



Peacock Squawk

Volume XLVII 4th quarter 2024 Newsletter

Peacock Hills Senior Community Association

A Dedicated Senior Community established in 1976

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Next Regular Meeting

January 21, 2025 at 12:30 pm, Landes Community Room
2855 Cedar Road, Oceanside, CA 92056

How to join the meeting by Zoom or telephone, see page 3

Dues Increase Results

The Peacock Hills Annual Assessment is \$125 for the year of 2025.

The ballots have been counted with the following results:

Increase the Assessment to \$125 for the year of 2025. *Passed.*

398 votes to approve 96 votes to disapprove

Amend the 2025 dues amount to \$125 permanently. *Not passed.*

337 votes to approve *155 votes to disapprove*

We appreciate Howard Mason for his role as election inspector and acknowledge Lorene Burnham, Jeannine Caryl, Carla Ponce, and Alina Gonzalez for their efforts in conducting the initial count.

Unfortunately, this outcome may result in additional challenges to meet association expenses in future years, as our ballot process is a costly and time-consuming endeavor. We barely reached the required quorum this year, and another election next year will be necessary. We would like to encourage homeowners to consider supporting a multi-year increase proposal in the future to ensure a more stable financial situation for our community.

In closing, we wish you all a happy and healthy holiday season and look forward to seeing you at our upcoming monthly meetings next year.

Aavo, Eeva, Ellen, Laura, Stan, Suzy

The Nominating Committee is responsible for identifying potential candidates for board positions with necessary qualifications. The following individuals have been appointed to serve on the Nominating Committee in 2025: Stan Braga, Ellen Thompson, Aavo Reinfeldt.

Our vision is to ensure that our members live in a friendly, safe and financially stable 55+ senior community. Our mission is to enforce governing documents.

2024 Dues Collection Update

We previously reported to Association members about the large number of owners who had not paid their 2024 dues, several months past the due date. This was very concerning to the Board, because the Association relies on this income to finance all the costs associated with the management of the community. We spent much time and effort pursuing the collection of the unpaid dues, and it has paid off. We are happy to report that hundreds of dues payments have come in over the last several months, leaving a small percentage of unpaid dues. The Board recently met with the Association's attorney and discussed options in pursuing the collection of the balance of dues owed. We are now in the process of preparing documents, and will be initiating court proceedings in the near future for the collection of the delinquent dues. We will also be raising the late fee fine, which is \$10 at this time, but will be increased significantly in the future. The Board wants to thank all the members who paid their dues, as we appreciate your cooperation and commitment to helping our Association continue to meet our financial obligations, and remain fiscally sound.

Email Notifications

Peacock Hills Senior Community Association has 921 properties, however, only a little over 600 owners have returned the Annual Notice of Address and Email Consent form, permitting the use of their emails for important notifications by the Association. Per California Civil Code 4040, this permission form must be resubmitted every year.

Costly postal mailings are required for the balance of owners to receive notices such as the resident age surveys, the quarterly newsletters and other notifications. We are required to produce a quarterly newsletter, and to provide members the resident age surveys to fill out and return when they are due. Mailing these to owners who have not given permission to receive them via email, is costly to the Association. The mailing costs include photo copy fees, envelopes, labels and postage. Using email for notifications not only saves the Association a substantial amount of money, it is also good for the environment by reducing the carbon footprint.

When providing your email to the Association, the email is kept private and is not shared with any other entity. If you have not done so already, please complete the email consent form and email to Lindsay Management Services at Frontdesk@lindsaymgt.com, or send by postal mail to Lindsay Management Services, 6126 Innovation Way, Carlsbad, CA 92009. The consent form is available on the Peacock Hills website, Peacockhills.org, under the heading Reporting Forms.

The Board of Directors is constantly striving to find ways to reduce our management costs. You can help us do so with the simple act of email participation.

Our Unique Community

Have you ever wondered what differentiates Peacock Hills Senior Community Association from other similar communities? Do you describe our Association as an HOA with CC&Rs when speaking to others about it? The Board recently had the opportunity to meet with the Association's attorney who shed some light on this very subject.

As you may be aware, Peacock Hills Senior Community Association has no common area to maintain. Each homeowner owns their individual parcel and the streets, sidewalks and street lights are owned and maintained by the City of Oceanside. This means that our Association is not a common interest development governed by the Davis-Stirling Common Interest Development Act.

The terms HOA and CC&Rs while loosely used, do not apply to Peacock Hills Senior Community Association. Instead, we are an Association that is bound by our governing documents. These include our Bylaws, Articles of Incorporation, and our Declaration of Restrictions commonly known as our DoRs.

Your Board's primary responsibility is to enforce our governing documents. These were created and recorded with the County of San Diego, thereby providing Constructive Notice. They help to provide a structure from which we're able to maintain our truly special community in its pristine and highly sought after condition, protecting our investments well into the future.

Zoom meetings

In addition to attending meetings in person, you have the option of attending the meetings by Zoom or telephone if you prefer. Lindsay Management states there will be no interaction of video, the meeting will be audio only.

To join the meeting go to:

<https://us02web.zoom.us/j/86324721786?pwd=6iZPB0Epmt21li6VGQPI414vJ7WrcO.1>

Meeting ID: 863 2472 178

Passcode: 906246.

Download the latest version of Zoom from our [Download Center](#)

[Learn more about downloading Zoom.](#)

After downloading [learn how to use the Zoom desktop client](#)

If using a telephone, call 1-669- 444- 9171 to join.

Peacock Hills Board of Directors

Eeva Renger, President	-Nbh 2 Term 2024-2026	renger1000@outlook.com
Suzy Knowlton, V.P.	-Nbh 2 Term 2023-2025	suzyknowlton@yahoo.com
Aavo Reinfeldt, Treasurer	-Nbh 1 Term 2023-2025	areinfeldt@gmail.com
Ellen Thompson, Secretary	-Nbh 4 Term 2023-2025	ellencoleythompson@outlook.com
Laura Knowlton, Director	-Nbh 3 Term 2023-2025	knowltonlaura@gmail.com
Stan Braga, Director	-Nbh 4 Term 2024-2026	stanbphscaboard@gmail.com

Newsletter editor - Tom Stanson

Classified ads for Peacock Hills residents

Submit to peacockhillsnewsletterguy@gmail.com

Maximum size for an ad is three lines.

To renew a current ad for the following issue, please resend the ad again to the above email.

Peacock Hills realtors

John Nagy, Beachside Realty 760-799-6820

Rosemary Joles 619-405-7673

Isabel Bond, HomeSmart 760-212-5623

Brian Burnham, Broker 949-566-3776

Eve Flaglore Kelly, Wissel Realty 619-848-6441

Bonnie Rae Tiefenbach, Sellstate Next Gen Realty 760-622-9428

Peacock Hills resident will help you organize, downsize, do touch-up paint and small repairs. Reasonable rates and friendly, please call me, Roark, 760-295-7703.

Computer sluggish? Printer having issues? PH resident will speed and clear things up, and leave you empowered. Freeware-based solutions. Windows 10 & 11. Ernie 619-709-4332

Contracting and handyman services from Peacock Hills residents Brian and Donna. Reasonable rates, free estimates for any project. Burnham Construction (949) 566-3776
License#1050833

Free, church donated, Panera bread give away (a variety of items) every Friday from 8-10 am at 4542 Royal Oak Dr., Oceanside. All items handled cleanly with gloves and tongs. Please bring your own plastic take-home bags. Thank you.
Rita.

PH resident Caregiver for seniors. Meal preparation; light housekeeping; driving to errands, medical appts., etc. Background-checked and CA Registered. Debbie 760-522-7351 Letcher05@gmail.com

2025 Meeting Dates

1/21/2025 Regular-12:30, exec. 2:30

2/18/2025 Regular-12:30, exec. 2:30

3/18/2025 Regular-12:30, exec. 2:30

4/15/2025 Regular-12:30, exec. 2:30

5/20/2025 Regular-12:30, exec. 2:30

6/17/2025 Regular-12:30, exec. 2:30

8/19/2025 Regular-12:30, exec. 2:30

9/16/2025 Regular-12:30, exec. 2:30

10/21/2025 Regular-12:30, exec. 2:30

11/18/2025 Regular-12:30, exec. 2:30

No regular meetings in July and December.

Meeting times are subject to change based on location availability. Please check our website peacockhills.org for updates.