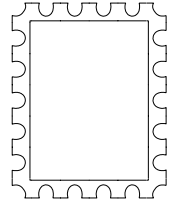
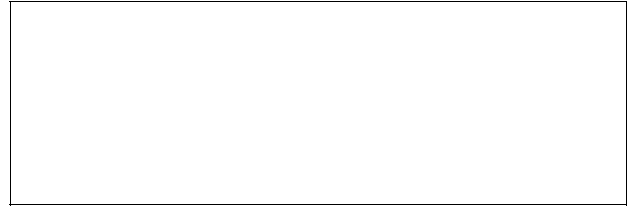


A DEDICATED SENIOR COMMUNITY
FOR 55+ YEAR OLD RESIDENTS

PEACOCK HILLS NEWS



H J McElroy, Editor
1525 Peacock Boulevard
Oceanside, CA 92056



Volume XXIII, Number 2
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760.295.5820
Mac@remarkllc.com

**Plan Now to Attend the Next Quarterly Meeting
Peacock Hills Homeowner's Association
2:00 PM, April 28, 2003, St Margaret Parish, 4300 Oceanside Boulevard**

This is your new newsletter!

There is a new layout, a new column, a bit of levity and hopefully useful information for the residents of our Senior Community at Peacock Hills.

Vic Sommer begins his new column which we will name "Vic's Views" until someone comes up with a better moniker. In this issue he will address whether or not we are a Senior Community and why we have CC&Rs.

The levity will be included in some boxes entitled "Senior Moments". Being able to laugh at ourselves is healthy, relaxing and fun.

A hearty round of applause for the former editor, Patricia Lynch-Green. Patty needed the time to concentrate on personal travel and chairing the affairs of Phase IV. Well done, Patty!

The TAILFEATHERS column will continue as before, as will the reports from each of the four "Phases". (I cannot find the word "tailfeathers" in my dictionary. It is listed as two words "tail" and "feathers". We will be unique and keep the current version.)

Generally, the front page will contain information of interest for everyone, regardless of the Phase in which you reside.

I am not sensitive to criticism and encourage all to write me nasty notes about what you don't like.

10,000 Cubic Yards of Fill to be Exported via Panorama Ridge Road!

An e-mail letter from Greg Mayer, Senior Civil Engineer, Oceanside to Jim Provenza, Board Member, outlining that a haul permit will be issued by the city for the developer of Panorama Ridge subdivision. The haul permit will be for 10,000 cubic yards to be exported and an equal amount, 10,000 cubic yards, to be imported.

Greg Mayer stated the existing fill is "significantly unsuitable for use as backfill material." Therefore the "unsuitable fill" will be hauled along Panorama Ridge Road to Crescent Heights to Peacock Boulevard.

The 10,000 cubic yards of acceptable fill will be imported via another route. The haul times will be from 9:30 AM to 3:00 PM. Peacock Hills will be subjected to one half of the burden.

It is the understanding of this writer that the hauling project will be monitored by the City of Oceanside. Further we have been informed that any street damage will be repaired either by the City or the developer.

If you would like a copy of the e-mail from Greg Mayer send a request to mac@remarkllc.com. If you want a copy mailed send me a Self Addressed Stamped Envelope with a request for the report.

TAILFEATHERS

The Tailfeather Ladies Club of Peacock Hills gets better and better. More new members are joining; a shining example of people meeting people, sharing views and forming lasting relationships. The club is committed to provide fun and good fellowship.

Restaurants chosen for monthly luncheons are above average and entertainment is selected with care. The March luncheon was an antique show. Members brought small items of value that were assessed by a team of experts. Members Lynn Cook and Beverly Hanson spoke of the origins and estimated present day prices. The lesson: don't throw away what you think is worthless junk!

The Easter Hat parade will be featured at the April luncheon at Shadowridge Country Club, Wednesday, April 9. Contest categories are: prettiest, most original and funniest.

Nominations for next year's officers are welcomed. Voting will be held at the June "End of Year" party. New residents are encouraged to become members. Dues are only \$8 per year. Contact Lynn Cook, 760.941.1659, or Amarylis Case, 760.940.2736, for information.

Fly your American flag with pride for our courageous troops and their families.

Nancy Brunt, Publicity

Senior Moments

A man was telling his neighbor, "I just bought a new hearing aid. It cost me four thousand dollars but it's state of the art. It's perfect"

"Really", answered the neighbor, "What kind is it?"

"Twelve thirty"



I started out with nothing, and I still have most of it.



The only time the world beats a path to our door is when you're in the bathroom.

proving that 80% of the residents are 55 years of age or older. The other 20% are reserved for qualified underage and caregivers. The advantage to "Senior Status" is that we live in a community of our choosing.

Q: Why do we have "CC&Rs" when we own our home?

A: With small side-by-side homes sharing a common wall, roofs and driveways on legally down-sized lots, the "CC&Rs" provide standard guidelines for the community.

Q: Please explain why we need permission from our Board to make changes or improvements to our homes?

A: It is the Board of Directors responsibility and obligation to keep our community clean and decent. This protects property values as recent appreciation has demonstrated. (Refer to above answer)

Send your questions to Vic Sommer, 1525 Peacock Boulevard, Oceanside, CA 92056. E-mail address is: ivso@nethere.com. The phone/fax number is 760.758.9378.

PHASE I NEWS

Welcome to our new residents!

Ms. Julie Wert	Highridge Drive
Ms. B. Brock	Peacock Boulevard
Ms. S. Dean	Rising Glen Drive
Mr. M. Matson	Rim Rock Road
Ms. L. Nash	Sunrise Ridge
Mr. & Mrs. Jerry Carroll	Sunrise Ridge
Mr. & Mrs. S. Oliver	Sunrise Ridge
Mr. S. Zeno	Westridge Drive

We look forward to meeting them at the next General Meeting.

We are having a **landscape beautification contest!** Qualified residents are those with no CC&R violations. The contest is from April 1 through July 1, 2003.

First prize will be \$36 dues paid by Phase 1 for 2004. Second prize is a \$25 gift certificate to Armstrong Nursery. Third prize is a \$15 gift certificate to Home Depot. Before and after photos are required to enter the contest. These must be submitted to your Phase I board by July 1, 2003.

Winners will be acknowledged in the subsequent newsletter. Thank you for joining in this home improvement effort.

Two violation hearings were held February 24, 2003 at St. Margaret Parish. One violation was re-

VIC'S VIEWS, A QUESTION & ANSWER COLUMN

Q: Are we or are we not a Senior Community?

A: Yes we are so long as we satisfy Federal and State laws

PHASE I NEWS Continued

the other violator failed to appear, resulting in substantial fines. Thank you.

*Martha Winters, Chair
James Sawtelle and Beverley Hanson Members*

PHASE II NEWS

Spring planting should go well with the recent rain—unfortunately, pesky weeds do well also. Most Phase II residents, proud of their yards, get rid of weeds as soon as possible.

Judy Sireno, 630.8734, our Welcoming Committee person, has been contacting new residents providing them with a packet which includes the Peacock Hills Rules & Regulations, a Request for Approval form, informative pamphlets on our area and required Age Survey form for completion.

Please inform Lindsey Management or Phase II board when new tenants move into their properties. **Construction and painting exteriors require an approved Request for Approval form prior to going to the City for permits.**

We appreciate your cooperation and desire to make Phase II a great place to live.

*Beverly Schmidt, Chair
Victor Sommer & Margaret Pratt, Members*

PHSCA NEWS (Phase III)

Jim Provenza, Board Member, has done an outstanding job of monitoring the actions of the developer of Panorama Ridge Homes subdivision. He has maintained contacts with the City engineering department and the developer.

The results of his efforts are that we now have a plain, clear language of the requirements involved and the necessity of using our streets for exporting the surplus fill.

We continue to approve Request for Approval forms usually within twenty-four hours.

A former tenant resident came to an understanding with the owner prior to having the case heard in court. No harm, no foul.

*H J McElroy, Chair
Jean Doktor and Jim Provenza, Members*

PHASE IV NEWS

April showers bring May flowers and moving vans. Our welcoming committee, Pat Grattan and Jack & Judith Schneider, greeted six new residents. Please give them a warm reception.

Three of our underage violations have been resolved. The family of five on Havenwood moved in February, as well as the residents of Golden Ridge with their three oversized dogs. In March the underage on Golden Ridge moved. The car and tent violation on Roundtree Drive was resolved. The enclosed front patio and lattice panel on Beverly Glen was removed completely. The rusted storage shed on Westridge is gone. They all paid their respective fines totaling \$355.16—we appreciate their compliance!

The long standing violation on Lemon Heights was decided in our favor by the judge in February. The carport, supports, lattice work, paint, and posts down the driveway have been removed. This precedent enforces our outstanding architectural violations on the corner of Sunrise and Havenwood. Also pending are three fines totaling \$1,050.

Please remit your annual dues by April 15th to avoid late charges.

Thanks to all of you for sprucing up your yards for spring. Remember submit painting and architectural change request for approval **before** you commence your exterior project.

Peacock Hills will **remain** and be **maintained** as a **senior community**. We wish you a joyous spring and may we see **PEACE** soon!

*Patricia Lynch-Greene, Chair
Clem Beck, & Natalie Horton, Members*

CLASSIFIED ADVERTISEMENTS MERCHANDISE

Fire Door \$50, Cycle Exerciser \$30, Lladro Collectors Items/ Private Parties, **Jo Walker** 941-5875

Roll top desk—\$150. Cost over \$500 new
Call **Margie Forbes**..... 941-7906

Caregiver/Companion—light housekeeping, cooking, laundry, errands, shopping; **Anne Christian**, PH Res. **630-2920**

Home Helper—light cleaning, cooking, doctor appointments, etc., 20 year resident, references, **Mary Regan**..... **726-6930**

Personal Assistant & Organizer, office or home, Senior discount, PH Resident, **Helga Freitag**..... **630-7058**

Handy Woman—All types of duties, light to heavy, honest, hardworking. PH ref, **Heather** **758-2951, Cell 500-8320**

Photographer—Creative affordable portraits, pets, weddings, Bar/Bat Mitzvahs, all types, **Barbara Baenziger**..... **630-8289**

Notary Public, Peacock resident. I make house calls or come to me. **Wyona Nilson** **758-2080**

FREE Water Solar Panels and Tank, **Jim**..... **414-1830**

Personal Assistant—errands, grocery shopping, banking, transportation airport or wherever, prescription pick up. PH resident, **Beverley Hanson** **945-4290**

Handyman—all types repairs & maintenance, experienced. Pro computer setup & repairs, **Jeff & Glenna**..... **941-5475**

Emotions Anonymous—Monday, 7:30 PM, Call **Sandy** for information **726-3977**

Jane's in home care. Certified Nurses Aides, Caregivers, Live-ins & Hourly, Personal Care, cleaning and more..... **758-4663**

Dean's Handyman Services & Maintenance. Do we do it? Call **758-4663 or 639-1170**

Neighborhood computer repair, upgrades, software installation, & training, 15 years experience **Jim Baxley** ... **941-2018**

Photographer—Your smile, my style. We create memories. Reasonable rates. Signature Photography, **Lisa** **439-9979**

Housecleaning—"Fresh As Daisy", exp, professional, references, **Theresa Colasoni**..... **722-0100 Cell 473-2874**

Seamstress—Alterations, Professional, References, Reasonable, **Madeline**..... **630-4993**

The Boards of Directors Need Your Support

Please submit a Request Form before you paint or make any architectural changes to the exterior.

Notify your board if you notice any under aged persons residing within Peacock Hills.

Pay your annual dues before April 15.

Complete the Age Survey form promptly—It is California and Federal law!

Be alert for strangers in the neighborhood. Notify the Oceanside Police or a Board Member.

Support Your Peacock Hills Realtors® To Maintain a Senior Community

Ralph Bernard, Century 21	630-2907
Jim Birmingham, Century 21	630-6602
Gary & Sheri Burley, CA Buyers & Sellers Rlty	533-6000
Barbara Cornell, Realty Executives	758-8193
Bette & Ed Curtis, Realty Executives	631-0606
Dan L Jones, ReMax By the Sea	724-6500
Pat Middel, Realty Executives	521-1592
Karen Stocke, Realtor & Notary	518-8770

BOARD OF DIRECTORS

Phase I	Martha Winters*	941-9762
	James Sawtelle	724-5120
	Beverley Hanson	945-4290
Phase II	Beverly Schmidt*	806-7820
	Victor Sommer	758-9378
	Margarete Pratt	940-9149
PHSCA	H J "Mac" McElroy*	295-5820
	Jean Doktor	758-8600
	James Provenza	414-1830
Phase IV	Patricia Lynch-Greene*	724.4149
	Clem Beck	726.3910
	Natalie Horton	726.3408

*Denotes Chairperson