

Villa Trieste



March 2010

Newsletter

President's notes . . .

The El Niño driven storms are a welcomed rain producing phenomenon to all of the West Coast and especially here in Southern California. However, some of our Melaleuca trees were up rooted on Tripoli Way and two others on Corsica Way were removed because of the danger of toppling over on homes there. Additionally one roof leak was reported on Corsica Way underneath a dormer and two leaks around windows were reported in the condos. With all the rain, the tile roofs and seals around vent pipes remain stable and intact.

The Board of Directors has sent a letter to all homeowners concerning additional information on a proposed Relandscape Plan. The Board wants to keep everyone informed and involved in the decision making process. Look for it in your mail and provide your comments, please on the sheet provided by March 15th.

Jerry Reczek

Treasurer's Report

Submitted by **Charles Smith**

The most recent Financial Statement for the first month of 2010 shows a monthly, as well as year-to-date, surplus of \$7,562.08. This is because a number of charges have not yet been processed. Also, we now have completed charting the actual costs for utilities for the last three years in the re-structured categories that are more meaningful. This will permit Accounting to return to the recording of charges in the accrual process basing their projections on the historical seasonal data. This will be more timely as well, since actual bills were very late coming into PCM. However, there were some glitches handling the closing of the year 2009 and the transition from reporting actual vs accrual. This resulted in significant understatement, which will be corrected in February.

The total equity is \$57,685.70, which includes the surplus noted above.

The Board of Directors has for some time discussed the need for a Landscape Reserve as plantings age beyond their expected life. Since we are currently considering a proposal for substantial change in our landscape, the Board approved the creation of a Landscape Replacement Reserve as a means to set aside funds to be accumulated separate and apart from the mandated requirement of our Annual Reserve Study. It is felt this is an ideal time to do this since there are some surpluses that can be used to provide initial funding. Reallocation will not impact our status of 105.1% Reserve Funding.

Motions were approved to reallocate the following:

- (1) \$25,000 from a \$30,017 surplus in the Painting/Renovation Reserve. We have accomplished many maintenance efforts in 2009 at considerable savings in relation to the projected costs in the Reserve Study. Hence, the surplus.
- (2) \$13,000 due to duplication in the 2010 Reserve Study that were also in the 2009 study. It was not clear when the

2010 study was done in June of 2009 whether this work would be done in 2009 or 2010. To be safe, the amount was repeated in the 2010 study. However, the work was done and charged in 2009, creating the surplus. This includes \$8,500 in the Roof Reserve and \$4,600 in the Recreation Area Reserve.

- (3) \$15,000 the Operating Surplus for 2009 due to expenditures less than budget. This brings the total in the Landscaping Replacement Reserve to \$53,100. This could be used to fund the proposal for replanting the entry way that is currently pending. Or it could be used for incremental changes in some other manner.

Front Entry/Trieste Way Relandscape Proposal

The Board of Directors has mailed correspondence to every homeowner providing additional information on the proposal and asking for additional written comments to be returned to the Board by March 15th. This is in addition to the comments requested after the January 12th ECO Landscaping presentation at the clubhouse. Your comments and recommendations continue to be important to the Board of Directors and their direction and decisions.

California Civil Code SB407

This concerns water conservation, and requires replacement of all plumbing fixtures with water conserving fixtures such as toilets, faucets and shower heads. These measures must be completed by January 1, 2014 on single family home remodels and by January 1, 2017 on single family residences. It imposes similar requirements on multi family residences such as our condos, by January 1, 2019. Many of our homeowners have already taken advantage of rebate programs to purchase new low flow/water efficient toilets and other free offers to replace old shower heads with water saving ones. As a service to the community, ARS, a plumbing company is offering to come to Villa Trieste to provide a free service inspection for those who want it.

Their HOA special offer includes a complimentary water heater flush and 40 point health and safety inspection. ARS will inspect faucets, drains, toilets, emergency shut off valves, pressure regulators, supply piping, hose bibs, washing machine faucets and hoses. This service normally costs \$99.00. April 5th to April 9th is being set for ARS to be here at Villa Trieste. A sign up sheet will be posted in the clubhouse for residents desiring this service. March 18th is the deadline to sign up.

Rancho del Oro (RDO) Road/State Route 78 Interchange

The city of Oceanside has been holding a series of public meetings to update it's General Plan -Circulation Element. The current Baseline Element includes the RDO/HWY 78 interchange. The city is preparing an Environmental Impact Report (EIR) on five alternatives. Of the five alternatives, two include the RDO/HWY 78 interchange. Upon completion of the EIR, a public review period will be available for a period of 45 days. Completion of the plan for review by the city council is projected to be mid Summer. **Email comments by March 15th** to: snightingale@ci.oceanside.ca.us.

Villa Trieste North Side Park Relandscaping

The city of Oceanside has cleared out all of the old shrubbery along the northern edge of the access road, regraded an unimproved section, replaced old irrigation lines and valves, and plan to replace the old shrubs with drought tolerant native plants. This work may reduce irrigation runoff and prevent erosion and run off on the north end of Cartegena Way.R

Landscape Committee

Submitted by **Kay Blackford & Evelyn Rabadan**

During our last walk through of Malta, Tripoli, and Cartegena we pin pointed some areas

where there are over grown plantings. We will be removing these as well as dead or dying shrubs. In most cases you will not realize they are gone. We will continue working this way until the Board votes on the plan for the Community.

We had a walk through with 4 Seasons Bryan Moller. He is our arborist and does not charge us for this service. He pin pointed one melaleuca tree to be removed where it has become a danger to a residence. Two other melaleucas were removed during the recent storm for the same reason. Bryan will also remove various branches of melaleuca throughout the complex as well as trim the flowers from some palms. We also will be removing 3 eucalyptus trees from along Ranch Del Oro. One of the trees is leaning toward a residence. The other two trees are infringing on queen palms near the condos. The eucalyptus trees will need City permits before removal.

Care of Common Area. We endeavor to take into consideration wishes and requests by residents, in Condo common area and the common area in front and side of Patio homes, however bear in mind that this is common area and **not individually owned**, therefore, the care, trimming and replacement of plants is strictly at the discretion of Brinkman (Landscape Company), the Landscape Committee and the Board of Directors. Several factors effect these decisions including area, soil, maintenance and cost. Workers are under the supervision of Superintendent of Brickman **ONLY** and are not to adhere at any time to any other personnel. Should there be a request or complaint, it is to be addressed to PCM, our management company.

Annual General Membership Meeting/Board of Directors Election

The election will take place at the clubhouse on June 10, 2010 at 2:00pm. There will be four Seats up for election; 1 condo and 3 patio. The Nominating Committee is Jerry Reczek, Edwin Rood and Lee Russell.

The Inspectors of Election Committee are Kathy Clark, Edwin Rood, Bob Wilson and Jim McMillen (alternate).

Entry Gate Code

The Board of Directors made a decision to change the current gate code. Our property management company (PCM) will coordinate the process with us to provide ample notice and allow sufficient time to make the change without interruption. All homeowners and residents will be notified well in advance of the change and effective date.

Mail Boxes

Mail boxes will be repainted under contract with Jaeschke in mid March except for one on Cartegena Way which will be replaced with a new mail box because the old one has a rusted bottom plate and is not economically reparable. Hillcrest Construction/Mail Boxes R Us will coordinate with the Post Office and the Home Owners Association and provide new keys.

Social Committee

Submitted by **Lisa Reczek**

The past year has been a difficult one for many of us. To fill in the "good days" the social committee has worked diligently to find trips, and entertainment that will work for our residents. Of course cost is also a concern. It seems that the more trip participation there is the less the cost.

Some of our residents not on the social committee have graciously offered trip ideas but we have lacked participation. There will be an information sheet in the clubhouse. I want to encourage all Villa Trieste residents (fellas too) to sign up for the different trip activities listed. This will help us in planning for the next few months. Why not invite your friends outside the community? If we can produce even a small group we can piggy back with another group's bus trip. You are always welcome to call me to give me your feed back or help plan a trip. Of course new fresh ideas is the best way to keep our social committee thriving. Thank you for any help you can give.

Residents of Corsica Way are hosting the annual St. Patrick's Party.

Thursday, March 11, 5:30 pm, in the clubhouse.

The April social will be hosted by Tripoli Way residents.

Thursday, April 8, 5:30 pm, in the clubhouse.

Upcoming Events:

Red Hat Party TBA
Del Mar Races TBA

Canceled Events:

Moonlight Theatre (Chairperson needed)

Are You Game?

Submitted by **Marcie Bernier**

Do you enjoy playing cards:
Bridge, Poker, Pinochle?

Or perhaps you prefer board games:
Scrabble, Mexican Train, Checkers.
Are group games your thing:
Catch Phrase, Charades, Pictionary?
Please join your Villa Trieste neighbors
for an afternoon of fun in the clubhouse
Sunday, March 21, from 2:00 p.m.- 4:00 p.m.
Bring your favorite game and be ready to
have a good time! Marcie 760-696-3206

Sunshine Committee

Submitted by **Beulah Hellhammer**
February expenditures were \$47.00. The
current balance is \$211.00. Donations are
always welcome.

Welcome Committee

Submitted by **Darlene Barrail**

Welcome to Villa Trieste!

Richard & Elaine Kelly
2378 Cartegena Way
Phone 760-730-9578

Frank & Sandra Maestas
3315 Genoa Way #99
Phone 760-420-8895

Chuckle Corner

Remembering a great icon in the entertainment community.

The Pillsbury Doughboy died yesterday of a yeast infection and complications from repeated pokes in the belly. He was 71. Doughboy was buried in a lightly greased coffin.

Dozens of celebrities turned out to pay their respects, including Mrs. Butterworth, Hungry Jack, the California Raisins, Betty Crocker, the Hostess Twinkies and Captain Crunch.

The gravesite was piled high with flours. Aunt Jemima delivered the eulogy and lovingly described Doughboy as a man who never knew how much he was kneaded.

Doughboy rose quickly in show business but his later life was filled with turnovers. He was considered a smart cookie wasting much of his dough on half baked schemes.

Despite being a little flaky at times, he still, as a crusty old man, was considered a roll model for millions.

Doughboy is survived by his wife, Play dough, two children, John Dough and Jane Dough; plus they had one in the oven. He is also survived by his elderly father, Pop Tart.

The funeral was held at 3:30 for about 20 minutes.

Daylight Savings Time

Reminder:

**Advance your clocks, watches, etc.
one hour on March 14th.**

Happy Easter!