

PEACOCK HILLS NEWS



**A DEDICATED SENIOR COMMUNITY
FOR 55+ YEAR OLD RESIDENTS**

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2:00 PM

**Plan Now to Attend the Next Quarterly
Meeting on the Afternoon of Monday, July 18, 2005
St. Margaret's Parish, 4300 Oceanside Boulevard**

DO NOT MISS THIS SPECIAL PRESENTATION

LEARN HOW TO PROTECT YOURSELF FROM IDENTITY THEFT.

Speaker Shirl Tyner: Investigator, Oceanside Police Department.

Identity theft is the taking of the victims identity to obtain credit, credit cards from banks and retailers, steal money from the victims existing accounts, apply for loans and establish Utility accounts etc. **YOU NEED TO KNOW HOW TO PROTECT YOUR IDENTITY.**

The President's Report

The Oceanside Police Department put on an excellent presentation of the Neighborhood Watch Program for the 60 members who attended and we got a few more enthusiastic volunteers. We are beginning to organize the Watch Program and we are planning to have the first Block Captain events. Coordinator Katrina Pina did a fine job and the Mayor dropped in to say "hello" and express his support for our community.

The General Meeting was arranged in the Evening for the convenience of those members who work. But they did not show and I would like to remind them that it is their neighbors who will be looking out for them during the day when they are not present to protect their homes. It would be appreciated if some of the fully employed among us would call and let us know what it takes to get their interest we are after all in this together. Surveying ones immediate surrounds and passing relevant info to a Block Captain requires very little effort. *Continued on page 3.*

NOTICE TO HOMEOWNERS

PLEASE! PLEASE! DO IT RIGHT!

Call the Architectural Committee before you make changes or additions to your property; construct any walls, driveway or fences. Even replacing your windows with the retro type requires our approval and a City permit. Both sides of the duplex must have the same appearance and both owners must agree to perform the work simultaneously. Paint must be selected from Architectural Committees approved Colors. Telling us you did not know you needed approval is not a valid excuse and will not prevent enforcement action. The Rules are clear we must apply them. Call Bob Day at phone 639 2949

The President's Report

Continued from page 1

The purpose of this Newsletter is to inform the Members of "What's Going On". In this edition we are adding a list of property owners who have not paid their annual Dues as of the date this newsletter is going to print (see "Delinquent on Dues" at right.)

Also included in this edition a list of the properties for which Resident Surveys have not been received. Good neighbor letters were sent to many members, others had the forms delivered to their homes in an attempt to get compliance before Legal action.

The existing board members are having to carry an unfair burden to the point that it's becoming a full time Job to take care of the day to day needs of the Members and create the computer records that will make the Program work by having the data available for instant recall, instead of shuffling mountains of paper work.

We still need a Resident Member of Neighborhood 2 & 3 to step up to the plate with their computer and join the board. Its so much easier for us to communicate by email thus eliminating phone time, call backs and bunches of paperwork. We will have all the data entered in the database soon so new board members would not have to help with that drudgery.

The support we were promised to accomplish the task was short lived as all of the old Phase3 Board Members have resigned and there is only one Board Member from The old Phase 2. We must complete the transition to the 21st. Century technology and if we are to succeed we must have members from Neighborhood 2 & 3 who are prepared to implement the same program established in Neighborhoods 1 & 4.

A program that can get the JOB done.

The alternative is to consider an amendment to increase the dues and hire help!

Respectfully

Clemmet Beck

ARE YOUR DUES DELINQUENT

Effective as of 30th. JUNE 2005

The following listed properties have **NOT** paid **DUES** including the \$10.00 late charge the total is now **\$ 46.00 for the year 2005**. If sums were not paid for last year the total amount due is indicated below.

IT IS THE INTENTION OF THE BOARD TO COMMENCE THE PROCESS TO FILE A LIEN AGAINST ANY OWNER WHO REMAINS DELINQUENT AFTER JULY 30TH.

This could cost a **delinquent owner** an additional \$400.00 or more in legal fees.

Owner Name	Dues Balance	Property Address
ALLISON	\$46.00	1436 PANORAMA RIDGE RD
BUCKINGHAM	\$46.00	4761 RISING GLEN DR
BUCKINGHAM	\$46.00	1515 TEMPLE HEIGHTS DR
CALDWELL	\$46.00	1526 HIGHRIDGE DR
COSTA	\$46.00	1386 PANORAMA RIDGE RD
DALTON	\$46.00	4532 SUNRISE RIDGE
FLEMING	\$56.00	4770 JASMINE ST
GIBBS	\$46.00	4544 GOLDEN RIDGE DR
HANSEN	\$10.00	1829 HAVENWOOD DR
HANSEN	\$10.00	4691 MYSTIK RD
LONG	\$56.00	4847 NORTHERLY ST
MANRY	\$46.00	4592 SUNRISE RIDGE
MCBRIDE	\$46.00	4560 BEVERLY GLEN DR
MCGINNIS	\$10.00	1391 TEMPLE HEIGHTS DR
MITCHELL	\$10.00	1456 PEACOCK BLVD
NEWSOM	\$46.00	4523 GOLDEN RIDGE DR
NEWSOM	\$46.00	4521 GOLDEN RIDGE DR
NYDICH	\$46.00	4554 QUAILRIDGE DR
PRADO FAMILY	\$46.00	4524 SUNRISE RIDGE
RING,	\$10.00	4553 GOLDEN RIDGE DR
SCHULZ	\$46.00	4709 SUNRISE RIDGE
SOTTILE	\$10.00	1659 PEACOCK BLVD
SULLIVAN	\$46.00	4549 SUNRISE RIDGE
TRACY	\$46.00	1845 HAVENWOOD DR

LEGAL ACTION TO ENFORCE THE CC&RS AND BYLAWS

A judge has granted a judgment against an owner who attempted to put a second driveway in her yard in violation of the architectural approval requirements.

In Peacock Hills v. Tennison, San Diego Superior Court GIN038624, the owner has been ordered to remove the non-approved improvements and not use the front yard area for a driveway or for parking and to pay the association's attorney fees and costs. Two driveways on a lot are in most cases not permitted under Oceanside Ordinance and are not permitted by architectural rules. This case shows that the architectural rules are enforceable and enforced and that failure to abide by the rules can cost an owner significant amounts of money.

Tailfeathers

In 1978 there were few houses in Peacock Hills and the nearest store was five miles away. With no provision for a Club House there was little to do in an area that looked like a white desert. Two determined ladies with a club in mind went from door to door in an effort to recruit members. Fifteen attended the first meeting. A president and officers were chosen, rules established and the name "Tailfeathers" was selected in harmony with Peacock Hills.

A Non-profit club conducted under Roberts Rules and devoted to the pursuit of Fun and Good Fellowship. As the Community expanded so did the membership to its present level of well over one hundred members. Monthly luncheons attract many and provide great entertainment plus the satisfaction of supporting a local charity each year. A monthly Newsletter and Annual membership roster is published. There are many varied and interesting activities and the dues are only \$8:00 per year.

From the past to the future, KUDUS to the two ladies who made the object of their dreams come true and to our ladies of Quality who are hot on the trail to keep up the pace, uphill or down. They will fan the flame to keep "Tailfeathers" alive and thriving. To become a member call Marjorie Forbes. Phone 941 7906.

Nancy Brunt Publicity

DELINQUENT RESIDENT SURVEYS

After personal delivery of forms and sending Friendly Good Neighbor Notices to many residents WE have not received Resident Surveys for the following Properties. The Resident **must** complete the form, but the OWNER is considered the violator.

The fine is \$100.00 and collection costs and legal action to enforce compliance can amount to \$400.00 or more.

ACTION WILL BE TAKEN IF RESIDENT SURVEYS ARE NOT RECEIVED BY JULY 30ST 2005

Owner Name	Property Address
BECKER	4743 SUNNY HILLS RD
COSTA	1388 PANORAMA RIDGE RD
DASCOMB/OSUNA	1412 PEACOCK BLVD
DE SALVO	4547 GOLDEN RIDGE DR
ELLISON	1405 HIGHRIDGE DR
GREGG	4525 SUNRISE RIDGE
LONG	1386 CASPER ST
MEDINA	4531 ROYAL OAK DR
MONTIEL	4730 KNOLL WOOD CT
NAVARRETE	4578 ROYAL OAK DR
NICHOLS	4527 SUNRISE RIDGE
PAGAN	4752 RISING GLEN DR
THIELE	1772 ROUND TREE DR
VAN RIPPER	1768 ROUND TREE DR

IRENE WOLFE expresses her thanks and appreciation for the Letters, Cards and Prayers. Irene worked hard over the years to keep Phase 4 afloat and still helps us when she can. We wish her well!

Neighborhood Watch Member's Report Crimes.

While we don't want to cause unnecessary alarm you should be aware of the following.

On 21st June the presence of ten teen-agers with black hoods on their heads were observed by a Board Member on Rising Glen Drive at 12:30 am. They left when the police arrived at 1:30 am.

Before and after this event reports were received of large garden ornaments being removed from three different location in Neighborhoods 1 and 2.

At 8,30 am on the 30th of June the police were called to properties on Westridge Dr. in response to a Report by the Neighborhood 4 Watch Volunteers that 4 mailboxes had been vandalized the night before. The mailboxes appeared to have been hit with a baseball bat or other heavy instrument.

In the course of the investigation it was learned that Residents had found their mailboxes open on the morning of the 28th June, they were sure the doors were closed the night before.

We are informed that mailbox vandals are at work in Neighborhood 4 and one act was committed on Peacock Blvd. at Westridge Dr.

The investigating officer recommend we advise all residents to call the police if they see anything suspicious including groups of young folk who he said should not be wandering around our community anyway.

This is a good reason to volunteer for the Neighborhood Watch Program.

Welcome to our New Residents, we hope you have a long and happy residency with us. We are fortunate to have a clean attractive community. Please help us to keep it that way

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, included name, address and phone number.

Thank you.

**CLASSIFIED ADVERTISEMENTS
SERVICES & MERCHANDISE**

- Interior Designer.** Color coordination, flooring, painting, Reupholster, space planning, and Discount to Peacock Hills.
Marilyn Maynard, partnershipndesign@juno.com**295-8823**
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Beverley Hanson.....**945-4290**
- Housecleaning**, care giving, dog walking or sitting, run errands, yard work. References.
Mary Mastropierro**434-4955**
- Neighborhood computer repair**—15 years experience with upgrades, software installation and training.
Jim Baxley**941-2018**
- Personal Assistant & Organizer**, office or home, senior discount, PH Resident.
Helga Freitag.....**630-7058**
- 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, miscl. 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**
- Construction/Remodeling** Licensed. Peacock Hill's resident. Just give a call to put your dreams to work. .
Roger**295-5180**
- New to computers?** For one-on-one help at your own computer, Please call **Toni*****82 630-6341 or FAX 620-6342**
- Painter**—Indoor/Outdoor/Trim. Quality Reasonable Rates. References. Call for quote. **Rudy Salas**.... **500-0315**
- 17 inch Computer Monitor**, excellent condition, beige color. \$30.00 free installation.....call **Clem Beck**.... **726 3910**
- Barbecue with Cylinder and propane.** L/side warmer and R/tray. Very Good condition (cost \$199). sell **\$75.00...726 3910**
- Boost+ Supplement 24 can flats \$24.00 ea.** 3 flavors Vanilla/Strawberry/Choc. **Christine**.....**414 9344**
- Summer spruce up-cream/cream camelback cherry sofa, cherry oval cocktail table \$140/\$50**
Or both for \$ 160.00..... **Patti Green 724 4149**

Note to advertisers. Ads must be renewed for future editions by calling the editor.

**Teddy Bears
Tsunami Children's Campaign.
A HUGE SUCCESS**

Thank you, PEACOCK HILLS Contributors. We collected over 2,000 plush toys, blankets, baby clothes etc. and sent them off to precious children in need of a HUG. Our gifts went to India, Sri Lanka, Thailand and Africa. Rest assured you have given joy and comfort to those in need. Thank you and God Bless you for your generosity. Beverley Hanson, Project Coordinator.

Editors note: Congratulations to Beverley for a job well done!

Calendar of Events

Date	Event
July 4, Monday.....	Independence Day
September 5, Monday	Labor Day
September 11, Saturday	Patriot's Day

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

- Name phone
- Gary & Sheri Burley, CA Buyers & Sellers .533-6000**
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- Mike Johnson, Windermere.....390-2402**
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