

PEACOCK HILLS NEWS



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

Clem Beck, Editor
Jerry Carey Associate Editor
1525 Peacock Boulevard
Oceanside, CA 92056,
Phone 760-708-3036
clembeck@peacockhills.org
WEBSITE: www.peacockhills.org

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PLAN NOW TO ATTEND

**THE NEXT QUARTERLY MEETING ON THE AFTERNOON OF
MONDAY, APRIL 24th. 2006 at 2.00 PM**

St. Margaret Parish, 4300 Oceanside Boulevard

SPECIAL PEDESTRIAN CROSSING

Remember the presentation we had in January 2005 from **Frank Watanabe**, Safety Engineer and **Cynthia Watson**, Project Manager for the City of Oceanside

The funds were allocated (\$60,000.00) and the contractor has put in some of the foundations and they will install the lighting, when the roadway is completed.

BUTTONS AND BUMPS

To be or not to be? That is the question.

Frank & Cynthia want your input on the necessity for more traffic cushions between the two that have been installed on Northerly St. They will be at the General Meeting on April 24th to discuss the possibility of placing buttons between the present bumps, to further slow the speeders. How effective are they? Your opinions will be considered.

www.peacockhills.org

**HAVE YOU NOTICED? OUR NEWLY
DESIGNED WEBSITE HAS BEEN UP AND
RUNNING FOR A WHILE. TAKE A TRIP.**

"WELCOMERS"

**** MARJORIE FORBES ****
Founder & Coordinator

With planning and hard work we have established 25 areas designated as "Blocks" in our community. We have spent a lot of time planning the Blocks and seeking Members to function as Block Chairperson who will recruit an assistant and together provide the welcome services. It is our policy to call on new Owners and Tenants soon after they move in and welcome them to the community.

Our Welcome teams will provide the new residents with a directory, a copy of our Rules and Regulations and the Resident's Survey form required by Federal and State Law in a Senior Community. They will provide answers to resident's questions or find the answer. By informing newcomers of the Rules and Regulations we hope to avoid situations where newcomers start projects that are not permitted by the CC&R's, a covenant the new owner signed to uphold when purchasing the property.

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THE WELCOME COMMITTEE MEMBERS

**** MARJORIE FORBES ****
Founder & Coordinator

*RANDY ANNIN * BARBARA BAENZINGER*
* JUDY BROCK * SHERI BURLEY *
*JEAN CARRILLO * BRENT CHRISTIANSEN *
*MARIE FORTNEY * TREVA HOFER *
* BETTY JOHNSON *MANUELA LARSON *
* ELAINE MELSON * RAY MILLER *
*JOANA REGAN * RUDY SALAS *
* HELEN SALISBURY *NORM SCHUYLER *
*JUDY SIRENO *LOIS SMITH * VIC SOMMER *
* LEONA TERRY * LOUISE THARP *
* ALBERTA THOMAS * JULIE WERT *
* HEIDE YEHLING *

**We are looking forward to providing help,
To our Board of Directors.**

The Welcome Teams do not have Board authority. They were formed to assist the Board in maintaining a well run and happy community. We sincerely thank every one who has volunteered to help keep our community a Senior Community and a nice place to live.

OOPS! NOBODY'S PERFECT

We goofed on the Rules & Regs Booklet.
And the proofreaders dropped the ball.

Parking Restrictions (Article 9.16) should have read (9.19) please correct in your Booklet.

Nuisance Article (9.5) was a duplicate of (Article 4) And the details of Nuisance (Article 9.5) were omitted.

Enclosed are corrected pages 3 thru 6. Please remove these pages in the Booklet and replace with the corrected pages.

In any event the Rules and Regs book is a condensed guide for members the full details are in the Declaration of Restrictions.

THANK YOU.

Tailfeathers

For the Tailfeather Ladies Club of Peacock Hills it is nominating time ahead. Time for ladies to volunteer their services to replace outgoing officers who have done more than their share of keeping the Club alive.

All too often these days people don't want to know. They are inclined to live in their own little world and are resistant to change. The most used excuse being they are retired. Well! So are they who have served the Club faithfully for long periods of time, and now would welcome some respite.

Please don't complain if your leaders don't do as you think they should. The remedy is in your hands – if you think you can do a better job, then stand for election. We are in need of new blood and new ideas.

Recently we had eight new lovely ladies join, we are so happy to have them, and hope they will enjoy their membership.

Marjorie Forbes, Membership Chairperson, will be delighted to tell you what a friendly group we are.

Give her a call at 941-7906

Nancy Brunt

MEDIATION

Independent Mediation is an option that we have to offer to violators, particularly Age Violators to resolve problems. If there is some special circumstance, we can sit down with an independent mediator in a non-adversarial environment and review the situation.

If a caregiver is needed, or if a member provides sole support to an underage family member who is incapacitated, let us know.

It is pointless to hide the situation and have us resorting to putting someone in violation when there are authorized solutions allowed by the CC&R's that can make it acceptable.

We want to help! Call us at: 760-708-3036

PRESIDENTS REPORT

Events are progressing according to plan; our setup with the new accountant service is running smoothly. It's a pleasure to call in to California Business Services to be able to talk directly with the person who does the bookkeeping and get answers immediately. They report that the dues are coming in steadily and we thank you for your response. We do not want to waste our time and your money following up on delinquent accounts.

Our answering service is performing well; many members are using the new number 708-3036. The service provides us with an email twice daily reporting the phone calls received. In an emergency situation they call us immediately. This enables a prompt response to important calls, allows other calls to be handled in batches reducing interruptions of the work in progress.

Our Banking is now consolidated with Downey Savings conveniently accessible at the local branch.

Handling Escrow request for documents is working smoothly and producing income to more than cover the expense.

Due to some members acting in a disorderly fashion at the last meeting there was not sufficient time to deal with the last three items on the agenda; they are listed below.

1. Giving Marjorie Forbes the time she deserved to present her "Welcomers Program" a truly significant achievement designed to help the Board do it's job.

A situation we will correct at the April Meeting

2. To update everyone on the progress of the new website.
3. Information on organized yard sales.

Disorderly conduct is not acceptable, only orderly discourse is permitted and multiple trips to the rostrum by the same individual are not allowed. Three (3) minutes per speaker is the rule in order to allow other members an opportunity to address the meeting.

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The Bylaws Section 2.3 binds us to "The Roberts Rules of Order" at our meetings. Members must wait until the board has completed its official business before they can be heard; under "Other Business" after all the official business is complete. If a member wishes to address the Board they must send in a request 5 days in advance of the meeting. So that issues can be researched and if legal questions are involved our lawyer can be consulted. At \$260.00 per hour we do not want the attorney present for an hour to answer a couple of questions.

A Request to Speak form is enclosed.

Members present at the Annual General Meeting have a right to vote on a motion, providing a quorum is present. A quorum is 50% +1 of the total members or 461 members. The CC&R's, that's "The Bylaws" and the "Declaration of Restrictions" clearly define member's rights on every issue.

These documents go with the property. They are a covenant you are bound to from the day you purchased your home in Peacock Hills until the day you sell it.

Hopefully we will soon be down to the routine matters of receiving Resident Surveys, pursuing the age violations and other routine matters of the Association.

Finally a resounding thanks to The "Welcomers" Team for their commitment to the community.

And, thanks to Marjorie Forbes for her determined efforts to organize the team.

Spring in all its beauty will soon be upon us. Let's enjoy it while meeting our obligations to the community.

Clem Beck.

A special thanks to our Secretary-Treasurer, Martha Winters, for her steadfast commitment to the community, and for her help and support.

Clem Beck

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

Caregiver: Personal Care, food preparation, laundry, light housekeeping, shopping etc. Francis Braun.....726 6446

Interior Designer. Color coordination, flooring, painting, Reupholster, planning, Discount to Peacock Hills.

Marilyn Maynard, partnershipndesign@juno.com. ... 295-8823

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...295 9184**

Computers 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**

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

Hair Cutting for Men. In your Home. \$6.00. Jane 639 2949

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

Notary Public. Lynn Sullivan..... **724 5546**

Specializing in Real Estate and Leasing Agreements.

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**

Paper shredder \$10.00 Mildred Owens758 4702

55 Year Old Female Newcomer..... seeks walking companion **Phone.....295 9184**

Sewing Alterations and Mending. Marilyn Williams.758 9780

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

- Name phone
- Tom Anderson, Help-U-Sell Direct.... 207 8898**
- Gary/Sheri Burley.**
- CA Buyers & Sellers.....533-6000**
- Barbara Cornell, Realty Executives. 758-8193**
- Bette & Ed Curtis, Realty Executives. 631-0606**
- Laura Bassett, Sparrow Realty 754-8207**
- Mike Johnson, Windermere.....390-2402**
- Mike Boyd, Windermere.....295-1599**

Calendar of Events

Date	Event
Saturday, April 1	April Fools Day
Sunday, April 2	Daylight Savings Time Begins
Sunday, April 9	Palm Sunday
Wednesday, April 12	Passover
Friday, April 14	Good Friday
Sunday, April 16	Easter
Thursday, May 5	Cinco de Mayo
Sunday, May 14	Mother's Day
Saturday, May 20	Armed Forces Day
Monday, May 29	Memorial Day
Wednesday, June 14	Flag Day
Sunday, June 18	Father's Day

**PHSCA
BOARD OF DIRECTORS 2006**

DIRECT ALL PHONE CALLS TO 760-708-3036

Clem BeckPresident
clembeck@peacockhills.org 2 year term

Jerry Carey... Vice President
carey@peacockhills.org 2-year term

Martha Winters..... Secretary/Treasurer
martha@peacockhills.org 2- year term

Jean Carrillo..... 1year term
jean@peacockhills.org

Beverly Hanson.....1year term
beverly@peacockhills.org

Patricia Lynch-Greene.1year term

Beverly Schmidt1year term
beverly@peacockhills.org

Charlotte Walker.... 2-year term
charlotte@peacockhills.org

**Peacock Hills Senior Community
Association Inc.**

**Is Now Manage By:
The Board Of Directors.**

**1525 Peacock Hills Boulevard
Oceanside, CA 92056
Phone 760-708-3036**