

A DEDICATED SENIOR COMMUNITY
FOR 55+ YEAR OLD RESIDENTS

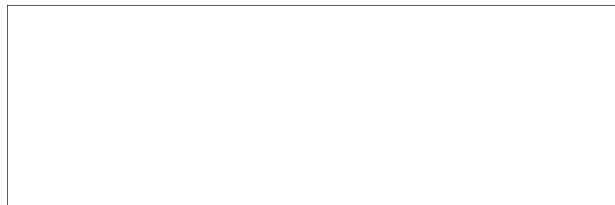
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PEACOCK HILLS NEWS

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

Volume XXIV, Number 2
April—June 2004

760.295.5820
Mac@PeacockHills.org



2:00PM



Plan Now to Attend the Next
Quarterly Meeting, the Afternoon of
Monday, April 19, 2004
St Margaret Parish, 4300 Oceanside Boulevard
Special Speaker on Reverse Annuity Mortgages!

ATTENTION—ALL PET OWNERS

In recent weeks we have had reports of three more small dogs and one cat being killed by coyotes here in Peacock Hills. There has also been reported of a dog poisoning on Rising Glen. Information regarding this should be reported to a Board Member or your local police department.

Please, please do not leave your pets unattended in the backyard.

The coyotes are entitled to a life—just not one dependent on our pets. Do not leave food outside. Coyotes are protected by state laws.

Special Speaker for April Meet

Bill Smith from Financial Freedom will present a program on Reverse Mortgages for seniors 62 years of age or older.

Reverse mortgages pay you instead of you paying them. This comes in very handy for those needing extra income during their retirement years.

The program requires a professional representative from an ethical financial house.

See you at the quarterly meeting at 2:00 PM, April 19, St Margaret Parish on Oceanside Boulevard

Protect Yourself From ID Theft

The Federal Trade Commission (FTC) recently stated that identity theft is the fastest growing consumer crime in America. More than 900,000 people a year are victims of this crime of deception.

Some hints to protect yourself from these thieves are: 1) Always keep personal information in a safe place, 2) tear or shred mail that contains personal information, 3) notify creditors if your bills do not arrive on time, 4) never carry your Social Security card, bank account numbers, PINs, passport or birth certificate in you wallet or purse.

Don't put your driver's license or Social Security number on your checks.

Never give out personal information over the phone. Shred credit card applications you receive before throwing them away

Awareness is the best way to protect yourself from this insidious crime.

Think! If your inner self is telling you to be wary—be wary. Trust your instincts - a lifetime of common sense is a trustworthy friend indeed.

Guard your credit and good name. It took a long time to create. Don't throw it away.

TAILFEATHERS

It is hard to imagine Peacock Hills without the ladies Tailfeathers Club. Now in its twenty seventh year, this non-profit organization is responsible for bringing people together from all walks of life, from all parts of the USA, also other countries.

In February we celebrated Valentines day, and welcomed seven new members. A male quartet entertained featuring "A Song and a Smile". This took place at Shadow Ridge Country Club.

In March at Lake San Marcos Country Club it was "Top of the Morning" and "A Wearing of the Green" for St. Patrick's day. Thirty students from Sullivan Middle School, Fallbrook, aged from ten to fourteen sang, danced, and enthralled us. Under the leadership of teacher Stacey Sharpe they have performed at the Escondido Performing Arts Center.

Time now for electing a new President and officers. Sad to see President Maxine Wozniak go but her two year term of office expires in June. Maxine has carried out her duties faithfully and with dignity.

All duly elected officers will be sworn in at the End of the Year party, Lake San Marcos Country Club on Wednesday, June 9th.

All residents of Peacock Hills are invited, husbands, men friends, grandmas, grandpas, come, and have fun. If anyone wishes to donate a door prize, it will be gratefully accepted. We are one community, so Architectural Committee, come, show your support, eat, drink and be merry.

Nancy Brunt, Publicity

OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

If your property has plumbing problems, electrical problems, leaking roofs, inadequate bath or kitchen facilities, termites, water seepage, peeling paint or other maintenance difficulties, the city of Oceanside wants to help you.

Loans at 3% APR are available to qualified homeowners living within the corporate boundaries of Oceanside. The loan term can be for periods of up to fifteen years. The loan program utilizes Federal Community Block Grant (CDBG) funds.

You can qualify if:

Number In Family	Maximum Gross Annual Income
1	\$38,350
2	\$43,950
3	\$49,300

Call 760.435.3389 to apply or for assistance.

AARP News You Can Use

The new Medicare law that was signed into law in December 2003 makes major changes to the nation's health insurance program for people age 65+ and some persons with disabilities. The most important part of the law is a new benefit to help people in Medicare with their prescription drug costs.

This assistance will go into effect in two stages. The first stage begins in May 2004 when you can sign up for a discount card to help with some drug costs. This is a temporary program that phases out when the second stage of assistance, a Medicare drug benefit, goes into effect on January 1, 2006. Once this begins, the discount cards will no longer be used

PHASE I NEWS

Happy Springtime Everyone! Hope you are thinking of your garden improvements. It's time to spruce up our yards and enter the Garden Renewal Contest. The Contest is open to all Phase 1 residents in good standing, those having NO violations, before and after photos are required. Contest begins April 1 and ends June 30, 2004. Winners announced in the July newsletter. Three prizes for three winners: First Prize—PH dues paid for 2005, Second Prize—\$25 Gift Certificate to Armstrong Nursery, and Third Prize of \$15 Gift Certificate to Home Depot.

By the way, how about some driveway improvements? Quite a few are in need of TLC.

Thank you for participating in our Peacock Hills Beautification Program. Your caring and efforts are appreciated. We all benefit from living in a neat and clean environment.

Remember to come to our PH meeting Monday, April 19 at 2:00 PM. Our guest speaker will be Mr. Bill Smith from Financial Freedom. He will have a program on Reverse Mortgages for seniors 62 years or older.

Martha Winters, Chair

Beverly J Hanson & James Sawtelle, Members

Senior Moments

Your children are beginning to look middle aged.

The little gray-haired lady you help across the street is you wife.

PHASE II NEWS

Phase II has received over 80% of our age surveys! However, 37 homeowners have not responded. If you are confused or have questions, please contact a helpful Board member.

Spring is here and Phase II is committed to enforcing our landscape maintenance requirements. Please check your yard for weeds, trash or bare spots in your lawn or gravel. Remember that green-waste bins cannot remain in the front of your home except on trash day. We, as well as our properties, are known by the company we keep!

Applying to the Board for planned upgrades to your home is easy! If you're thinking of re-painting the exterior, installing a new garage door, or making any additions or modifications to your home, please contact a Board member for an application. Your volunteer Board members are determined to keep Peacock Hills a safe, attractive and SENIOR community!

*Mike Johnson, Chair
Margarete Pratt and Jerry Carey, Members*

**Peacock Hills Senior Community Association
(Phase III)**

The new Resident Survey will be coming your way very soon. Please read the instructions carefully and mail your forms back as soon as possible. Please note that if it is inconvenient to have your identifications copied elsewhere, call 295.5820, McElroy, and he will copy them at his home..

The age survey is required by the federal and state government in order that we maintain our senior community status.

Keep up your landscaping to the usual standards of excellence. Remove noxious weeds before they propagate. Spring is here so let's enjoy it.

*HJ "Mac" McElroy, Chair
Jim Provenza and Jean Doktor, Members*

Senior Moments
Your favorite feature in the newspaper is "Fifty Years Ago Today . . ."

PHASE IV NEWS

A Phase 4 Board meeting was held at 11am on March 9th. 2004 at 1764 Round Tree Drive.

For the purpose of clarification the following Rules were adopted complying with section 1.18 of the CC&R's. A resolution proposed by Clem Beck seconded by Bob Day was unanimously approved

1. Guests under the age of 45 years may stay in a residence for not more than 60 days in any calendar year.
2. In addition to Qualifying Residents and Qualified Permanent Residents, California Civil Code section 51.3 requires senior citizen communities to allow certain other persons to reside within the community, including guests for limited periods of time and permitted health care providers. It is the policy of the Peacock Hills HOA, Phase 4 to permit residency by all persons entitled to such residency as provided in Civil Code section 51.3.
3. Dogs and Cats: a total of not more than two such pets, but not more than one dog, shall be permitted. No dog weighing in excess of 50 pounds shall be permitted. Residents are responsible to ensure that neither their dog nor cats go upon the Lots of others without prior permission. All animal waste shall be promptly picked up by the owner of the animal and shall not be allowed to accumulate on the Lot. No dog or cat shall be allowed within the properties, except within a living unit or a fenced yard unless on a leash held by a person capable of controlling the animal.
4. Restrictions on Baby Sitting. No day care baby-sitting or like activity involving person not entitled to occupancy, whether or not for compensation, shall be permitted on a regular or continuing bases.

*Patricia Lynch-Green, Chair
Clem Beck and Bob Day, Members*

Tailfeathers April luncheon will be held Wednesday, April 14, 2004, Noon at Peking Wok, 1241 East Vista Way, Vista.

Entertainment will be a surprise for everyone. Please join us.

Maxine Wozniak, President

Please Note: The Classified Advertisements are free to any Peacock Hills resident providing services primarily for those living here. In future newsletter publications the editor must receive the copy for the ad two weeks prior to publication, and included must be the name, address and phone number (e-mail address are appreciated as well). Call, write or e-mail the editor for clarification. Thank you.

**CLASSIFIED ADVERTISEMENTS
SERVICES & MERCHANDISE**

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

Secretarial. Letters, newsletters, writer, business cards, brochures, etc. Also housecleaning. **Anne Christian** **630.2920**

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

FREE! Rotary dial telephone—Originally purchased from GTE in 1980s. Modular plug in good condition. **Michael**..... **758-5204**

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

Care Giver Companion, errands, pet care, light cleaning, flex hours, cooking, experienced, references **Sally West** ... **945-4222**

Jane's **in-home care.** Certified Nurses Aides, Caregivers, Live-in & hourly, Personal Care, Cleaning **758-4663**

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

2 Glass & Brass End Tables, \$45 both; 4 Drawer Chest of Drawers (Black) \$65; Wicker Chest \$25 **Betty J** **726-1087**

Hairdressing on the Go. In-home service for all your hair needs. 30 years experience. **Teri Shiels** **458-9685**

New to computers? Need individual help? email wryt2ttocco@nctimes.net or call **Toni** ***82 630-6341**

Senior Moments

You get up to change the TV channel and decide as long as you're up, you might as well go to bed.

**Calendar of Events
April through June, 2004**

April 4, Sunday, Daylight Savings Time Begins
 April 4, Sunday, Palm Sunday
 April 5, Monday, Passover begins at sundown
 April 6, Tuesday, Passover
 April 11, Sunday, Easter
 April 18, Sunday, Holocaust Remembrance Day
 April 21, Wednesday, .. Administrative Professionals Day
 May 1, Saturday May Day
 May 3, Monday May Day Bank Holiday
 May 9, Sunday, Mother's Day
 May 15, Saturday, Armed Forces Day
 May 31, Monday, Memorial Day
 June 14, Monday Flag Day
 June 20, Sunday Father's Day
 June 21, Monday Summer Begins

**Support Your Peacock Hills
Realtors® To Maintain a
Senior Community**

Gary & Sheri Burley, CA Buyers & Sellers .533-6000
Jim Birmingham, Century 21 630-6602
Karen Stocke, Realtor & Notary 518-8770
Barbara Cornell, Realty Executives 758-8193
Bette & Ed Curtis, Realty Executives 631-0606
Dan L. Jones, ReMax By the Sea 724-6500
Laura Bassett, Sparow Realty 754-8207
Mike Johnson, Windermere 390-2402
Mike Boyd, Windermere 295-1599

BOARDS OF DIRECTORS

Phase I	Martha Winters* James Sawtelle Beverley Hanson	maw@peacockhills.org 724-5120
Phase II	Mike Johnson Margarete Pratt Jerry Carey II	mike@peacockhills.org 295-1599 940-8765
PHSCA	H J McElroy* Jim Provenza Jean Doktor	mac@peacockhills.org jimpro@peacockhills.org 414-1830 758-8600
Phase IV	Patricia Lynch-Greene* Clem Beck Bob Day	724-4149 726-3910 639-2949

**Peacock Hills is Managed by
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