

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, Oct. 17th. 2005
St. Margaret's Parish, 4300 Oceanside Boulevard**

The future of our community may be decided this year.

An increase in the annual assessment is being proposed, together with a number of amendments to the CC&R's in response to input from many owners regarding regulation of vehicles and other matters. These actions of the Board are authorized by our governing documents and presented as a package for your consideration.

A ballot will give all owners an opportunity to consider each issue on a stand-alone basis by voting Yes or No. Be sure to vote on each issue. The Board members have unanimously approved these proposals. Their views are presented.

**ELECTIONS OF BOARD MEMBERS FOR 2006 WILL BE HELD AFTER THE OCTOBER GENERAL MEETING.
BALLOTS WILL BE MAILED OCTOBER 21ST. SEE "NOMINATIONS" PAGE 2.**

Presidents Report

Blaming the Messenger

Owners who do not follow established rules and procedures often become frustrated and upset when they break the rules. Then when required to comply they tend to take their anger out on the individual representing the association, with whom they are dealing.

Individuals who enforce the rules for the association are volunteers working on behalf of and for the benefit of all owners so we can maintain the value of our homes.

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Dues Increase Recommendation

US Government statistics show it would take \$123.00 today to match the purchasing power of \$36.00 when Peacock Hills was created.

Your Board feels we need to **increase the annual assessment from \$3.00 to \$6.00 per month for a Total of \$72.00 Dollars per year, to keep our Senior Association financially viable.**

We need to be able to hire help to accomplish tasks that require onsite management and business computer skills, leaving decision-making and follow-up action to the Board members.

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Tailfeathers

September is the start of a New Year for the Tailfeathers Ladies Club, with the first luncheon at El Camino Country Club. It's time for paying yearly dues of \$8.00 and swearing in of the officers for the New Year.

The initiation was accomplished by ex president Marjorie Forbes. Re-elected were: Betty Anderson. President: Betty Johnson. 1st. VP. Edith Delanay Secretary. Tillie Spendlove Treasurer. New member Shirley Meda., gallantly offered her services for 2nd. VP. Kudos to Shirley and good luck in her first term in office.

In a rapidly changing world Tailfeathers Vice presidents have the arduous task of finding suitable restaurants with good prices. They will be pressing for the best deal.

The October luncheon will be at Chaios Ristarante. E.Vista Way. November at Shadow Hills Country Club. December and " Merry Christmas " at San Marcus Country Club. Luncheons are on the second Wednesday of each month; social hour and no host cocktails from 11am till noon followed by lunch.

To become a member call Marjorie Forbes at 941 7906.
Nancy Brunt Publicity

Architectural Committee Views

SIDE YARD PARKING VIOLATES OUR CC&R'S

Side yard Parking is not permitted without approval of the board. Our CC&R's require approval of the board and that the vehicle must be masked from view. Due to the requirement of a maximum fence height of six (6) feet it is not possible to mask a motor home. Therefore this board has never approved side yard parking.

A Vehicle of the size of a Motor home may also affect a Homeowners ability to sell their adjacent property.

Propane Cylinders on board recreational vehicles may also represent a fire hazard to Neighboring properties.

Amendment to section 9.11 to permit the Board or ARC an option on window replacement as follows: "Notwithstanding the general requirement of both sides of a duplex effecting changes at the same time, an exception may be made by the Board or ARC for dual pane retrofit or replacement windows of same dimension in vinyl, fiber-glass, wood or aluminum frames.

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Parking of Motor Vehicles etc.

It could happen to you!

How would you feel if you had to live with a Motor home parked on your roof mate's driveway? How about a 5th Wheeler, Trailer or large Truck, destroying 90 degrees of the view from your home and creating a hazard for you and sidewalk pedestrians when you back out of your drive?

These Vehicles are no less unsightly parked in the side yard. Their owners have violated the City of Oceanside codes when parking the vehicles.

Some have been used for storage or living quarters, which is also a violation.

After receiving a petition with 131 member signatures we feel we must take action.

We are proposing an additional CC & R section:

9.19. **Parking:** Except for loading and unloading and such other purposes and for such periods as may be permitted under Rules adopted by the Board, there shall be no parking or storage upon a driveway or upon a Lot, of recreational vehicles (including motor homes, 5th Wheels, campers, boats, travel trailers and similar items), or of utility trailers or of any vehicle not capable of being placed within the garage of the home with the garage door shut.

No more than two licensed, operational Passenger Vehicles per unit may be parked on the driveway outside of the garage. No other vehicle may be parked upon a Lot, except in the garage. No vehicle parked upon a driveway shall block any of the public sidewalks in front of the driveway.

Clem Beck. President

Nominations of Board Members for 2006

Committee Chairperson Patti Lynch-Greene.
Members: Jean Carrillo, Ray Miller and Vic Sommer.

Nominations can be write in or called in from the floor, provided the nominee attends the meeting and accepts. Ideally nominations should be presented to committee well before the meeting so they can be verified as willing to serve and understand their duties.

Ballots will be mailed out in different colors showing the nominees for a specific Neighborhood. The two nominees receiving the most votes will be elected.

One to serve two years, the other one year.

Blame the Messenger

Without the Association and a pro-active board, Peacock Hills would not be a senior community and would not be a desirable place to live.

If you want to see what a slum area senior housing can turn into without an active association, visit Vista Hermosa which lost its senior status and dissolved its association. (take Avenida Descanso north from North River Road in Oceanside to Calle de Retiro and you are in the Hermosa development).

In that project, which has no architectural controls – and shows it, the average two bedroom, one bath, 820 square foot house is selling for about \$350,000, while a similar house in Peacock Hills is selling for \$280,000.00. The difference is supply and demand.

There are a lot of two or more wage earner families with children, competing for the relatively low supply of family housing in that price range, while the number of seniors looking to buy is more limited.

Notwithstanding the difference in house values, I doubt many owners in Peacock Hills would trade for a home in Vista Hermosa!

Clem Beck. President

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Architectural Committee Views

Amendment section 9.11 to provide: Neither the Board nor the ARC shall approve any additions to a residence which would increase the living area of a residence to more than 1250 square feet.

Amendment, add to section 9.12 **Height Limitations** No fence upon a lot shall exceed six feet and no fence or wall shall be constructed in the front yard set-back. The board may approve retaining walls in the front yard setback to control erosion The wall can only be six inches above the ground immediately behind it to control Erosion.

Amendment, add to section 9.13 **Temporary and Accessory Buildings.** Neither the Board nor the ARC shall approve any accessory building that is larger than 120 square feet. No more than one such building will be permitted on any lot. Sheds on lot lines may not exceed six feet in height.

Robert Day, Board Member and ARC Chairman

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Dues Increase Recommendations

Most senior communities, with low annual assessments are unhappy with their Management Companies, because in today's environment it's not profitable for companies like LMS to provide the onsite services we must have, for what we can afford to pay.

The current bank balance acts as a good deterrent against frivolous law suites but we cannot afford to spend it down paying for day-to-day help keeping track of the association's business.

This makes it necessary to recommend an increase in our dues and the hiring of independent contractors to reduce the burden on the volunteer board members who by provision of the CC&R's cannot be paid

Gerald Carey. Vice President.

A View from the Rules Committee

Adoption of these amendments will provide the Rules Committee and Association members clear guidelines when dealing with the amended issues.

As volunteers striving to ensure the survival of our Senior Community, we want to enforce the rules and regulations in a fair and equitable manner for all members of the community.

Approval of the increase in annual dues will make it possible to obtain the help and services we need to stay on top of violations; allow us to improve the existing entry signs and add new Senior Community signs at other entrance streets of Peacock Hills. This will clearly identify our location within the City of Oceanside.

We will also have funds for stenciling high visibility street addresses on the curbs, which are vital locators for quick emergency response.

Our long-term goal is to have adequate funds to enable us to assist members experiencing financial hardship in their home's maintenance.

LETS MAKE PEACOCK HILLS SHINE!

Martha A. Winters, Sec/Treasurer

An Opportunity to Secure our Future

The Board's new plan will do the job and the proposed dues increase is your investment to help make it happen.

AN INVESTMENT OF ONLY TEN CENTS PER DAY.

Your home is your biggest investment – and its value is only as high or low as your neighbors – so let's work together to maintain and appreciate our property values!

LET US DO IT TOGETHER!

The General meeting will be held in the congregational area of St Margaret's Parish. Please enter by the front door and take your seat in the center section in front of the Board tables.

We appreciate the opportunity to use the church for our meetings let's not forget it is first and foremost a church and conduct our meeting with the demeanor that will ensure our welcome in the future

Patti Lynch-Greene. Board Member.

Increases In Fine Schedule.

Enclosed are new Pages 6 and 7 for the "Orange" Rules Booklet detailing the new fine schedule.

The \$50.00 minimum fine does not appear to be a deterrent; therefore the Board has determined that the Minimum will be \$100.00 with all other values being adjusted accordingly.

The new schedule is effective November 1st. 2005. The board is not interested in making money on fines. **They want members to follow the rules.**

THANKS AND NO THANKS.

ROSES to the folks that beautified their Yards.

RASPBERRIES to the folks that call **BOARD MEMBERS** before 9am in morning, after 5pm in the Evening; on Saturday afternoons and at any time on Sundays. Except in times of emergency.

Calendar of Events

Event	Date	Event	Date
Rosh Hashanah	Oct 4 th .	Columbus Day	Oct 10 th .
Yom Kippur	Oct 13 th .	Halloween	Oct 31 st .
Election Day	Nov 1 st .	Veterans Day	Nov 11 th .
Thanks Giving	Nov 24 th .	Christmas Day	Dec 25 th .
Hanukkah	Dec 26 th .	New Years Eve	Dec 31 st .

**PHSCA
BOARD OF DIRECTORS**

- Clem Beck**.....President
clembeck@peacockhills.org 726-3910
- Jerry Carey** Vice President
carey@peacockhills.org 940-8765
- Martha Winters** Secretary/Treasurer
martha@peacockhills.org 941-9762
- Beverley Hanson**
beverley@peacockhills.org 945-4290
- Dorothy Schroeder** 724-2665
- Patricia Lynch-Greene** 724-4149
- Bob Day**
bobday@peacockhills.org 639-2949

ARE YOUR DUES DELINQUENT

Pay or Lien letters will be mailed on the following.

Owner Name	Dues Balance	Property Address
BUCKINGHAM	\$46.00	4761 RISING GLEN DR
BUCKINGHAM	\$46.00	1515 TEMPLE HEIGHTS DR
PRADO FAMILY	\$46.00	4524 SUNRISE RIDGE
SCHULZ	\$46.00	4709 SUNRISE RIDGE

Law suite filed on:

SHOALS	\$115.00	4545 SUNRISE RIDGE RD
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DELINQUENT RESIDENT SURVEYS

Thank you to the members who have complied. Violations have been sent to Members list below.

Owner Name	Property Address
COSTA	1388 PANORAMA RIDGE RD
LONG	1386 CASPER ST
NICHOLS	4527 SUNRISE RIDGE

**SORRY NO ADVERTISEMENTS IN THIS ISSUE.
WE RAN OUT OF SPACE**

**Peacock Hills
is managed by**

**Lindsay Management Corp.
Joy Simcic, Representative
760.436.1144**

**7720 El Camino Real, Suite 2A
Carlsbad Ca 92008**