

Villa Trieste



January 2010

Newsletter

Insights ...

Best wishes to all for a happy and healthy New Year. The year 2009 brought a concentrated maintenance up-keep schedule for Villa Trieste. Projects completed included: resealing of our streets and park access road; repainting of second floor condominium balcony decks; repainting all French doors and sidelite windows; condominium balcony wrought-iron railings; eleven or twelve garage doors that needed repainting; tile roofs inspection, maintenance and broken tiles replacement; replacement of dry rotted wood trellises with aluminum on three of the five condominium trash enclosures and elimination of visible concrete walkway trip/fall hazards. Thank you to all of our residents who volunteered their time and work to make these improvements happen and to the community as a whole, for your patience, cooperation and understanding for inconveniences that probably occurred.

After many years of dedicated volunteer service to our community, Gerrie Calhoun has tendered her letter of resignation to the Board of Directors. The Board accepted her letter with regret, recognizing her dedication and commitment to keep Villa Trieste beautiful and well maintained for all to enjoy and take pride in. Thank you, Gerrie for all you have done for us.

As mentioned in the Treasurer's report in the following pages, one condominium is subject to public sale due to foreclosure action being taken by the Trustee. The sale is scheduled for January 12 at 10am at the County Courthouse in San Diego.

The City of Oceanside is preparing to update an Environmental Impact Report (EIR) for it's General Plan Circulation Element update. A public meeting for the EIR is scheduled for January 12 at 6pm in City Council Chambers. Their notice letter is not clear as to specific actions and local impacts but does have a map display titled 2030 Proposed Network Improvements. Among other areas noted, the map includes the Rancho Del Oro 'Road interchange. A footnote states that the map represents adopted 1995 circulation element network. A member of our Board of Directors will attend the meeting.

Jerry Reczek

Community Sign

A sign has been placed in front of and to the right of the entry gate that identifies Villa Trieste as a senior community. This is a recommendation included in a handbook

developed for senior communities for the purpose of identifying 55+ communities. Thank you Shirl Finn for choosing an attractive sign and to Joe Patane for his quick work to implace it.

Emergency Vehicle Gate

Access — Fire and Ambulance

Currently, city emergency vehicles enter Villa Trieste with a special lock box key in responding to 911 calls. This system requires them to stop and open our gates manually. These emergency vehicles are now equipped with emergency strobe lights that emit signals that automatically open closed gates that are equipped with a Fire Strobe 2000 Emergency Vehicle Strobe Detector. Understanding is that new gated communities are now required by code to have this detector. The total cost for the fire strobe installed was \$1358.00. In a Board meeting toward the end of last year 2009 the Board elected to retain the current lock box system.

Summons Received —

Slip Fall at Villa Trieste

The Master Association received a Judicial Summons to respond to a plaintiffs demand for hospital and medical expenses, general damage and compensatory damages for a slip/fall on a condominium landing during November 2007. The summons has been turned over to State Farm Insurance Company for their claims action.

Water and Sewer Rate Increase

The City of Oceanside raised rates effective December 18. The rate increases will raise the monthly water bill for a typical single family home to \$50.82, up from \$42.42. The typical monthly sewer bill would rise from \$35.11 to \$45.48. With those new rates, a typical single family homeowner will be paying \$609.00 per year for water and \$545.76 in sewer charges.

Board of Directors Elections in June

With the up coming elections, a Nominating Committee with Jerry Reczek as the committee's Chairman will be seeking candidates for nomination to the new Board of Directors that will be seated in June. There

will be four vacancies as terms will expire for three patio home seats and one condominium seat. Those elected will serve for a term of two years. An Inspector of Elections committee will be selected by the Inspector of Elections, Kathy Clark. Those wanting to serve the community in any capacity are encouraged to do so, and to contact Jerry Reczek.

Maintenance

Perimeter wrought iron fencing support brackets have rusted through and separated from their stucco wall anchors in 22 identified points around the west and south facing perimeter fences. New support brackets are being made so that the fences can be reattached in those areas already identified.

At the December Board of Directors meeting an extension was approved for an additional period of six months to provide Jaeschke on site maintenance for three days per month.

Transportation

Submitted by **Hal Koch**

The community van is sustaining itself and is being used more often by our residents. The van now has approximately 9000 miles and routine service, oil change, etc. is being done on a time versus mileage schedule since mileage accumulated more slowly. The regular grocery shopping/banking trips continue to be scheduled the 2nd and 4th Wednesday of each month, departing from the clubhouse at 10:00 am. Other van transportation requests can be made to our van coordinator, Mitzi Koch.

Landscape

Submitted by **Shirl Finn**

The Board and Landscape committee are looking into ways to conserve water, ways to trim maintenance fees and at the same time still maintain the beauty of our community. The days of unlimited water usage are over. The days of conservation are upon us even if we may not like it. This does not mean we will no longer have a beautiful community...we

can and will...but only if we plan ahead and know what our goals are.

This is an enormous task, will be accomplished in stages over a possible period of 5 to 7 years and will not be inexpensive. It's a case of spending money to save money in the long run without any special assessment. Changing to drip irrigation will be the major cost item in the budget. We will use existing plants whenever possible and are considering a Mediterranean style which will add more color than we now have.

We met with Eco-Greenscape - M&W Landscaping the 19th of December to view the preliminary plan...entryway to the community which will be of showcase quality. The Landscape committee will work closely with the Board and help identify and prioritize the work, while at the same time being sure it is beautiful.

A plan for the entry and Trieste Way is on display in the clubhouse. It includes a copy of the plan, pictures of the look we hope to accomplish, and most importantly the money break down. It will include figures based upon our current usage and cost of water and the high dollar figure of maintenance we now are paying. Maintenance costs will still exist, but will not require as many man hours. Change is not always easy to accept, but changes made with specific goals in mind that reduce maintenance costs while maintaining the beauty of the community will always be the Board's goal. We will need an open mind and patience.

Naomi Stein, owner of M&W Landscape will give a slide presentation of some of the projects she has completed and explain the plan for the entry way described above to be presented to the community at a general meeting at the clubhouse on Wednesday, January 13 at 3:00 pm. All residents are encouraged to attend, ask questions and provide input and participate as a community.

Perimeter Landscape

Submitted by **Mitzi Koch**

The Del Oro Landscape District supervisor plans to remove the old, dead shrubs along the top of our North Park area with more drought tolerant plantings in the future as their funding permits. They will also be trimming the large Eucalyptus trees along our East wall along Rancho Del Oro Road. That has already begun.

Paint Committee

Submitted by **Richard Bernier**

This is a report to the Villa Trieste HOA President and Board members on the paint condition of the Villa Trieste metal perimeter fence, on the west & south perimeter of Villa Trieste, the outer boundary of patio homes on the west side of Cartegena Way (19 homes) and Tripoli Way (9 homes) and the south side of Malta Way (12 homes and 1 gazebo). An outer perimeter walk inspection was done by Dean Howe and me on Tuesday 24 November 2009. I focused on the paint condition and Dean focused on attached hardware condition.

The overall paint condition of the metal fence is good. Even though there is some paint peeling on the perimeter fence at most of the patio homes, the peeling paint reveals unbroken paint underneath from an earlier painting. Only a very few locations show rust.

However, very many of the metal fence attached end fittings (which attach the metal fence to the stucco pillars) are rusted thru and no longer support the fence. This problem will have to be addressed first and the new attached fittings painted. At the time of this painting, the other rust-showing locations on the fence can also be prepped and painted.

Water Shutoff Valve

Every resident should take time to locate the water shutoff valve to their condominium or patio home. According to Dean Howe, some condominium buildings only have one for the entire building. A couple of buildings have one for each unit. The main shut off valves for the condominiums are located outside of the building. Each unit also has a water shut off

valve located on the water line in the closet that houses their water heater. Patio homes can turn off their water at the street at the water meter, and also at the location of their water pressure valve; some are located outside, some may be inside the garage. Call Dean Howe if you are unable to locate a shut off valve to your unit.

Social Committee

Submitted by **Lisa Reczek**

The Social Committee hosted an "Afternoon Tea" to honor the Chairpersons of each committee. Honorable mention goes to the committee members of each committee. We are very fortunate to have such talent in our community. The following is a short description of each chairperson's contribution.

Architectural Chairman - John Hurd

John has been the Architectural Committee Chairman each year almost from the time that Villa Trieste Master Association was established and that was many years ago! He continues to serve our community in that capacity as a volunteer and we owe him a great debt of gratitude for the many years that he has served and continues to serve. Thank you, John.

Clubhouse Decorating - Rita Mays Co chaired with Barbara Smith

Our clubhouse is always decorated beautifully and warmly with the colors of each season of the year and with the added personal touches of interior decorating that Rita & Barbara bring to the clubhouse. Thank you, Rita and Barbara.

Emergency Preparedness - Joe Patane

Joe has taken on this responsibility in an effort to prepare our residents and Villa Trieste in the event of man made or natural emergency or disaster. Joe has provided us with lists of items we would need if and when such emergencies occur. We know that we can count on Joe, to be there and to help coordinate our efforts to assist and help our neighbors when emergencies do occur. Thank you, Joe.

Fencing Chairperson - Shirl Finn Co chaired with Fred Kaczmarek

With the aging of Villa Trieste came the need to look at our original wooden fences and gates. Many fences were 14 to 15 years old and were never repaired or replaced. Fred Kaczmarek and Shirl Finn got started from the very beginning to inspect all of our fences, measuring every foot to determine our fencing replacement requirements and doing all the foot work to determine what our cost replacement factors would be between wood versus vinyl fences. Shirl and Fred worked on this project for about 5 years until it was completed by phases last year. This was a major project that not only enhanced the beauty of the community but also saved us big bucks now and well into the future. The community is indebted to your diligence and commitment to seeing this project thru to its completion. Thank you, Shirl and Fred.

Finance Chairman - Charles Smith

Charles has given of himself for the betterment of Villa Trieste virtually from the time he and Barbara moved here from New Jersey. He has served almost continuously as a member of the Board of Directors in every officer position. Charles has used his corporate business knowledge and experience in developing annual budgets that have kept Villa Trieste financially sound and in the accumulation and maintenance of our Reserve Account funding. Thank you, Charles.

Landscape Committee - Gerrie Calhoun with Co chairperson Evelyn Rabadan

Gerrie and Evelyn have served our community for the past 4-5 years. They have worked very closely with our contractor in establishing a maintenance cycle that has kept our community visible, beautiful and well maintained. This is no small task. Thank you, Gerrie and Evelyn.

Maintenance Chairman - Dean Howe

Our maintenance requirements within our community arise almost daily. Dean Howe not only volunteered to assume this responsibility

but has placed himself as the central point of contact. You could call it the clearing house for all routine fix it now calls for problems. He's our real "trouble shooter". As such, routine problems are handled promptly and cost effectively. Dean and his associate, Joe Patane handle maintenance problems almost on a daily basis without most of us knowing about it. The community owes Dean & Joe a great debt of gratitude for what they do for Villa Trieste and their hands on approach to fix and repair things without calling in outside contractors.

Thank you, Dean and Joe.

Painting Chairman – Richard Bernier

Richard has stepped right in and has been doing a wonderful job. Thank you too Richard for the work you have done in getting all of the French Doors painted and the Condo railing and balconies.

Thank you, Richard.

Recreation Chairperson - Irma Gross

Irma does all the coordination for all of the activities and functions that take place in our clubhouse. Irma schedules and monitors the outside agencies and groups that pay to use our clubhouse. She also makes sure the clubhouse is opened and closed each day and that proper standards of cleanliness are maintained. Thank you, Irma.

Social Chairperson - Lisa Reczek

Coordinates social functions.

Thank you, Lisa.

Social Committee Treasurer - John Fullerton aka Jocko

Our Social Committee needed someone to volunteer to be Treasurer. Jocko, being very close to Isabelle, heard of the need and responded with the war cry "Show me the Money"! We all can be assured of the financial stability of our Social Committee and its funds in Jocko's capable hands. Thank you, Jocko for doing this for us.

Sunshine Chairperson - Beulah Hellhamer started this Sunshine Committee a hundred years ago. Well maybe not that long. Beulah

and her network keep all of us apprised of the general health and welfare of each of our neighbors as we all deal with the ups and downs of the cards that life deals us. She ensures that everyone is remembered in their times of need with expressions of sympathy and healing on behalf of all of us. Beulah's works of kindness are reassuring to our neighbors who need a lift and who know that our community cares about them and their well being. Thank you, Beulah.

Transportation Chairman - Hal Koch

Hal's our Van guy. He's our Mr. Chrysler Motors. Hal keeps our community van up and running, clean and ready to go at all times.

The Van and our Van service is an important part of our community and it's service to our residents who are unable to drive and require help in getting to go where they need to go.

Thanks Hal, we do appreciate it.

Van and Perimeter Landscape Chairperson - Mitzi Koch

One volunteer position is not enough for Mitzi so she does two positions! Anyone who knows what it's like to be without transportation and needs to get to the doctors appointment, grocery shopping, banking and the like, understands how important this service is to our community. Mitzi not only has to meet the transportation requirements of our residents but must also arrange for assignment of volunteer drivers to be available. Many times Mitzi just does it all! As Perimeter Landscape Chairperson she coordinates the needs and interests of Villa Trieste with the city of Oceanside's Del Oro Landscape District which surrounds our community. No simple task. Thank you, Mitzi for all you do.

Welcome Chairperson - Darlene Barrail

Everyone is greeted and welcomed into the community after they get settled in. This is a key function as it assures each new resident that they become a part of our community when they take residency in Villa Trieste. Remember the saying, "that you only get one chance to make a good first impression". That's what Darlene Barrail does. She makes

them feel welcome, verifies eligibility requirements and reinforces their responsibilities as a resident in Villa Trieste. She does this efficiently and accurately. Thank you, Darlene.

As the guests were being served tea you could not help but notice how impeccably and beautifully tables were set with the traditional China, silverware on decorative tablecloths. The delicacies included; cucumber sandwiches, scones and cookies. If you haven't been to tea you'll be pleasantly surprised.

Each year **Genoa Way** hosts the **November** social celebrating Thanksgiving Day. This is a treat for many of us and fills that gap with friendship, caring and a lot of delicious food when family members live elsewhere. Thank you Genoa for a very delicious turkey dinner!

December Social by Marcie Bernier
Thank you, Rita Mays, for decking the clubhouse in such loveliness for the holiday season.
The festive setting lent a beautiful ambiance for Villa Trieste's monthly social on Thursday, Dec. 10. The refreshing aroma of natural greenery in Beverlie Kersey's attractive centerpieces added to the festive atmosphere.
The residents of Cartegena Way provided delicious hors d'oeuvres and all in attendance added their personal delectable touches to the heavily laden groaning board. The food was scrumptious, the atmosphere joyous, and the guests filled with holiday spirit.
Thank you, one and all, for making this a very special celebration!

Social Highlights for the year – check clubhouse bulletin board and for updates.
January 9 – Continental Breakfast.
Monthly socials begin February.
Cocktails with the Hurds - last Sunday of each month.
Date for Dinner beginning in February.
June – Continental Breakfast.
Up coming events Avo /Moonlight Theatre outings.

Del Mar horse races.
Suggestions for new events are always welcomed.

www.villatrieste.com

If you are connected to the internet please let us know this will help us update our roster for newsletter delivery. Call Lisa Reczek or email lisa.lisa@cox.net.

Clubhouse Carpet

by Shirl Finn

Have you noticed our new carpet in the Club House? We hope you like it. It is Shaw carpet and is top of the line and should give us a long life. Spots and dirt shouldn't show as much. Irma Gross has the name of the carpet cleaners who have been trained by Shaw and we have been recommended to spot clean immediately with just plain water. Cleaning it too often is not recommended.

Welcome Committee

Submitted by Darlene Barrail

Please update your phone directory with the following:

Karen Mason, new telephone number
760-547-5302

Joyce Anderson, new address
317 Tiffany Dr.
Bakersfield, CA 93312
661-588-1883

Welcome to Villa Trieste!

Paul (Jim) Hooker Jr. and Annie
2381 Cartegena Way
310-961-7664

Jan and Connie Krc
3388 Corsica Way
760-231-7276

Anne Cone
3355 Genoa Way #130
443-370-6911

Happy 2010

