



# COSTA SERENA ARCHITECTURAL COMMITTEE REPORT

MONTHLY NEWSLETTER FOR DECEMBER 2023

A PUBLICATION EXCLUSIVELY FOR OUR 55+ COMMUNITY

## CHAIR REPORT

Greetings Everyone,

On November 17<sup>th</sup> we all had a real treat when Dave K performed. Many of us knew Dave or have seen him walking in the neighborhood, but most of us had no idea how talented he is. Thanks to Glenn and Ellie on North Way they had a small get together at their house where Dave performed and he was great. Next, Glenn approached me with the idea of finding a cul-de-sac where we could invite the whole community to come and listen. The rest is history. Thank you, Glenn, for finding such talent and a big thank you to Dave for performing for all of us in attendance.

Christmas is right around the corner and once again we would like to put pictures of your fabulous Christmas decorations/light displays in our next newsletter. Thank you to all of you that decorate; we all enjoy your hard work.

**Our next Community meeting is scheduled for January 13<sup>th</sup>.** We will have a **guest speaker**, Aaron Johnson, who is a Senior Loan Advisor/Reverse Mortgage Specialist. Aaron will be speaking on *“Reverse Mortgages, which allows homeowners to use their equity while living in their home.”* His talk will provide us with some valuable information. Hope you can make it.

### **“Leash Laws**

***Keeping dogs on leash when in public not only protects other animals and people, but it keeps them safe as well. It is illegal to walk your dog off leash unless you are in a designated off-leash area.”***

### **“The law specifies that:**

- ***Dogs are required to be restrained at all times.***
- ***Away from home: a dog must be on leash unless he is in a designated off-leash area, like a beach or park.***
- ***At home: a dog must be restrained by a fence or other containment system.***

***Even if you are confident your dog will stay by your side without a leash, it could still make other dogs uncomfortable and put your dog in danger. Leash laws are in place to ensure the safety of both dogs and the people who love them.”*** (The San Diego Humane Society)

Ninety-nine percent of dog owners leash their dogs, but we still have a few that think rules do not apply to them! Thank you to all you dog owners that comply. So sorry for all of you that want to enjoy a pleasant walk with your on-leash dogs and are unable to do so because of the irresponsibility of others.

The end of the year is almost here and, if you are able, your donations are very much appreciated.

The Committee and I wish you a very Merry Christmas and many warm thoughts during this Holiday Season,

Kind regards,

Sharon Martinson

# ARCHITECTURAL COMMUNITY QUARTERLY MEETING

3280 Pearl Lane, Costa Serena January 13, 10:00 AM

Refreshments will be served.....Please join us

The quarterly meetings are the second Saturday of the month. We look forward to seeing you there.

The architectural committee meetings are private, open to residents and guests of Costa Serena.

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

## ARCHITECTURAL COMMITTEE MEMBERS

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

<b>Chair</b>	Sharon Martinson.....760-696-3864	<a href="mailto:sharonmartinson3@gmail.com">sharonmartinson3@gmail.com</a>
<b>Secretary</b>	Terry Licata.....760-435-9881	<a href="mailto:tnblicata@gmail.com">tnblicata@gmail.com</a>
<b>Age Compliance</b>	Barbara Hillery.....760-717-6387	<a href="mailto:barbara.hillery@gmail.com">barbara.hillery@gmail.com</a>
<b>Landscape</b>	Ray Brown.....415-815-8934	<a href="mailto:rbrown5518@gmail.com">rbrown5518@gmail.com</a>
<b>Permits</b>		
Buena Hills East	Bill Licata.....760-435-9881	<a href="mailto:tnblicata@gmail.com">tnblicata@gmail.com</a>
Buena Hills West	Sharon Martinson (Temp) 760-696-3864	<a href="mailto:sharonmartinson3@gmail.com">sharonmartinson3@gmail.com</a>
<b>Treasurer</b>	Dick Bartolucci.....760-504-3072	<a href="mailto:dickbart2@cox.net">dickbart2@cox.net</a>
<b>CSAC Support Group</b>		
<b>Real Estate Contact</b>	Barbara Hillery.....760-717-6387	<a href="mailto:barbara.hillery@gmail.com">barbara.hillery@gmail.com</a>
<b>Real Estate Sign Spotters</b>	Elly Lastuck.....760-439-6618	
<b>Advertising</b>	Dick Bartolucci.....760-504-3072	<a href="mailto:Ads4csac@cox.net">Ads4csac@cox.net</a>
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<b>Newsletter Editor</b>	Mark Valle .....760-458-0914	<a href="mailto:valleafcon@yahoo.com">valleafcon@yahoo.com</a>
<b>Website Admin/Welcome Walker</b>	Erika Havlikova.....760-683-4120	<a href="mailto:ehavlikova@gmail.com">ehavlikova@gmail.com</a>

## 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,	<a href="https://iframe.publicstuff.com/#?client_id=138">https://iframe.publicstuff.com/#?client_id=138</a>	
Meals on Wheels	760-726-1225	Caregiver Resources	<a href="http://www.caregivercalifornia.org">www.caregivercalifornia.org</a>
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: <a href="mailto:esanchez@oceansideca.org">esanchez@oceansideca.org</a>	
Deputy Mayor Dist 3 Ryan Keim	760-435-3048	email: <a href="mailto:rkeim@oceansideca.org">rkeim@oceansideca.org</a>	
Councilmember Dist 1 Kori Jensen	760-435-3041	email: <a href="mailto:kjensen@oceansideca.org">kjensen@oceansideca.org</a>	
Councilmember Dist 2 Christopher Rodriguez	760-435-3046	email: <a href="mailto:crodriguez@oceansideca.org">crodriguez@oceansideca.org</a>	
Councilmember Dist 4 Peter Weiss	760-435-3066	email: <a href="mailto:pweiss@oceansideca.org">pweiss@oceansideca.org</a>	
The following e-mail address goes to all members of the City Council: <a href="mailto:Council@oceansideca.org">Council@oceansideca.org</a>			

## **PERSONAL ADS**

**For Sale:** Hamilton Beach Flex Brew Coffee pot, makes 12 cups or a single cup \$25.00; Cal King bed cover with 2 shams Gold/Rust/Brown squares \$20.00. Bill or Terry at 760-435-9881

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

**Free:** Assurance ladies stretch briefs w/tabs. 5 pkgs. Size XL fits 22" to 50" waistline. Also a hospital walker. Christian Frahm 760.356.0056 .

**Free:** Large decorative bark nuggets good for spreading out as a weed barrier or finished yard area. For more information contact new owner Mike at (858) 997-3616.

**Free:** set of one-year-old Bali blinds. White, faux wood grain. (Fits kitchen windows, living room, outer bedroom.) Must take all. Contact Stephanie to pick up: 619-365-5065.

### 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 (4<sup>th</sup> 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

**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!** Contact a board member or myself with any issues . Thanks  
CSAC/Editor

**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.**

**OBITUARY:** This is Michael Kenny Ruth Hartleys Son. Thank you for your words. Ruth passed 09/29/2023 The Funeral was already held and she has been laid to rest with our Father in Brooklyn New York. Thanks, Ruth Hartleys Family

**LOST CAT:** Hi, in a nutshell, this is a very friendly, free roaming, adult male cat, neutered, who is microchipped & has owners. His name is "Loki." We had humanely trapped him and found out he was micro chipped & has owners. We are feeding & watering him and he looks very slim, too slim. If you know who owns "Loki", would you ask them to call me? My name is Cathy Hanson 760-450-7561.

**DOG INCIDENT:** Received the following email; Unless your dogs are securely fenced in, keep them leashed. My dog, and basically myself, were attacked by a dog loose in the front yard on Campus. My leg bears the evidence until the end of my days. Anonymous Costa Serene resident

### **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](mailto:spaton4@gmail.com) or 989-400-9005 if you are interested. Thanks so much!*

## COMMITTEE REPORTS

### ***Age Compliance***

We currently have three open cases, and closed one 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***

My choice for the **Best Fall Home Front** decoration is 3684 North Way, there were others but this neighbor did a creative display with pumpkins. A Best Holiday Home Front will be made in our next newsletter.

**Landscape Resource:** El Corazon will offer Costa Serena residents a \$2 Loading Special On the 1st and 3rd Saturday of each month Costa Serena residents are invited to join El Compost's \$2 Loading Special from 9 am-12 pm. They will load Costa Serena residents' trucks and trailers with compost and select mulch products for \$2.

One Last Thing! Fall and the rain in San Diego County can bring lots of leaves and debris to your home front and the walkways next to your lot. A few of our residents have asked that the committee remind everyone to keep the sidewalks and walking paths free of leaves and debris for our aerobic walkers and pets.

**Ray Brown 415-815-8934**

### ***Permits Reports:***

#### **East of Buena Hills**

Coral Dr. - New vinyl windows. Re stucco as needed and paint. New roof to match roofmate as close as possible; Mira Pacific - Paint both homes and trim to match, as close as possible.

**Bill Licata 760-435-9881**

#### **West of Buena Hills**

No permits issued in the past month

**Sharon Martinson (Temp) 760-696-3864**

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.

#### **\*\*\*\*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**

## RECYCLE REPORT

A new year approaches! Do you realize that the last day of the year is 123123? Thank you recyclers! November's recycling added \$164.13 to our account, so our new year-to-date total is \$1,668.02. Some who donated have moved away, so don't forget to encourage your new neighbors to recycle!

Also thank you for separating the 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 the following:

**No** plastic and/or glass bottles, or aluminum cans that had **any kind of food or oil** in them  
**No** liquor or wine bottles

Also thank you for not bringing **SCRAP**: aka solid white and/or solid colored plastic bottles for example Ensure, SlimFast, laundry detergent, bleach, etc or ANY cleaning product containers; 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 **LOT** of them to make a quarter!

**YES** to clean containers such as all aluminum beverage cans; plastic ice tea; glass soda & beer 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 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.

Funny holidays in December: 12/5 National Bathtub Day, 12/9 Weary Willie Day, 12/11 Official Lost and Found Day, 12/13 National Cocoa Day, 12/18 National Underdog Day, 12/21 Humbug Day, 12/25 Merry Christmas!, 12/26 National Whiners Day, 12/31 Make Up Your Mind Day and HAPPY NEW YEAR!

## FINANCIAL REPORT

Previous Balance As of October 26, 2023				\$11,997.67
1013	10/26/2023	Copymax	Printing	-\$316.63
1014	11/9/2023	Copymax	Printing	-\$316.63
1015	11/20/2023	Copymax	Printing	-\$316.63
		Meeting Donations	No Meeting	\$0.00
		Recycling Donations		\$164.13
		Advertisers		\$15.00
		Donations		\$425.00
		Escrow		\$100.00
Total Deposits				\$704.13
Ending Balance as of November 22, 2023				\$11,751.91

**\*\*\*PLEASE SEE DONATION CARD AT TOP OF PAGE 9\*\*\***

# MINUTES OF COSTA SERENA GENERAL MEETING

No minutes to report this month.

Terry Licata, Secretary

## RAT OPINION

Great Newsletter!!!! Diverse and interesting in its coverage. The Entertainment note on a performance at Dave K.'s property on November 17th was fun to read and look forward to. What a great way to meet neighbors and have fun in the neighborhood.

The posting on rat poison and the danger to domestic animals if rat bait is left out in the open was a welcome news item. I have additional concerns about poisoning rats. If a rat that has ingested poison and then is out somewhere seeking water, as some of the poisons cause them to do, it could be grabbed by one of our Red Tailed Hawks, or one of the several other species of hawk in our area, or if at night time, one of our owls. These raptor birds are helpful in control of rodent pests. However, if they capture a poisoned rat and return with it to their nest to feed their fledglings we well could lose a whole family of birds who help to reduce the rat population.

Today as I left Costa Serena, I saw a dead rat in the street. Probably poisoned. We have Turkey Vultures here and they are magnificent in flight. Their job is to consume carrion and by so doing help to clean the earth. If one of them were to see (or smell, as they hunt by scent and sight) that dead rat, ditto the Hawk story.

I can relate to the problem of dealing with the large rat population for the residents you mentioned. I have rats outside my house and my neighbor contacted Vector Control and received a trap from them. He very quickly caught a rat in it. The rats run along the ground outside the fence in back, causing my dogs to dig holes all along the base of the fence trying to get at them. They have chased rats they found in the yard. They are very keen, but not fast enough.

All I am saying is, in dealing with the rat infestation, I hope everyone will have the bigger picture in mind. It is a whole ecosystem that we are fortunate enough to live in. How we target one species can have an affect on many other species that are not a threat but actually beneficial. Thanks for all that you do in service to our community.

Linda Howard, Nina Street

**\*\*\*A VERY MERRY CHRISTMAS TO EVERYONE\*\*\***

*Hope you're surrounded by loved ones...Santa is good to you...and most importantly, may you remember, "the Reason For The Season"*

## 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](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](mailto: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

# TOOLS & TALENT

## Handyman Services

602-463-5938

Dan Jacobs Proud Resident of Costa Serena



WATERS END  
PROPERTIES

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



**Patti Williams**

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Email: [lori@anamcarahealthadvocate.com](mailto:lori@anamcarahealthadvocate.com)



**Evan Wright**  
Sales

2210 La Mirada Dr. • Vista, California 92081  
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[Evan@pelicanwr.com](mailto:Evan@pelicanwr.com)



**ANAM CARA**  
HEALTH ADVOCATES

**Lori Rachac, RN**  
Foot Care Nurse

**JUSTUS**  
INSURANCE SERVICES INC.

**JUSTUS "JAY" GRAY**  
CA# OEO5290  
**760.822.3385**  
[Jay@JustUsInsurance.com](mailto:Jay@JustUsInsurance.com)

**HEATHER GRAY**  
CA# 0J17816  
**619.933.9517**  
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### 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 4<sup>th</sup> Wed of the month for following month. Email to [valleefcon@yahoo.com](mailto:valleefcon@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: HOW MANY REINDEER DOES SANTA HAVE?**

**WHAT ARE THEIR NAMES?**

(ANSWER BOTTOM OF PAGE 12)





**JOHN LINTHURST**  
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 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](mailto:Money4csac@gmail.com)  
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**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

## New Roof or Repairs

Luis Gastelum

Formerly with Ed & I Roofing

With lots of recommendations here in Costa Serena

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

## Randy's

Professional Residential Maintenance Services: Window, Carpet, stone & tile Cleaning, Janitorial services & Power washing Etc.

Free Estimates by resident of Costa Serena

Call Randy@760-716-8200

r.reddingius@sbcglobal.net

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Happy Holidays

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- Remind / Assist with medications
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- Companionship



Owner: Emilia Garza  
Phone: 760-445-8649

Please call for details



Lynn Phillips

## Ready for Immediate Move In

~ For Rent: Beautiful, Fully Furnished Condo in Oceanside for you or someone you know! ~  
5057 Waterview Way #201. Freshly painted, Open concept, 10 ft ceilings, Large Island & dining area. 2 Bedroom/2 bath. Large Master bath w/ 2 sinks & soaking tub. Lovely community amenities-Pool, Spa, BBQs. \$3000.00/month (includes utilities). A don't miss!

**Please call me for more information. 760-268-0903**

[Lynn4crest@gmail.com](mailto:Lynn4crest@gmail.com); [www.crest4u.com](http://www.crest4u.com)

**Sell Houses, Represent Buyers, Manage Property? YES I DO!**

Lynn Phillips Broker/Owner ~ DRE#01040475~ Costa Serena Resident





## DON'T SELL !

I hope the other Realtors don't try to lynch me. Truth is, you should hang onto your Costa Serena home as long as possible. Virtually no new 55+ communities are being built in San Diego County. The only one of which I am aware is Lilac at Juniper in Rancho Penasquitos. They will be priced "mid-800,000's to mid-1,000,000s" With plenty of amenities: pool, clubhouse, landscaping, pickleball, fitness center & high HOA dues. We are so fortunate with our modest \$25 per month voluntary contributions. Whole areas of San Marcos and a large community in Encinitas are no longer 55+. The value of Costa Serena homes will rise over the years ahead because of increasing demand without an equal supply increase. HOWEVER, If you must sell, please call me. I have lived on Pearl Lane for almost a decade and know Costa Serena. Even if it is a year from now, I can help you prepare. We never want to move quickly without time to plan. There are things you can do now. One example – take beautiful photos of your home and yard at different seasons. Another, get rid of stuff you haven't used in a year or more. Any real estate questions? Call **Bob Bekins**, SRES Realtor,

**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!!!**



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## Costa Serena

Market Update in Costa Serena, Oceanside, CA  
October 2023, (As of print date, these are the latest available figures)

Hello Buyers and Sellers.

Here's the latest market update for Costa Serena in Oceanside, CA. Stay informed and make confident decisions with these valuable insights from Patti Williams, REALTOR® at Waters End Properties.

**Inventory Update:** Currently, there's a 2.29 Months Supply of Inventory. This means that if no new homes were listed, it would take approximately 2.29 months to sell off all the existing homes on the market. Over the last 12 months, the monthly supply of Inventory has decreased by a significant 27.99%.

**List to Sold Price:** Great news for sellers! The List to Sold Price percentage is at a fantastic 102.2%. This indicates that, on average, homes are selling above their listed price.

**Speedy Sales:** The median days on market is just 14 days! Homes in Costa Serena are selling fast, so if you're a seller, now is a prime time to list your property. And if you're a buyer, act swiftly to secure your dream home in this desirable area.

**Healthy Median Sold Price:** The median sold price in Costa Serena currently stands at \$540,375. This demonstrates a strong and stable market, making it an attractive opportunity for both buyers and sellers.

Feel free to reach out to Patti Williams, your trusted REALTOR® for all your real estate needs.

(805) 625-0272 Waters End Properties

*Happy New Year!*



### FOR RENT

Beautiful, clean, two Bedroom, 1 bath, FULLY FURNISHED including dishes, linens, Sony Smart TV, and ALL UTILITIES PLUS WIFI. Available Nov. 5<sup>th</sup>. Have friends or family coming out for holidays or winter/spring? Offered for a minimum of 60 days at \$3200 per month, or a 6 month lease at \$2950 per month.

Details, contact Denise 480-628-6226

**ANSWER: NINE; Dasher-Dancer-Prancer-Vixen-Comet-Cupid-Donner-Blitzen-Rudolph**

(A lot of these names have to do with speed, don't they? No one knows how fast reindeer (aka caribou) can fly, but they have a land speed of about 50 miles per hour. They'll still need a boost of magic to make it all over the world in a single night, but it's a good starting point!!!)