



COSTA SERENA ARCHITECTURAL COMMITTEE REPORT

MONTHLY NEWSLETTER FOR FEBRUARY 2024

A PUBLICATION EXCLUSIVELY FOR OUR 55+ COMMUNITY

CHAIR REPORT

(Hello neighbors, I've turned over the front page of the newsletter to Ray Brown, Landscape Committee Member. I believe you will find this interesting. Sharon Martinson, Chair.)

Hey Folks!

As the newest member of the committee, it was a fun exercise to think about and undertake "What the CSAC is doing" for all residents.

What your CSAC does for you!

Unlike the traditional HOA fee in San Diego of \$200–\$600 per month CSAC depends entirely on your donations.

1. The Housing for Older Persons Act (HOPA) states that a community may lose its age-restricted status if the number of people aged 55 and older in the community falls below 80%. The loss of status is permanent.

What your CSAC DOES: To avoid losing our status the Committee constantly monitors and surveys age requirements monthly.

2. The National Association of REALTORS®: Things that will reduce your property value quickly. e.g., your neighbors with unregistered cars and junk-strewn yards, visible trash containers, poor exterior paintwork, deferred maintenance, An unsightly yard, too much personalization, noise pollution, unapproved fencing, or structural changes.

What your CSAC DOES: we offer a permit process for changes to your home, we continually monitor the neighborhood, we provide site inspections, propose corrective action, write warning letters, and seek legal advice if appropriate.

3. Where do your donations go? Of the 696 homes; our donations are at around 27% of all residents.

What your CSAC DOES: Publishing and printing a monthly Newsletter, welcome materials for all new residents, we print and mail the annual material for committee nominations, as well as Age Surveys to all residents to maintain our HUD compliance. Your donations are also used to pay attorney fees when necessary.

4. Volunteers

What your CSAC DOES: The CSAC are all-volunteer positions, The newsletter is developed and published by a volunteer position, The website at <https://costaserenaseniorcommunity.com> is developed and maintained with a volunteer position, the welcome committee is all volunteer, the newsletter delivered to your door or emailed to you is an all volunteer effort along with our recycling work, The Costa Serena drop box (suggestion box) is also monitored by volunteers.

5. The Covenants, Conditions, and Restrictions for Costa Serena

What your CSAC DOES: The CC&R is a 21-page document that outlines your protections, and restrictions and provides a guide to keep Costa Serena a community. The CSAC is grateful for your support, volunteer efforts, and donations. Thank you!

Sincerely, Ray Brown

ARCHITECTURAL COMMUNITY QUARTERLY MEETING

NO MEETING IN FEBRUARY

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

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	Sharon Martinson (Temp) 760-696-3864	sharonmartinson3@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: we want to help our daughter (she lives in Huntington beach) sell a small frenchie dog male , 2 yrs old and in perfect cond potty trained lap dog. worth at least \$5,000 but she is too busy , she only wants \$500. Jeff Rippey 951 314 7900

For Sale: Black Coach handbag, \$50, a Michael Kors white handbag, never been used, \$50 and a blue and also a pink Michael Kors handbag, \$25 ea. Ellen (858) 663-9258

For Sale: Garden Trimmer: \$25; Outside Lite \$15; Boogie Board \$20. Rod 760-822-9544

For Sale: Cal King bed cover with 2 shams Gold/Rust/Brown squares \$20.00; Black wood Café table with a 32" round glass top and two chairs \$60.00 – Call Bill or Terry @ 760-435-9881.

Wanted: Looking for hip replacement paraphernalia. My first one so I need it all: front wheel walker, grabbers, "hip kit", shower chair with back and arms, raised toilet seat with arms, long shoe horn, sock assister, grabbers, leg lifter, etc. Let me know what you have and what you will charge for the items. Call Roxanne at 760-672-3147.

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

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

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

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.

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!

DANGEROUS INTERSECTION: Just want to offer a note of caution to our neighbors as they turn onto Vista Way or from Vista Way into Costa Serena. My daughter was almost hit making a left turn into Costa Serena when someone ran the light. I was almost broadsided exiting Costa Serena, left turn at North and Vista Way when someone ran the light at about 60 mph. Thankfully after my daughter's incident I had paused! Please be careful at this intersection. Katy Gray

WATCH FOUND: A woman's watch was found in December on curb in front of 3268 Isabella. Woman's round gold watch. Please describe the band when calling. Ray 415-815-8934

COMMITTEE REPORTS

Age Compliance

We currently have four open cases. 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

The National Association of REALTORS®, suggests things that will reduce your property value. Some are neighbors with unregistered cars and junk-strewn yards, trash containers, Poor Exterior paintwork, deferred maintenance, An unsightly yard, too much personalization, noise pollution, unapproved fencing, or structural changes. The CSAC, offers a permit process for changes to your home, we continually monitor the neighborhood, provide site inspections, propose corrective action, write warning letters, and seek legal advice if appropriate. And thanks!

Ray Brown 415-815-8934

Permits Reports:

East of Buena Hills

Magellan Cr. - New windows; Mira Pacific Dr. - Concrete patio in front of house; Mira Pacific Dr. - Install gutters and paint fascia boards; Pearl - 3 1/2 foot chain link fence around the front and a chain link fence not to exceed 6 feet from where the house starts to the back of the property; Balboa - Repair roof, possible replacement of roof. Please call me before starting your project.

Bill Licata 760-435-9881

West of Buena Hills

No new permits given

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.

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

QUIZ: What Italian city is the setting of Shakespeare's Romeo and Juliet? (see pg 8)

RECYCLE REPORT

Happy "Eat Ice Cream For Breakfast Day!" (Feb 3). Hope that you had a wonderful January! Wow, thanks recyclers! January's recycling added \$209.60 to our account to start the year off well. Some donors have moved away, so don't forget to encourage your new neighbors to recycle with us! 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. And yay - liquor and wine bottles are being recycled for MONEY again! 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. Also thank you for not bringing **SCRAP**: aka solid white and/or solid colored plastic bottles for ex. 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 your bags over the west gate at 3639 North Way or call/text Lynette 760-717-9121 if you need 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 in February: 2/8 Laugh and Get Rich Day, 2/12 Lincoln's Birthday, 2/14 Valentine's Day, 2/15 Gumdrop Day, 2/ Presidents Day, 2/23 Intl Dog Biscuit Appreciation Day, 2/27 No Brainer Day, and Happy 2/29 Leap Year Day!

FINANCIAL

Previous Balance As of December 27, 2024				14,000.92
1016	1/2/2024	Community Legal Advisors	Legal Fees	-162.50
1018	1/24/2024	Copymax	Printing	-497.28
		Meeting Refreshments	Donated	\$0.00
		Meeting Donations		\$47.00
		Recycling Donations		\$209.60
		Advertisers		\$150.00
		Donations		\$420.00
		Escrow/Document Fees		\$100.00
Total Deposits				\$926.60
Ending Balance as of January 24, 2024				\$14,267.74

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



**To have a faith sign like this,
call Esther**

714.357.7565.

Please leave a message.

MINUTES OF COSTA SERENA GENERAL MEETING

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

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

Minutes of last meeting approved by: Joyce Klein and 2nd by Lynn Phillips

Meeting was opened with the Pledge of Allegiance.

Chairperson went around and had everyone introduce themselves. Then she mentioned we have a speaker today, Aaron Johnson from America One Mortgage Corporation who will be speaking about reverse mortgages.

Sharon thanked Steve Good for volunteering to take the Christmas pictures and also Lisa Datri who will be taking over the emailing of the newsletter. Thank you both for stepping up to help. She also thanked everyone else who volunteered with the various tasks to help our community.

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 – Sharon Martinson
Recycling report – Lynette Martin – Absent
Treasurer report – Dick Bartolucci - \$14,318.42

For year 2023 we had total donation of \$16,625 and the year 2022 we had \$12,768.00. There were 27 people who made multiple donations and 188 residences who donated.

Sharon mentioned that if anyone has any suggestions for the website to please contact Erika Havlikova who is in charge of the website. Then Erika said if anyone has any old pictures or even new pictures of the neighborhood to please send them to her.

Sharon reminded all to recycle. Lynette Martin has been doing a great job with recycling n money collected almost pays for the printing of newsletter. Please recycle.

We also had someone complaining about her neighbor's dog barking all day. It was suggested to her to talk to the neighbor because they may not know that the barking is bothering anyone.

Sharon then introduced Aaron Johnson. He gave everyone some very good information regarding the benefits of reverse mortgages. He can be reached at 619-742-3393 or aaron@aarons4money.com if you would like further information.

Meeting adjourned by Erika Havlikova and 2nd Stacy Bond

Terry Licata, Secretary

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

****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

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

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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Walking the Neighborhood

When I first moved into Costa Serena several years ago my next door neighbor was Barbara Roth. She worked and worked at nurturing her beautiful yard and garden. One day I asked her why she didn't take it easier. After all she was mid-eighties. Her reply has stuck with me ever since. "I'd rather wear out than rust out" Her quality of life was high and of her own making. Along with keeping her body in motion she also enjoyed her accomplishments. In 1964 during the Japanese Olympics a Japanese company that made pedometers advertised that 10,000 steps should be the goal. This with a normal stride is about 5 miles. Thank goodness recent findings tell us that to get your body pumping is basically any distance as long as it gets you moving.

Improve your cardiovascular health and function
Increase your aerobic capacity
Improve blood pressure
Control your blood sugar and [reduce your risk of diabetes](#)
Increase your metabolism
Maintain your weight
Reduce your risk or osteoarthritis
Maintain mobility

What I do to get these benefits I walk. Around the complex. Almost every day. I've been doing this since August. I started slow. Short trips with not many hills. Gradually the walks got longer and steeper. For me, I'm not going to let rust get the upper hand. Any exercise is better than none and anybody can use the feeling that you're doing what's good for you. George Cornell

Answer: Verona. **HAPPY VALENTINE'S DAY TO EVERYONE!!!**



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Costa Serena Donation Card

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

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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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Owner: Emilia Garza
Phone: 760-445-8649

Please call for details



Lynn Phillips

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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 4th Wed of the month for following month. Email to valleafcon@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



SLEEP BETTER HINTS

Every little thing that bothers you, small though it may be, find a way to take care of that. The average American gets 6 hours of sleep. At age 50+ you NEED 8.0 hours and after 65 get 8.5. No exercise for the last two hours of your day. Don't go to bed hungry. Noise? Run a box fan or get an app for your phone (I have a good one, just ask.) Life is too short to sleep on a bad mattress. Different hours for roomie? Get a headphone set up for them. Cool temps are better for sleep. I like 63 but I also use a foot heating pad. Get a 4-pack of LED nightlights for kitchen, hall & bathroom, so no full light on your nightly trips. Brush your teeth, your body has enough to deal with as it works through the night. Set your phone to DND or Airplane Mode. Drink 8-12 ounces of cold water just before bed, your kidneys need it and you will not get up any more times. Men sit to pee, you will get back to sleep quicker. Notepad things that are troubling you, the night work fairies will not come to take it. Pitch dark room is best. Drink spirits and expect to sober up (wake up) four hours later. Better to finish, sober up, then sleep. Read a good novel until you get sleepy. Awake more than 20 minutes at 3:00 AM? Have a half sandwich, some more water, and read a little more. Real estate challenges keeping you awake? Call me and let's see if I can ease your mind for a good night's rest.

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!!!

2023 DONORS LIST ON PAGE 12

"Total donations for 2023 is \$16,625. This is an increase of 23% over the prior year. Your continued support is greatly appreciated!" CSAC

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