

PEACOCK HILLS NEWS

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**A DEDICATED SENIOR COMMUNITY
FOR 55+ YEAR OLD RESIDENTS**
***Our MISSION: "Ensure Members; a Friendly,
Safe, Financially Stable Senior Community"***

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Volume XXVI, Number 3
July-August-September. 2006

PLAN NOW TO ATTEND
THE NEXT QUARTERLY MEETING ON THE AFTERNOON OF
MONDAY, JULY 17th. 2006 at 2.00 PM
St. Margaret Parish, 4300 Oceanside Boulevard

DELINQUENT DUES & RESIDENT SURVEYS

Thank you to the 897 members who paid their Dues and the 887 who completed Resident Age Surveys

Members who have not paid their ANNUAL DUES (\$72.00) have a \$10.00 late fee added to their account. If we have to send a Pay or Lien Letter an additional \$360 in legal fees will be added to their account.

COMPLIANCE IS NOT AN OPTION, it's a Home Owner Membership requirement!
See page three (3).

Some Members have not submitted their RESIDENT SURVEYS. THIS IS NOT AN OPTION! It is a Federal HUD requirement **we must obey** to keep Peacock's Senior Status! There is a \$200 fine for failing to submit.
See page three (3).

Moving into a Membership Association like Peacock Hills means accepting the Rules & Regulations of that Association. Peacock Hills R&R's are intended to address the needs of our community;

YOU MAY HAVE BEEN MISLEAD

Recent petition gathering efforts, intended to gather support for Rescinding the majority approved R.V. parking restrictions, have been reported as "not affording petition signers full disclosure."

Petition sponsors propose, rescinding the recent membership approved restrictions on R.V. parking as well as the replacement of the Association's duly elected Board with individuals seeking to overturn the R.V. amendment.

The nature of this petition activity may have misled some members into support, not intended. It was also reported some members felt harassed when petitioners made multiple attempts to acquire signatures after being told No.

Members feeling they were misled or harassed by a petitioner should report their feelings to the Association at 708-3036 by asking to be added to the "Mislead or Harassed List".

The Board of Directors.

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PRESIDENTS REPORT

The first six months of 2006 has been a time of progress and accomplishment, in spite of some transitional challenges. We have assumed full responsibility for the management of our Community. This action saves the Community thousands of dollars in fees and makes us more financially able to address Association issues requiring legal action, should the need arise.

We are pleased with the performance of California Business Solutions in handling our finances.

You have a Board of Directors committed to the best interest of the majority of our Members, who have adopted this mission statement: **"Ensure Members a friendly, safe, financially stable community"**

Our reserves are invested at 5.1%. We are developing the plan to hire Qualified Individuals to perform the detail work of Onsite Management, freeing board members of this burden to permit them a life of their own. The plan will be included in the 2007 Budget.

Thanks to **"The Welcomers"** for their contribution, helping new residents and helping the Board. Their efforts are truly appreciated.

I can say with great confidence we have the most objective board ever, we are on track and moving ahead.

"The State of the Community is Sound"

Thanks for your support. *Clem Beck*

Tailfeathers

Newly elected officers of the Tail Feathers Women's Club of Peacock Hills for the 2006-2007 Year are as follows:

PRESIDENT	Betty Johnson
1ST VICE PRESIDENT	Betty Andersen
2ND VICE PRESIDENT	Matilda Spendlove
SECRETARY	Shirley Meda
TREASURER	Edith Delonay

Tail Feathers won't be meeting in July or August, but will begin our monthly meetings again in September. Anyone interested in joining Tail Feathers, please call Membership Chairman, Marjorie Forbes, at 941-7906

UNDER AGE MEDIATION

Mediation was held on 4-25-06 under the auspices of North County Life Line Services mediators between Mr. Landes of Northerly Street and the Association.

Mr. Landes was under age and had resisted all efforts to comply with our Age restrictions. When faced with documentary evidence of the fact that the prior offender had to pay our legal fees as well as her own, almost **\$3,000.00**, Landes changed his attitude and signed a legal agreement to vacate the home in 30 days, dogs and all!

NEIGHBOR PROBLEMS

A new neighbor was asking about their neighbors. An old-timer responded by asking, what kind of a neighborhood did you just leave?

Most of us will find, with few exceptions, neighbors just like us. ***If you want good neighbors, be a good neighbor!***

Pull your weeds,

Take pride in your home, pick up trash, smile and say howdy. If you need help with all but the last, hire a Marine at: www.hiremarines.com

OCEANSIDE PARKING ORDINANCE (Ord. No. 90-07, § 1, 2-14-90)

Sec. 13.25. Unlawful parking of trailers and other vehicles. It shall be unlawful for any person to place for storage or to park for more than forty-eight (48) consecutive hours a trailer, detached camper, boat, boat trailer or mobile home in the required front yard setback of a residential building or within the required yard of any lot in any zone as established by the terms of the city's zoning Ordinance No. 88-22, as may be amended from time to time. All trailers, detached campers, boats or mobile homes parked or stored outside of the boundaries of a duly licensed trailer park shall be completely disconnected from any and all utilities, and no living quarters shall be maintained or business practiced in any such stored vehicle or detached camper.

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DELINQUENT DUES & RESIDENT SURVEYS

"Ensuring Members a Friendly, Safe, Financially Stable Senior Community". This Mission is only possible by keeping Peacock a Senior Community, which requires Members to follow rules approved by the majority of Members.

To those who have not honored their commitment to the Association, be assured that we expect compliance. Before sending delinquent members a Pay or Lien Letter we are giving them a further opportunity to correct their oversight by publishing their names and address in the newsletter.

Remember the fine for not sending in the resident survey is \$200.00.

Please co-operate, as we don't want to waste the financial assets of the members who have met their obligations and our time on enforcement.

The Board of Directors.

MEMBERS WHO HAVE NOT PAID DUES

Owner Name	Property Address
FOSS	4757 WESTRIDGE DR
CHURCH	4771 WESTRIDGE DR
ALBANI	4709 SUNRISE RIDGE
SEEBANTZ.	4724 SUNRISE RIDGE
NAVA	4702 SUNNY HILLS RD
ENMAN FAMILY TRUST	4722 SUNNY HILLS RD
WEBB	1402 TEMPLE HEIGHTS DR
SPELGATTI FAMILY TRUST	1408 HIGHRIDGE DR
PARKER	1444 HIGHRIDGE DR
CALDWELL	1526 HIGHRIDGE DR
HENDRICKS	1416 ROLLING HILLS DR
AUSENCIO	1363 TEMPLE HEIGHTS DR
ROJHANI	4539 WESTRIDGE DR
BREMER	4547 QUAILRIDGE DR
PRADO FAMILY TRUST	4524 SUNRISE RIDGE
LYONS	4584 SUNRISE RIDGE
MURRAY	4599 SUNRISE RIDGE
SHOALS	4545 SUNRISE RIDGE
MENDOZA-CADMAN	4569 GOLDEN RIDGE DR
RING	4553 GOLDEN RIDGE DR
MCBRIDE	4560 BEVERLY GLEN DR
ZAHNISER	4548 ROYAL OAK DR

RESIDENT SURVEYS NOT SUBMITTED

Owner Name	Property Address
MAAS	1535 ROLLING HILLS
NAVA	4702 SUNNY HILLS RD
LUGO TRUST	4728 SUNNY HILLS RD
ALBANI	4709 SUNRISE RIDGE
SEEBANTZ.	4724 SUNRISE RIDGE
VELASQUEZ FAM. TR.	4602 SUNRISE RIDGE
SUAZO	1549 TEMPLE HEIGHTS
SPOTO	4710 WESTRIDGE DR
CALDWELL	1526 HIGHRIDGE DR
SANFORD	1435 HIGHRIDGE DR
FOWLER	4758 JASMINE ST
MONTIEL	4730 KNOLL WOOD CT
ALVARADO JR.	1429 TEMPLE HEIGHTS DR
WEBB	1402 TEMPLE HEIGHTS DR
GONZALES	1459 TEMPLE HEIGHTS DR
CARVAJAL	4837 NORTHERLY ST
COSTA	1388 PANORAMA RIDGE RD
BOHANNON	1387 TEMPLE HEIGHTS DR
WEST	4570 BEVERLY GLEN DR
WILCSEK / HANSEN	4548 BEVERLY GLEN DR
TRACY	1845 HAVENWOOD DR
MELLING / LEBLANC	1841 HAVENWOOD DR
MCCARTT	4528 QUAILRIDGE DR
HARDING	4553 QUAILRIDGE DR
ZAHNISER	4548 ROYAL OAK DR
MCNALLY	4536 ROYAL OAK DR
KEREKES	4519 SUNRISE RIDGE
FUNCK	4539 SUNRISE RIDGE
SULLIVAN	4549 SUNRISE RIDGE
ROSENFELD	4586 SUNRISE RIDGE
LYONS	4584 SUNRISE RIDGE
SHOALS	4545 SUNRISE RIDGE
FUNCK	4572 WESTRIDGE DR

MORE POOPING PROBLEMS

We do not usually take note of unsigned letters. But this one serves a worthy cause. Ed.

"To All Dog Owners who allow their dog's to pee and poop on everyone's yard and flowers. Walk your dog or dogs around your OWN yard to pee and poop in your yard----- then take it for a walk for exercise. Dogs do not know any better but the dog owner's should. (Most do not) Where are their bags to clean up the mess??? My flowers are trampled down, scratched out and dying from dog pee and poop. Wake up guilty dog owners and show some intelligent respect for other property owners"

This also applies to the Peacock Blvd median. Ed

CLASSIFIED ADVERTISEMENTS
SERVICES & MERCHANDISE

Caregiver/Companion: Personal Care 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 Mastropierro...**295 9184

Computers 15 years experience with upgrades, software installation and training. **Jim Baxley.** 941-2018

Computer Hewlett Packard--1.7Ghz/512Memory. NEC 17 flat Monitor. HP Printer, HP Scanner **Call Joe 726-6702**

Expert Seamstress. Alterations and home sewing projects.

Madeline 830 4893

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

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.

Massage Therapist. 10 years in San Diego., Licensed **Gloria Lawrence** 945-9197

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

Professional Therapeutic Massage in your home 50 dollars per hour. PH res. only. Lic., 20 yrs exp.

Julie Strassburger.. 724-1201

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

Sewing Alterations and Mending. **Marilyn Williams.**758 9780

"SEE MORE" For Vision Impaired. Magnifies 4 to 60 times. Sony monitor Color and B&W. Less than half price at \$1,050 dollars.

Call **Vic at** 758-9378

Treadmill Model New 110volts perfect condition LCD readout **110 Dollars.** **Call Clem 726 3910**

**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

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.

Calendar of Events

July 4th Independence Day.

July 22nd Rosh Hashanah

Sept 4th Labor 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.org2 year term

Martha Winters..... Secretary/Treasurer
martha@peacockhills.org2 year term

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

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

Patricia Lynch-Greene.....1 year term

Beverly Schmidt1 year term
beverly@peacockhills.org

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

**Peacock Hills Senior Community
Association Inc.**

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

**1525 Peacock Blvd
Oceanside, CA 92056-2101
Phone 760-708-3036**