 25 years, Costa Serena resident Mike Pfeiffer has maintained plumeria trees in San Diego County. He is taking no-charge trimming appointments through August 2024. Contact Pacific Plumeria for more details. Call Mike at (858) 997-3616, em mikep5@cox.net or message @pacific_plumeria on Instagram.

PERSONAL AD POLICY

All new personal ads will be posted for a maximum of three newsletters, before being automatically deleted. They can be renewed, but the editor must be specifically advised prior to the newsletter deadline (4th Wed of the month). Also, if you provide something especially by mailbox or hand written your name clearly needs to be spelled out. I do not decipher scribbling signatures. I CAN NOT publish personals without knowing where or who it came from. Thank you

Volunteers Wanted

We are in need of volunteers to help deliver the CSAC newsletter monthly. This is a great way to get involved with CSAC, get to know your neighborhood and become more involved in the community. Please contact Susan Paton either via email at spaton4@gmail.com or 989-400-9005 if you are interested. Thanks so much!

REMINDER: There is absolutely **NO SOLICITING OR CANVASSING** in our neighborhood. It doesn't matter who they say they represent or who they say has authorized their activities, **SOLICITING IS FORBIDDEN BY CITY ORDINANCE IN COSTA SERENA!** Call Police Non-Emergency 760.435.4900 . Thanks CSAC/Editor

ATTENTION....HOMELESS PEOPLE hanging out in our community overnight, is UNACCEPTABLE. If you see any incidences, usually in the early morning hours, where people are sleeping in the bushes or in their car, Please call the Oceanside Police Department. The numbers are **760-435-5195 or 760-435-4911**. Another helpful hint is to keep your porch lights on; this deters unwanted visitors . The only way to curb loitering is for ALL of us to be vigilant; make a phone call. Thank you

DRONES: It's come to our attention a drone is flying around the neighborhood snooping on residents. This is an invasion of privacy and is against the law. If anyone in your household is responsible....PLEASE STOP!!!

COMMITTEE REPORTS

Age Compliance

We currently have one open case. If you feel there is an age violation in our community, please contact me either by telephone, email, or text. Your input will remain confidential, or if you prefer, you may submit an anonymous complaint by dropping it off in our secure lock box located at 3670 Aqua Lane or mail to Costa Serena Architectural Committee, Attn: Barbara Hillery, P.O. Box 6076, Oceanside, CA 92052-6076. Please let me know if you have a question or if you would like a follow-up on a previous complaint.

Barbara Hillery 760-717-6387

Landscape

A huge "thank you" to all of our Costa Serena residents, who help keep our neighborhood enjoyable during this mild Mediterranean summer.

Here are the things we notice in Costa Serena:

- Water Conservation:** Like much of California, water conservation is important in Oceanside
 - Plant Selection:** plants that are low-maintenance and drought-tolerant. Examples include California natives like lavender, rosemary, succulents, and Mediterranean herbs. These plants not only thrive in the local climate but also require less water and upkeep.
 - Community Atmosphere:** Costa Serena is a senior community, so you should consider the preferences and needs of your neighbors when planning your landscaping. Respectful consideration of neighbors' preferences can enhance community harmony.
 - Wildlife and Pet Considerations:** Oceanside is home to a variety of wildlife, including birds and small mammals. Choose plants that attract beneficial wildlife
- Maintenance:** Regular maintenance is key to keeping your yard in good condition.

Ray Brown 415-815-8934

Permits Reports:

East of Buena Hills

Coral - Vinyl fence and gate side of house; Buena Hills - Paint house and trim; Frenzel - New roof to match neighbor close as possible; Anchor - New roof and replace boards as needed; Magellan - New vinyl windows; Cortez - Water purifier.

Bill Licata 760-435-9881

West of Buena Hills

Two permits pending: one for a new driveway and one for an endless pool.

Terry Licata 760-435-9881

***** Please check in before starting your project if a permit is necessary*****

We have had some issues regarding fences. Please contact a Permits Committee member **BEFORE** installing your fence or any other changes to the exterior of your property. Permit Committee members will provide you with the proper guidelines established for our community and prevent costly mistakes. Sharon Martinson, Chair

Further information regarding permits: "According to our policy and procedures, it is not only required but it is mandatory to have written approval from the Architectural Committee for all exterior changes before any work may begin. Anyone failing to obtain a permit before starting work will be in violation of the CC&R's." If you have any questions, please call a permit committee member.

RECYCLE REPORT

July's recycling report: we added \$127.47 to our account for a year-to-date total of \$1,144.95.

Also, thank you for separating clean, dry plastic from glass and aluminum, and for removing caps to make it easier (and faster) for Mark and me. The recycling company pays less for containers with liquid in them so we empty them. Don't forget to put those caps in the bag tho.

Remember that we can **NOT** get paid for plastic and/or glass bottles, or aluminum cans that had **any kind of food or oil** in them

Thank you for not bringing **SCRAP**: aka solid white and/or solid colored plastic bottles for example yogurt drinks, Ensure, SlimFast, laundry detergent, bleach, etc or ANY cleaning product container.

No plastic juice and/or large opaque milk & water bottles, UNLESS they have CRV on them.

Please put these in your city blue recycling bin, since it takes a **huge bag** to make a quarter!

YES to clean containers such as all aluminum beverage cans; plastic ice tea; glass soda, beer, wine and liquor bottles and anything else marked CRV or California Redemption Value.

Drop off bags over west gate at **3639 North Way** or call/text **Lynette 760-717-9121** for a pick up.

Don't forget to take some empty bags when you drop off. Many just had water bottles in them. There's enough for your neighbors too.

Holidays to celebrate this month: 8/5 National Underwear Day, 8/10 Skyscraper Appreciation Day, 8/15 National Relaxation Day, 8/18 Bad Poetry Day, 8/21 National Senior Citizen's Day, 8/28 National Bow Tie Day

FINANCIAL

Previous Balance As of June 25, 2024				\$22,146.93
1038	6/28/2024	Committee Member	Postage	-\$8.73
Bank	7/15/2024	US Bank	Bank Fees	-\$9.50
1040	7/18/2024	Community Legal Advisors	Legal Fees	-\$957.50
		Meeting Donations		\$17.00
		Recycling Donations		\$127.47
		Advertisers		\$375.00
		Donations		\$260.00
		Escrow/Document Fees		\$100.00
Total Deposits				\$879.47
Ending Balance as of July 24, 2024				\$22,050.67

*****PLEASE SEE DONATION CARD AT TOP OF PAGE 10*****

MINUTES OF COSTA SERENA GENERAL MEETING

Sharon Martinson's Patio; Saturday July 13, 2024 at 10:00 AM

Board Members in attendance: Sharon Martinson, Terry Licata, Bill Licata, Barbara Hillery, Dick Bartolucci and Ray Brown

Meeting was opened with the Pledge of Allegiance.

Minutes of last meeting approved by: Lynn Phillips and 2nd by Dennis Reale.

Sharon asked if everyone introduced themselves and where they live. She then introduced our speaker Lynn Phillips and her assistant Rebecca.

Lynn Phillips is a Broker/Realtor and she also does Personal In-Home Consulting regarding staging your home prior to selling and also redecorating. Her phone number is 760-268-0903

Sharon wanted to say a special thank you to Mark Valle, Dick Bartolucci and all the helpers who worked on counting the ballots. They did a fantastic job and also very quickly. And, congratulations to Barbara Hillery and Dick Bartolucci who were re-elected.

As it was mentioned in our Newsletter, we have people who feel they are entitled to go into someone else's yard and make it tidy or however they feel it must look. No matter how good or bad your taste is, it's called trespassing. Just recently this happened and the owner filed a police report.

Sharon asked Ray if he had any information on the Fiber Optics that are being installed in our community. He said that they are going to lay the Fiber Optic cables in the street and if and when anyone chooses to have it installed, they will trench to their home. Then you will be charged. More information to follow.

Sharon mentioned that in our next newsletter we will have a full article regarding age compliance and hopefully everyone will understand why we work so hard to keep us a 55+ community.

The subject of political sign was brought up again with regards to how long it is allowed to have your signs out. According to state rules they are only to be displayed for 90 days prior to the elections and 10 days after.

Sharon introduced our speaker Lynn Phillips, she is going to talk about 7 easy and affordable ways to improve the beauty and value of your home.

Please refer to the individual reports in this Newsletter for each of the following:

- Age Compliance/Real Estate report – Barbara Hillery
- Landscape report – Ray Brown
- Permits report for Buena Hills Drive East – Bill Licata
- Permits report for Buena Hills Drive West – Terry Licata
- Recycling report – Lynette Martin – Absent
- Treasurer report – Dick Bartolucci - \$22,745.20

Total donations from the elections - \$7,830.00

Total donations year to date - \$15,425.00

Dick also mentioned that we have Zelle which makes it a lot easier to make a donation.

Meeting adjourned by Dick Bartolucci and 2nd Barbara Hillery

Terry Licata/Secretary

P.S. A good way to keep up on our community is to come to our meetings.

(con'd from page 1)

Age Requirements

Definitions:

“Qualifying Resident” or “Senior citizen” means a person 55 years of age or older residing in the Community.

“Qualified permanent resident” means a person who meets both of the following requirements:

1. Was residing with the qualifying resident or senior citizen prior to the death, hospitalization of other prolonged absence of, or the dissolutions of marriage with, the qualifying resident or senior citizen.
2. Was 45 years of age or older, or was a spouse, cohabitant, or person providing primary physical or economic support to the qualifying resident or senior citizen.

“Qualified permanent resident” also means a disabled person or person with a disabling illness or injury who is a child or grandchild of the senior citizen or qualified permanent resident. A disabling injury or illness must meet the definition of disability set forth in Section 54 of the *Civil Code*. Proof of disabling injury or illness and Committee approval are required.

“Cohabitant” refers to persons who live together as spouses or persons who are domestic partners within the meaning of Section 297 of the Family Code.

“Permitted health care resident” means a person hired to provide live-in, long-term, or terminal health care to a qualifying resident, or a family member of the qualifying resident providing that care. Physician letter certifying need for live-in caregiver, Permitted Health Care Provider certification and Committee approval are required. All Permitted Health Care residents are required to provide an updated application to the Committee on an annual basis confirming continuing permitted health care resident status. The Age Compliance Committee member sends out the annual renewal application for completion.

One person in each residence must be a senior citizen (55+ years of age) who intends to reside in the residence as his or her primary residence on a permanent basis. Any other occupant in the same residence shall be a qualified permanent resident, permitted healthcare resident or a person under 55 years of age whose occupancy is permitted under Civil Code Sections 51.3 and 51.4.

Temporary residency, as a guest of a senior citizen or qualified permanent resident, by a person of less than 55 years of age is allowed for a maximum of sixty days in any year.

Upon death or dissolution of marriage, or upon hospitalization or other prolonged absence of the qualifying resident, any qualified permanent resident shall be entitled to continue his or her occupancy, residency, or use of the residence as a permitted resident. This does NOT apply to Permitted Health Care Residents.

The occupancy of a residence by a permitted health care resident is allowed during any period that the person is in fact providing live-in, long-term, or hospice health care to a qualifying resident for compensation. Compensation includes food and lodging in exchange for care.

Barbara Hillery, Age Compliance Chair

COMMUNITY INFORMATION and ASSISTANCE

FREEWAY HELP Several California agencies have teamed up to provide free help to disabled vehicles on freeways. Out of gas, flat tire, they will mount your spare OR tow you for service. Call them at 511 & ask for Roadside Assistance. Call boxes access 511 also. If no one is nearby, they will connect you to a call center for assistance. Look up 511SD.com.

CSAC MEETINGS...It's important to reiterate that all owners and renters are invited to attend the Costa Serena quarterly meeting. It's our intent to inform all residents in our community as to our past, present and future efforts to keep the neighborhood peacefully and pleasantly livable. There is no better place to get an update. Also, this effort is enhanced when we have live feedback from our community. The date and time of the meeting is always posted in the newsletter.

CITY PROPERTY City property Issues such as street repairs or dangerous stop sign problems, you can contact the city via their website https://www.ci.oceanside.ca.us/services/customer_care.asp

OBITUARIES If your loved one passes in our community, we would like to hear from you. Please let Mark Valle or any committee member know by the 4th Wednesday of the month and we will publish.

NEIGHBORS HELPING NEIGHBORS:

Dog & Cat Donations / Box Tops for Education, collecting towels, blankets & rugs (no rubber backing) for dogs & cats. No bed pillows. Please leave donations at 3527 Mira Pacific.

LOCK BOX: There is a CSAC lock mail box at 3670 Aqua Lane. It is next to the garage door. This mail box can be used for donations, advertising payments or any other CSAC communication

YANA PROGRAM

Utilizes uniformed senior citizens to provide a variety of services under the direction of the Oceanside Police Department. Services include vehicle patrol of neighborhoods, traffic control, security checks, welfare checks of homebound seniors and disabled individuals. Contact (760) 435-4763.

HOME DELIVERED MEALS

Tradition delivers fresh and frozen nutritious meals directly to the homes of homebound seniors. Meals are delivered five days a week. Please call Maria at 619.235.6538 for more information. Meals funded by County of San Diego Health and Human Services, Aging & Independence Services.

WARNING: Mail boxes have been opened during the night by an unidentified person. Please don't leave mail in your mailbox overnight.

FOOD FOR LIFE: NEED GROCERIES? See you Saturday! No registration, first come-first serve, Items vary weekly; **WANT TO VOLUNTEER?** We'd love to for you to join us! Opportunities available every Saturday@ 7-11 am foodforlife@llccmail.com; 760-439-3300/ Jackie Hill (resident) 760-704-2808

DOG WALKERS: When a property owner has a sign that says, "NO DOGS ON PROPERTY" Please respect their wishes and DON'T be rude...it is their property...Thank You

"CC&Rs - covenants, conditions and restrictions - are lengthy contract automatically binding all owners, and the law holds each to have read, understood and agreed to its contents....regardless of whether the owner actually reads it". CSAC

ZELLE: The email to send money to CSAC through Zelle is Money4csac@gmail.com

HARVEST OCEANSIDE: Do you have surplus backyard produce (citrus, fruit, vegetables)? Contact ProduceGood to schedule a FREE pick of your yard for donation to local feeding organizations. This keeps it out of the landfill AND reduces food for coyotes, rats, raccoons, possums, and other animals. Email info@producegood.org for more information.

TOOLS & TALENT

Handyman Services

602-463-5938

Dan Jacobs Proud Resident of Costa Serena



C: 805-625-0272
patticalwest@yahoo.com
PattiWilliams.realtor



Patti Williams

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Owner: Emilia Garza
Phone: 760-445-8649

Please call for details

ADVERTISING POLICY

Fee for a business card size ad is \$15.00 per month or \$75.00 for 6 months. Business card size ads are approx. 3.50" x 2.0" blocks. Multiples of \$15 per block per month is available. The maximum ad size is six business cards. Any further pricing questions contact Dick Bartolucci. Ad copy Submissions of Word Doc or Jpeg files are required and are due by the 4th Wed of the month for following month. Email to valleleafcon@yahoo.com or mail to CSAC PO Box 6076, Oceanside 92052. Electronic submissions preferred. Advertising in publication does not constitute endorsement by Costa Serena Architectural Committee.

The CSAC bears no responsibility for the content and accuracy of newsletter ads. It is the responsibility of the advertiser to develop an ad that correctly displays their message. We only review ads for inappropriate or illegal content. A reminder to our residents, the distribution or delivery of flyers to individual residents is not permitted in our community. If you experience unwanted paraphernalia, please reach out to any board member. Thank you. CSAC

QUIZ: What letter is the oldest in the alphabet? (Answer bottom of page 11)



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sunny@sunnylifeins.com
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 My parents are CS residents

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Costa Serena Donation Card

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Address: _____

Phone #: _____

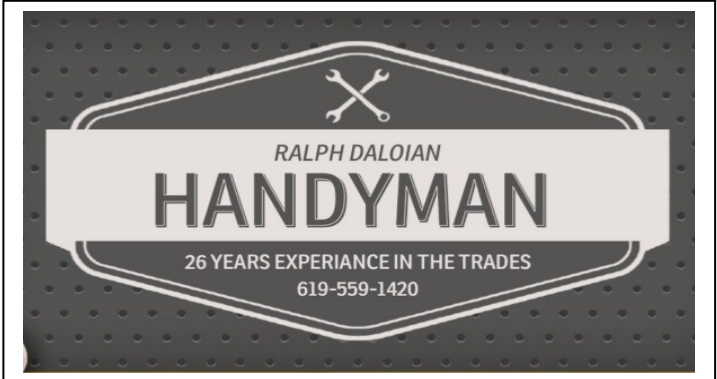
Owner: _____

Address: _____

Phone #: _____

Amount: \$40 ____ \$50 ____ \$100 ____ Other _____

Please make checks payable to:
CSAC, P.O. Box 6076, Oceanside, CA 92052-6076
 To donate directly through your bank,
 contact Dick Bartolucci at 760-504-3072 or
 Zelle: Money4csac@gmail.com
 Drop off address: 3670 Aqua Lane
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in Costa Serena

(760)-458-0239 C.L. #C39 861254

Randy's

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Free Estimates by resident of Costa Serena

Call Randy@760-716-8200

r.reddingius@sbcglobal.net

Has Selling crossed your mind?

I can provide the resources you need to assist you
in your sale and move you to your new destination.
I'm happy to list your home. Let's get started!
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Lynn Phillips
Costa Serena Resident



DRE#01040475

www.Crest4U.com • Lynn4Crest@gmail.com

*******VOLUNTEER OPPORTUNITIES GOING FAST*******

We are looking for enthusiastic residents to join our Resident Ambassador's Team. This is an opportunity for you to meet your new neighbors and help preserve Costa Serena's senior status. When a new resident moves in, we stop by to say "Welcome to the neighborhood", provide a packet of information that includes Costa Serena's CC&Rs, helpful pointers, a map of the area, and other information we hope our new residents will find useful. As a Resident Ambassador, you will help new residents complete their Age Verification Survey. You will always work as a team and never by yourself. No experience required, one of our current team members will provide the training required. Not sure if you would like being a Resident Ambassador? You can give it a try, if you find that it's just not your "cup of tea", there is no obligation to continue.

Please call or text 760-717-6387; email: barbara.hillery@gmail.com, w/ questions or more info

ANSWER: "O"

Sometimes when you get something right in the beginning, there is no need to alter it. The letter "O" is one of those things. It has kept the same shape since 1300BC when it was first adopted into the Phoenician alphabet. This makes the letter O over 3000 years old. While O is the oldest letter in the alphabet, the youngest is the letter J, which was kept from dictionaries by scholars until the late 19th century. This means that the letter J is over 2000 years younger than the letter O.



COORDINATION

One of my all-time favorite transactions happened just once in my 35-year career. My luxury home Seller wanted to downsize, and my upsizing Buyers had their smaller home to sell first. They bought each other's homes! The two moving vans literally passed on the road on moving day. A lot goes into the process of selling a home. Most Sellers have forgotten all the nuances from when they moved all those years before. An experienced, caring Realtor can help coordinate all aspects and solve complications making a difficult transition easier. These days it is rare for a sale to be perfectly smooth. Like much else in life, it is very good to have an advocate on your side looking out for your best interests. My family history with Bekins Van and Storage brings a whole other dimension to the table. That story is for another time.

If you are considering selling or planning a future sale, please call me for the details.

Bob Bekins 760-505-9397 Broker/Owner NCRA, DRE #01025757.

THE TEN THOU SHALT'S OF COSTA SERENA

- Thou Shalt Pick Up Their Dog's Poop
- Thou Shalt Respect Owners Signs (No Dogs, No Trespassing)
- Thou Shalt Not Intimidate or Badger Fellow Residents
- Thou Shalt maintain Moderate Noise Levels (Music, TV, Phone Talk, etc.)
- Thou Shalt Be Mindful of Their Parked Cars (do not block mail, driveways, etc.)
- Thou Shalt Keep Hedges, Trees, Bushes etc trimmed away from Neighbors yard
- Thou Shalt Control Their Dogs Barking
- Thou Shalt respect thy neighbor
- Thou Shalt Keep Trash Cans Out of Site.
- Thou Shalt Comply with CC&Rs.

Imagine, if everyone abided by these guidelines.....our neighborhood would enhance another notch!!!

Any newsletter statement or article by anyone other than Committee members must be signed by the writer and are not necessarily condoned or the opinions of the Costa Serena Architectural Committee.