



COSTA SERENA ARCHITECTURAL COMMITTEE REPORT

MONTHLY NEWSLETTER FOR NOVEMBER 2023

A PUBLICATION EXCLUSIVELY FOR OUR 55+ COMMUNITY

CHAIR REPORT

Dear Neighbors,

Happy Thanksgiving to all of you. This year has just flown by and I still have many projects that should have been done by now. I keep telling myself there's always next year, but that could get a little crowded with the back log I have pending. Hope you all are more organized.

At our meeting in January we will be having the speaker we cancelled last month. Aaron Johnson will be speaking on reverse mortgages for the over 55 age group. He will share the advantages and disadvantages so you can decide if a reverse mortgage is right for you. Save the date – January 13th.

RAT POISON: Please be advised not to leave rat poison out in the open. It needs to be kept in a specific type of rat trap. A neighbor informed me that someone is putting out chunks of a green type of rat poison and the rats are carrying it off into other yards. It just so happened that a rat carried the poison into her yard. She has two dogs and got the poison up before her dogs ate it. Apparently, this type of poison has a scent that is very appealing to dogs and cats. Please don't be irresponsible when putting out rat poison improperly since this could bring great harm and even death to a family pet.

ENTERTAINMENT: A resident in our community, Dave K, will be performing great music from the 60s on to today's music genre. He will be performing Friday, November 17th in front of 3280 Pearl Lane from 4:00 to 6:00 p.m. So be sure and bring a chair and a beverage of your choice and relax and enjoy the great entertainment. Dave K is a singer, songwriter and instrumentalist. I have heard him and so have other neighbors and he is really good.

I have come to realize that the committee receives many calls from residents and many of those calls need some type of help or assistance with a problem neighbor. However, we rarely have anyone coming forward to tell of us any suspected age violations even when they are right next door or even across the street and in plain view. Yes, we have many that do keep us informed of these violations, but there is also a lack of commitment from others. It is very important that we keep this a 55+ community. My suggestion for those that want underage family members to live with them is to find a residence somewhere else that accepts under 55+.

Don't forget to check out our website. The address is on page two of the newsletter.

Again, again and again thank you to all of you that are able to donate to the Community of Costa Serena. We can't keep going without you!

Kind regards,

Sharon Martinson

HAPPY THANKSGIVING

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

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	Barbara Hillery.....760-717-6387	barbara.hillery@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 Kori Jensen	760-435-3041	email: kjensen@oceansideca.org	
Councilmember Dist 2 Christopher Rodriguez	760-435-3046	email: crodriguez@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: Charcoal Grey Swivel Rocker Recliner from Lazy Boy, 5 yrs. old in good condition. Asking \$80.00. Call Bill of Terry @ 760-435-9881.

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: 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.

Free: 2 Kenmore Replacement Refrigerator Filters. #460-9083. Sharon 760.696.3864.

REMINDER: There is absolutely **NO SOLICITING** in our neighborhood. It doesn't matter who they say they represent or they say has authorized their activities, **SOLICITING IS FORBIDDEN BY LAW IN COSTA SERENA!** Contact a board member or myself with any issues . Thanks CSAC/Editor

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

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.

Book lovers rejoice!

Did you know Costa Serena now has FOUR Little Free Libraries (LFLs)? LFLs are book-sharing boxes where you can take a book any time, leave a book any time (if there is room). You do not have to put in a book to take a book. You do not have to return books. You are welcome to keep them, pass them along, or put them into another box. There are over 160,000 official LFLs worldwide.

- 1) 3755 Balboa Drive: Official LFL box with a lovely view and seating
- 2) 3250 Calle Osuna: Official LFL box (brand new!) featuring best-sellers, indie novels and memoirs, and the occasional cookbook. Restocked on the first of the month.
- 3) 3512 Santa Maria: (blue tub) in the left side of the front yard, paperbacks only
- 4) 3565 Mira Pacific: (white plastic tower), paperbacks only.....Stephanie

Evening of Entertainment Friday November 17Th

All the residents of Costa Serena are invited to a party Friday 17th from 4 until 6PM. The free event will be held outside 3280 Pearl. The entertainment will be provided by one of our residents, Dave K who is a singer, song writer and an instrumentalist. A tip jar will be available and all you need do is bring lawn chairs and whatever refreshments you choose.

COMMITTEE REPORTS

Age Compliance

We currently have one open case and closed two 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. There has been an unusually high turnover in both sales and rentals in our community over the summer months. For our new residents, if you have not been contacted by a member from our Welcome Team to complete your Age Verification Form and answer any questions you may have, please contact Erika Havlikova or Barbara Hillery.

Barbara Hillery 760-717-6387

Landscape

Good News for those of us who are hoping to have a WaterSmart Lifestyle. El Corazon Mulching at 3210 Oceanside Blvd., Oceanside will give residents of Costa Serena FREE Mulch! Had a visit with Dalyh at El Corazon so just show up but bring your ID or an Oceanside utility bill.

For the past 30+ days, I have received intense interest regarding pests in and around our committee. In your October 2023 newsletter "Ask not what Costa Serena can do for you but ask what you can do" Follow the link to review the Landscaping tips:

<https://costaserenaseniorcommunity.com/newsletter> But do call a professional Exterminator.

One last thing: Fall foliage is soon to arrive in San Diego County... are you ready?

Ray Brown 415-815-8934

Permits Reports:

East of Buena Hills

Anchor Cr. - Paint house, Install shutters, added decorative stone under front windows; Coral Dr. - New vinyl windows, restucco as needed, new roof match roofmates close as possible.

Bill Licata 760-435-9881

West of Buena Hills

Permit for new shutters on North Way; Several consultations regarding permits but none required.

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.

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!

RECYCLE REPORT

The holidays are upon us since October is over. Did you know that November comes from the Latin word "novem" which means 9, because this had been the 9th month of the early Roman calendar?

October's recycling added \$156.50 to our account, so our new year-to-date total is \$1,503.89. Thank you recyclers! 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 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 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.

Here are some November dates to celebrate: 11/4 Sadie Hawkins Day & SET YOUR CLOCKS BACK 1 HOUR when you go to bed, 11/11 Veterans Day, 11/16 National Button Day, 11/23 THANKS GIVING Day, 11/26 National Sinkie Day (do you eat standing over the sink?).

Happy and Peaceful Thanksgiving to all!

FINANCIAL REPORT

Previous Balance As of September 27, 2023			\$11,358.37
Debit	USPS	Postage	-13.20
	Meeting Donations		\$21.00
	Recycling Donations		\$156.50
	Advertisers		\$15.00
	Donations		\$310.00
	Escrow		\$150.00
Total Deposits			\$652.50
Ending Balance as of October 25, 2023			\$11,997.67

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

QUIZ: In what country was the phrase "trick or treat" first used?
(Answer at bottom of page 8)

MINUTES OF COSTA SERENA GENERAL MEETING

Saturday October 14, 2023 at 10:00 AM

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

Minutes of last meeting approved by: Lynn Phillips and 2nd by Lynette Martin

Meeting was opened with the Pledge of Allegiance.

Chairperson went around and had everyone introduce themselves. Then she mentioned that this meeting is going to be a memorial/celebration for Cherie Schwartz. She served on our committee for several years as our Landscape person. Sharon shared a couple of cute stories in honor of Cherie. She will be missed.

Sharon said she recently received a call about someone's tree was coming over their fence. Well, the committee cannot do anything about that. The best thing to do is talk to your neighbor or cut the branches that are over on your property.

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 – For month of Sept. - \$164.99 and YTD - \$1,347.00

Treasurer report – Dick Bartolucci - \$11,658.37

Barbara Hillery, Age Compliance, said that there has been an unusually high turnover in sales and rentals in our community. For our new residents, if you have not been contacted by a member or our Welcome Team to complete your Age Verification Form and answer any of your questions, please contact Erika Havlikova or Barbara Hillery.

The ladies that are having a rat problem on Buena Hills, Kelly, Sandy and Julia who lives on Coral, spoke about the issues they are having trying to get rid of the rats in their backyards. Judy who lives across from them, spoke on their behalf. Kelly's house is adjacent to the house with the rats and Julia lives behind. They have contacted Vector and received traps. The major problem is the bushes that are overgrown and contain the rats' nests. They are trying to get the neighbor to trim the bushes but have not been successful. It was suggested they contact the Health Department or the Fire Department if they feel it's a hazard. Ray (Landscaping) said that Vector is the first step and they need to react and then the other Department can be contacted.

Ray mentioned he was thinking of calling a pest control company to come and speak at our meeting to address any concerns we might have.

Meeting adjourned by Lynn Phillips and 2nd by Dick Bartolucci

Terry Licata, Secretary

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

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

LOST CAT: Hi, Costa Serena neighbors! We are on Buena Hills Drive, south of Gail and North of Vista Way. For the last 3 days, except yesterday morning a very hungry, slender, adult, possibly female cat, all gray, no collar has showed up around 10:30 am to 11:00 am and was really, really hungry. Is this your missing cat or do you know whose cat it may be? Will you call me @ 760-450-7561. This cat has been trying very hard to let herself into this home and I am concerned for her safety. Thanks so much. Cathy Hanson

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



C: 805-625-0272
 pattiw@watersendproperties.com
 PattiWilliams.realtor



Patti Williams
 REALTOR DRE#01330975

Bringing the
SOUL
 back into
 healthcare



ANAM CARA
 HEALTH ADVOCATES

Call Lori Rachac: 760-498-3865
 Visit: anamcarahealthadvocate.com
 Email: lori@anamcarahealthadvocate.com



Evan Wright
 Sales

2210 La Mirada Dr. • Vista, California 92081
 760-598-6422 (ph) • 760-598-1127 (fax)
Evan@pelicanwr.com



ANAM CARA
 HEALTH ADVOCATES

Lori Rachac, RN
 Foot Care Nurse

JUSTUS
 INSURANCE SERVICES INC.

JUSTUS "JAY" GRAY
 CA# OE05290
760.822.3385
Jay@JustUsInsurance.com

HEATHER GRAY
 CA# 0J17816
619.933.9517
Heather@JustUsInsurance.com



www.JustUsInsurance.com

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 valleacon@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

Answer: Alberta, Canada.



JOHN LINTHURST
(760) 297 0771
"Selling homes just like yours for over twenty years!"

HomeSmart Realty West
 Broker Associate
 Jonell Realty Group
 John@jonellrealty.com

DRE #00774786

CAREGIVER/NURSE



Christy Downs
760-805-8153

Costa Serena Resident
Geriatric and Hospice Care

COPYMAX

COPIES ♦ PRINTS ♦ SIGNS ♦ BANNERS
EXPECT MORE GET THE MAX

1914 Hacienda Dr. Vista, CA 92081
Tel: 760-732-1122 Fax: 760-732-1188

Need additional funds for...
 Home Repairs?
 In-Home Care/Help?
 Payoff Credit Card Debt?

What are **YOUR** options?
 Call me now for a
FREE handbook and
No obligation consultation



Pam Eskue
 Knowledgeable. Delightful. Trustworthy!
(760) 550-1143

NOVAMAC FUNDING
 Own Your Future
 EQUAL HOUSING LENDER

NMLS/CA-DBO 253565
 www.pameskue.com


Costa Serena Donation Card

Resident: _____
 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
DONATIONS HELPS PRESERVE OUR
SENIORCOMMUNITY
 Include this card with your donation

ITURIOS LANDSCAPE SERVICES

Offer Garden Maintenance, Deep Cleaning,
 Pavers, Turf, Walls and Fences
 We give amazing prices with excellent
 references,
 Look at Pictures and videos of our work.
 Free Estimates, Fully insured
 Call or Text 619-872-8721; 760-655-2657
lturioslandscape@gmail.com



RALPH DALOIAN
HANDYMAN
 26 YEARS EXPERIENCE IN THE TRADES
 619-559-1420



MEDICARE
Specialist
Sunny Rickard
619-743-8571
sunny@sunnylifeins.com
 License #: 0G56088
 My parents are CS residents

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

FOR RENT

Beautiful, clean, two Bedroom, 1 bath, FULLY FURNISHED including dishes, linens, Sony Smart TV, and ALL UTILITIES PLUS WIFI. Available Nov. 5th. 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

2 AMIGOS

GARDENING & LANDSCAPE
TREE REMOVAL, TREE TRIMMING
SPRINKLER SYSTEMS & REPAIRS

760-994-7569



Emilia's Private Caregiving
Quality and compassionate care for your loved ones

Services include:

- 24 hour / Live-in Care available
- Safety Supervision
- Assist with Activities of Daily Living
- Meal Preparation
- Transportation to appointments
- Remind / Assist with medications
- Light House Keeping
- Companionship

Owner: Emilia Garza
Phone: 760-445-8649

Please call for details



Lynn Phillips

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

~ For Rent: Fantastic Condo in North River~ Oceanside for you or someone you know! ~5057 Waterview Way #201. Fully Furnished- Move right in! 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. \$3200.00/month (includes utilities). A don't miss! **Please call me for more information.**

760-268-0903 Lynn4crest@gmail.com; www.crest4u.com

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

"As we express our gratitude, we must never forget that the highest appreciation is not to utter words but to live by them." – John F. Kennedy⁵



MAKES SENSE

Most of us are visually dominant but lest we forget, 17% are listeners, 7% are smellers, 6% are tasters, and 7% are touchers. When a home is going on the market it is vital to have some form of staging which addresses each of the senses. Did you know that the typical real estate agent does one transaction per year or less? The subtlety of “appealing to the senses” is a rare talent for the inexperienced. They don’t realize a smell-dominant buyer, entering a home which has no fragrance, feels that the home has nothing to offer. When I list a home, I am very aware of lighting, music, clean-to-the-touch surfaces, temperature, odors/fragrance, snacks, and beverages. AND the content of my ads, which appear in over 175 syndicated websites, are written to inspire all of the senses. This time of year, I might mention hot cocoa or turkey with stuffing for the foodies. If there is a fragrant bush or flower at the home that will be noted. You get the idea. In fact, I wrote the book on this subject: *Secrets of New Home Sales – How to Sell Your Home for More*. With 7 years of managing model homes and designing new communities, I bring a level of knowledge to the table on this front. It has been my pleasure to sell six Costa Serena homes this year for our wonderful families. Please call me with any questions about staging, selling, or planning your real estate future.

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!!!

HAPPY AND PEACEFUL THANKSGIVING TO EVERYONE

(GRATITUDE is what turns what we have into ENOUGH...bellevivir)

RAT INSPECTIONS

The **San Diego County Vector Control Program provides free of charge:** a rat inspection on the exterior of structures, **free rat traps**, and informational material. We are not pest control and do not trap, bait, or remove rats and mice. Rat inspections are an educational service only. The Vector Control Program does not sell or provide bait. **Phone: (858) 694-2888; E-mail: vector@sdcountry.ca.gov** Julie Ovando

COYOTES

Are you seeing more urban coyotes in your neighborhood? If so, don't panic! The County's Department of Animal Services (DAS) has some tips to keep them away and help you, your family and pets stay safe. Coyotes will often roam out of their immediate area because of things residents do to attract them – like leaving your pet's food and water outside or unsecured trash cans in the backyard. Try to remove all food sources, including fallen fruit from trees.

There are also some things you can do to prevent coyotes from getting into your backyard. Have you ever heard of a "coyote roller?" It's a metal tube that you put on top of your fence, when the coyote tries to climb over the fence the tube will spin and prevent any traction. It's an easy and humane way to keep coyotes out. There's another simple and effective technique to use if you see a coyote in your path called "coyote hazing." When hazing you scare animals away by making the animal afraid of people and not wanting to return to your neighborhood.

If you see a coyote approaching you, here's what you should do:

Stop and yell at it to go away; Make yourself look big and scary by waving your arms above your head; Maintain eye contact; Stomp your feet and make loud noise; Always maintain a safe distance; When hazing a coyote, it's very important to continue to do this until the coyote leaves the area and is out of sight. If the coyote continues to hang around, take a couple steps forward, stop and yell again.

What to do when I need help with wildlife?

The County will respond when a wild animal is an immediate threat to people or other animals.

The County will respond if the animal is sick or injured, too young to survive on its own or trapped. The County will respond if the wild animal is a rabies agent (raccoons, skunks, bats, foxes or coyotes, for example) AND has attacked you or your pet.

However, the County will NOT respond to reports of wildlife being loose or simply roaming. The County cannot help you with wildlife nuisance problems like skunks under your porch or opossums raiding your pet's food.

Coyotes are a "rabies vector species," which means rabies, a preventable viral disease, can spread through the bite of a rabid coyote to people or other animals. This is why it's very important to take proper precautions and avoid coyotes when you see them in your community. If you enjoy the County's preserves or parks when you take your dog for a walk, make sure to always keep them on a leash and don't let them stray too far away from you. If you have a cat, make sure to keep it indoors. If you see a coyote and you have a small dog with you, pick it up immediately. Keeping it on the ground will cause a coyote to charge.

According to California Department of Fish and Wildlife, coyotes play an important role in the ecosystem and help keep rodent populations under control. So, we need to learn to live with them.

For more information about wildlife, visit DAS's website www.sddac.com or call (619) 767-2675. Shauni Lyles is a communications specialist with the County of San Diego Comm. Office. Cathy Rowan

****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**