

A DEDICATED SENIOR COMMUNITY  
FOR 55+ YEAR OLD RESIDENTS

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PEACOCK HILLS NEWS

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Website: [www.peacockhills.org](http://www.peacockhills.org)

7:00 PM



Plan Now to Attend the Next  
Quarterly Meeting the Evening of  
Tuesday, October 19, 2004  
St Margaret Parish, 4300 Oceanside Boulevard

## BE SURE TO VOTE!

As citizens of this great United States of America, one of our most dearly held rights and duty is to vote!

This coming November 2<sup>nd</sup> we have an opportunity to exercise this franchise to express our desires for city, county, state and Federal offices.

It matters not which party one espouses so long as we give our opinion by our vote.

So many Americans have sacrificed time, family, life and limb to maintain and support the freedoms we enjoy—often so casually. Do not let down those who have given so much so freely.

Here in California the voting process is well regulated. One can even become a “permanent absentee voter” and receive your ballot by mail. No excuse about not having the time or transport to the polls.

You can volunteer your time as a poll watcher to ensure our system remains pure and valid.

**Now get out there and vote!**

## Merger Proposed for the Four Phases of Peacock Hills

The quarterly general meeting of Peacock Hills Associations will provide an opportunity to understand and ask questions about the proposed merger of Phase I, II, IV and PHSCA.

Long term owners will no doubt remember the last time a merger was attempted. Only “Phase III” approved and legally became Peacock Hills Senior Community Association, Inc.

Your boards of directors and attorney Alan Burson recommend a merger of the “phases” into PHSCA.

The reasons are many and simple:

- 1) There would be a merger of the funds of all four phases into one account creating sufficient money without raising the dues.
- 2) 920+ home owners and tenants create a powerful force with city, county and state politicians. PHSCA will be better heeded with that kind of authority.
- 3) The CC&Rs, By-Laws and Rules & Regulations will be uniformly administered throughout.



## TAILFEATHERS

September started a new year for the Tailfeathers Club of Peacock Hills.

The organization has been gaining popularity since it was founded in 1978.

Betty Andersen is the new President, replacing Maxine Wozniak who has done a terrific job. Betty has the capability of doing likewise.

It is pay your dues time ladies! Checks for \$8 made payable to Tailfeathers can be mailed to Marjorie Forbes, 4810 Northerly, or you may pay at the October luncheon.

The October luncheon will be held at El Camino Country Club Wednesday, 13th. Please pay as soon as possible in order to be listed in the new Roster.

Wear your name tag at luncheons and be eligible for a drawing of a free lunch.

Purchase Snappers cards and you may win \$100.

If you can not attend the regular luncheons, call Ardie Robertson at 736-8023 for details. Ardie Robertson is most versatile in designing activities in peoples homes as a substitute for the regular meetings.

Newcomers to Peacock Hills, as owners or tenants, are invited to join the Tailfeathers Club. You can be assured of a warm welcome and happy times. Call Membership Chairperson Marjorie Forbes at 941-7906. If Margy is not available, leave a message. She is a busy lady and very loyal to Tailfeathers. You can rely on this very caring lady to return your call.

*Nancy Brunt, Publicity*

## Merger Procedures

Property owners will receive a mailed copy of the new CC&Rs, By-Laws and a letter from our attorney Mr. Burson. The law requires that you have the CC&Rs and By-laws thirty days prior to receiving a Ballot. Please read the new CC&Rs and the By-Laws. Vote when you receive the Ballot in early November. The identical CC&Rs and By-laws will apply to our merged Senior Community of 920 homes:

- Protect your investment
- Preserve our Senior status for current and future Senior residents
- Maintain architectural integrity
- Merge our bank accounts to one for better fiscal responsibility
- Keep Peacock Hills a desirable and safe place to live

## Free Offer for Seniors

North Coast Church in Vista would like to help seniors in Peacock Hills with small projects that need to be done around your home. This would include yard work, small home repairs, and painting. The work would be done by a team of people on Saturdays. You provide the materials and they will do the work at no charge. The only requirement is that you live in and own the home that they would be working on. It is understood that payment will not be asked or expected.

Contact Mel @ 724.1758 after 5:30 pm on

## PHASE I NEWS

We would like to say "Thank You" for your caring and efforts in making landscaping improvements to your Peacock Hills home. It is to our mutual advantage to keep our property looking nice and well cared for.

First prize in this year's beautification contest goes to Mr. Fred Monfared, of Lemon Heights Drive.

Honorable mention to the following:

4621, 4725, 4729, 4733, & 4759 Westbridge Drive;

4713 & 4716 Sunrise Ridge;

4752 Sunny Hills Road;

4723, 4731, 4720, 4724 & 4742 Rim Rock Road;

1543 Rolling Hills;

1619, 1631 & 1635 Peacock Boulevard.

We are pleased to announce our two underage cases have been resolved! One party has moved and the other will leave the community by November 18.

Please be sure to attend our annual evening meeting October 19, 2004 at 7:00 PM at which time the consolidation of the four phases will be discussed. We on the Phase 1 Board of Directors ask for your support in this effort. If there any questions you may have, please do not hesitate to call or phone your board members.

*Martha Winters, Chair*

*Beverley J Hanson, Member*

## It is True

**Don't accept your dog's admiration as conclusive evidence that you are wonderful.**

**PHASE II NEWS**

Peacock Hills II (AKA Upper Peacock Hills) is looking terrific this summer! Many of our homeowners have spruced up their yards, which increases our enjoyment of living here and increases the property values of the whole neighborhood! We appreciate it!

We've had many residents ask for approval on both large and small renovation projects. And the Board has been speedy in approving these requests. Your Board has limits on what it can approve, based on our CC&Rs, such as a different exterior color (including garage doors) on each half of a duplex. Be sure to check with the "Rules & Regulations" book or one of your Directors if you have a question. We're here to help you!

Like most Homeowner Associations, we have a shortage of homeowners willing to actively participate in the running of our community. Phase II welcomes the many new homeowners who have moved into our area, and encourages all of you, newbies & veterans alike, to help keep our corner of the world safe, attractive and senior! There is something we can all do...join us at our Autumn Homeowners Meeting coming up soon! See you all there!

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

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

A most important meeting will take place this coming Tuesday, October 19, 2004, 7:00 PM at St. Margaret's Parish to discuss the merging of the various phases into one. Only property owners will receive ballots to vote for or against joining forces as Peacock Hills Senior Community Association. Everyone is welcome to the meeting.

Your board members, as well as the other board members, are whole heartily recommending this action. Our attorney Alan Burson is also recommending this action.

Simply, the association will be stronger financially and stronger as a political force. You voted for this merger in the last opportunity and trust that you will do the same this time. Thank you.

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

**PHASE IV NEWS**

Your most important meeting regarding your most important investment will take place at **St. Margaret's Parish, Tuesday, October 19, 2004 at 7 PM—be there!**

The development is fast encroaching all around us, and Peacock Hills will only remain a **Senior Community** if we stand **united!!!** A bonus for Phase IV owners is that a unified Peacock Hills results in you annual homeowners dues reverting to thirty-six dollars annually.

You have two elections to participate in, both affecting your futures, so don't forget to **VOTE!!**

We have now collected 17 of the 19 outstanding HOA's dues, thanks to Margie Forbes. A big *gracias* to her.

May you all enjoy a **blessed Thanksgiving, a wonderful holiday season and may we know PEACE NOW!!!**

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

**Election of Phase IV Board Members 2005**

An announcement of elections and a request for nominations was presented to the Phase 4 Members in the July 2004 Newsletter. At the General Meeting on July 19th a call was made for nominations—none were made from the members. Only three write-in nominations for the three current board members were submitted to Lindsay Management. In view of these circumstances the existing Board decided to save your money and fore-go the expense of sending out Ballots.

The existing board members are therefore elected by Acclamation for a further term of office as follows: Patricia Lynch-Greene, two years; Clem Beck, two years; Bob Day, one year.

A very special thanks to our Welcoming Committee Members Mannella Larson and Betty Holkestad who have done an extraordinary job. Thanks to Jack Schneider, Audrey Santiago, Ron Trippi and Sherri & Gary Burley for their efforts. It certainly makes a difference when we get HELP with the workload. With your continued help we will keep our community a desirable place to live and our Senior Status Secure.

S/S Patricia Lynch-Greene, Chairperson ..... 724-4149  
S/S Clem Beck, Committee..... 726-3910  
S/S Bob Day, Committee ..... 639-2949

***Blessings of Getting Older***  
If there are no dogs in Heaven,  
Then when I die  
I want to go where they went  
Will Rogers

**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 . Thank you.**

**CLASSIFIED ADVERTISEMENTS  
SERVICES & MERCHANDISE**

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

**Housecleaning**, care giving, dog walking or sitting, run errands, yard work. References. **Mary Mastropiero** ..... **434-4955**

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

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

**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**

**Jack & Jill** host trades, handiworks, cleaning, moving, miscellaneous, Senior Discounts, **Frank & Cheri** .....**489-2391**

**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](mailto:wryt2ttocco@nctimes.net) or call **Toni** ..... **\*82 630-6341**

**Roommate**, Private Entrance/Deck/Bath/Parking. No smoking/drugs/pets. References Required. \$495/Mo. Utilities included.....**724-4149**

**Construction/Remodeling** Licensed Peacock Hills resident. Just give a call to put your dreams to work. **Roger**.....**295-5180**

**Calendar of Events  
October through December, 2004**

October 11, Monday ..... Columbus Day  
 October 12, Tuesday ..... Day of the Race (Mexico)  
 October 15, Friday ..... First Day of Ramadan  
 October 16, Saturday ..... National Boss Day  
 October 24, Sunday ..... United Nations Day  
 October 31, Sunday.... Daylight Saving Time Ends & Halloween  
 November 2, Tuesday ..... Election Day  
 November 2, Tuesday ..... Day of the Dead (Mexico)  
 November 11, Thursday ..... Veterans Day  
 November 25, Thursday ..... Thanksgiving  
 December 7, Tuesday ..... Pearl Harbor Day  
 December 7, Tuesday ..... Hanukkah Begins at Sundown  
 December 25, Saturday ..... Christmas  
 December 26, Sunday ..... Kwanzaa Begins  
 December 31, Friday ..... New Years Eve

**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**  
**Laura Bassett, Sparow Realty** ..... **754-8207**  
**Mike Johnson, Windermere**.....**390-2402**

**BOARDS OF DIRECTORS**

Phase I	Martha Winters* <a href="mailto:maw@peacockhills.org">maw@peacockhills.org</a>	941-9762
	Beverly Hanson	945-4290
Phase II	Mike Johnson* <a href="mailto:mike@peacockhills.org">mike@peacockhills.org</a>	295-1599
	Margarete Pratt	
	Jerry Carey II	940-8765
PHSCA	H J McElroy* <a href="mailto:mac@peacockhills.org">mac@peacockhills.org</a>	295-5820
	Jim Provenza <a href="mailto:jimpro@peacockhills.org">jimpro@peacockhills.org</a>	414-1830
	Jean Doktor	758-8600
Phase IV	Patricia Lynch-Greene*	724-4149
	Clem Beck	726-3910
	Bob Day	639-2949

\* Denotes Chairperson

**Peacock Hills is Managed by  
Lindsay Management Corp.  
Joy Simcic, Representative  
760.436.1144  
7720 El Camino Real, Suite 2A**