

Villa Trieste



Newsletter

October 2010

From The President ...

We need a condo resident to volunteer to replace burned out lights on your garages. We will furnish a list of those which need to be replaced and the bulbs, we just need the volunteer. Could it be you?

Please be aware of people around your premises. Who are they? Do they belong here? Several young people who are unknown to us have been seen loitering in the community, specifically outside the clubhouse. Please remember if you have a guest staying with you, the time period is 60 days and especially remember you are responsible for your guests.

Skirl Finn

Treasurer's Report

Submitted by **Charles Smith**

The most recent Financial Statement through the end of August shows the current month deficit of \$4,074.28 with a Year to Date Surplus of \$5,756. The Total Equity is \$40,973.58. I have been indicating for some months that the surplus and equity could be coming down as charges were processed in the second half of the year. This is now happening.

The Board has accepted the Reserve Study for 2011 from Hartmann, Inc. incorporating two changes from the first draft that were requested by the Finance committee. The committee has proceeded to work on the Budget for 2011 including the requirements of the Reserve Study. At this time, it is anticipated that only a modest increase in

the Homeowners' Assessments will be proposed. The recommended Budget for 2011 will be presented to the Board for action at the October meeting.

One of the variables being evaluated is the city of Oceanside proposed new water rates.

They are proposing two increases: one in January and one in July. The manner in

which they are stated is in terms of the impact on a "typical homeowner". The January increase would be from \$96.30 to \$104.16, which is 8.16%. The July increase would be to \$112.40, bringing the total to 16.72%. Oceanside buys about 93% of its water from the Metropolitan Water District through the San Diego Water Authority and they are the ones initiating increases. Also, the City's Sewer Department is so under funded that they had to borrow \$4 million from the Water Department to replace a broken mile long section of pipe along Oceanside Boulevard. This is to be repaid with 4% interest in over 20 years. Therefore, fewer rates are to be built up to cover maintaining and upgrading pipelines.

Prior increases have been reduced when implemented after comments at hearings before the City Council and one is scheduled November 3rd with a vote November 10th. We don't know what will happen and the Devil is in the Details. Also, when rates are changed, the water used for irrigation is always increased more, the timing is such that we will probably have to approve and distribute the Budget before the situation becomes clear. Even if the City finalizes the changes for January, the July changes will most likely be deferred until later. The Committee and the Board will have to budget an amount they feel comfortable with and, if not enough, plan on supplementing with some money from equity.

North Park Landscaping

Tom Woodford of the Oceanside Public Works Department was invited to speak at the Board Meeting of August 19th. He is responsible for all 13 of the City Landscape Maintenance Assessment Districts. We are most familiar with the Rancho Del Oro District which covers the corridor along Rancho Del Oro road extending from the northern boundary of the railroad tracks to the southern boundary slightly south of Golfers Drive. Tom oversees the work of the landscape maintenance contractor, which is currently Executive Landscape out of Fallbrook.

The funding for the landscape maintenance appears as a line item on every homeowners property tax bill. The calculation of the rate homeowners pay is based on a formula created at the time the districts were created.

1. Most single family homeowners pay the same basic rate.
2. Single family homeowners whose property is closest to the areas being maintained by the district and who are viewed as gaining the most direct benefit from the maintenance performed pay 1.2 times the basic rate.
3. Condominium owners who are viewed as receiving the least direct benefit from the District pay 0.8 times the basic rate.

Tom constantly monitors the individual areas that are part of the various districts considering the health and age of the planting involved. Recently, Villa Trieste came to the top of the list with regard to the North Park area which is maintained by the city for the exclusive use of Villa Trieste residents. He felt most of the existing plantings had lived beyond their expected life cycle and were no longer flourishing or attractive. He authorized massive removal of plants, re-grading of the property, and re-planting using drought tolerant plants. He is ever mindful of the restrictions on the use of water to irrigate as well as the rising costs. He is changing various areas as he can within the restrictions of his budget. This is some thing we should take notice of. **We can't continue as we have in the past.**

Contracts awarded by the Board at the September meeting:

Four Seasons Tree Care \$5190 for 77 trees to be trimmed, mostly palms; N. N. Jaschke not to exceed \$500. For 2 fiberglass doors for the utility rooms; Hydrex for termite treatment on Malta; Trip Buster \$285 and \$300 for work to be done in the Condo areas.

Architecture Report

Submitted by **John Hurd**

There is a vacancy on the Architecture Committee. Anyone interested in joining the Committee please contact the Chairman, John Hurd, at 760-966-0387.

Progress Report

Submitted by **Kathleen Clark**

For those people who read the "Proposed Objectives" regarding expenditures, we would like to report progress on those objectives submitted to the Board at the August meeting. At the September meeting the Board stated that "there are no further plans to make changes to the community

landscape other than necessary maintenance". They do plan to finish the phase that involves the clubhouse. They also plan to continue installing drip lines to conserve water runoff from sprinklers. We feel we have brought the community concerns to the Board and they have responded by their statement: "in the future they will inform the community to the extent they are able". However they will no longer publish the minutes of the meetings. Homeowners may request a copy of the meeting minutes by contacting PCM or www.villatrieste.com.

Also at the September meeting, the Board remarked on the case cited in the Open Letter to The Board. The Board's interpretation differs from the Judge in that case. The Judge declared that ***"While the Board does have the authority to "maintain" the property it does not imply unlimited authority to change it" ...That provision gives the Association no power to make improvements to the common areas which are not necessary". Further "board's considering alterations to common areas should determine what uses [changes] would be welcome by the community's owners...."***

As the "messengers" Darlene, Jerry and I in a letter to the Board related your concerns to the Board. They have responded favorably. We thank you for your support and feel it is time to close this chapter and move forward.

Celebration" Oh Yea!

Submitted by **Darlene Barrail**

"Celebration" Oh Yea! Our Board has gotten the message that the majority of the residents want to know "what is going on in our beautiful community." They have promised "openness" and "transparency." A personal promise was made by Shirl Finn, and Fred Kaczmarek, two Board members, that their phone lines are always open to questions and concerns from any resident. Finally the bonus----- the residents get to

continually see our "lush award winning" mature green landscaping, throughout most of Villa Trieste. I want to send out a thank you to all the residents that so kindly opened their doors and voiced their opinion that they too love the "lush award winning" mature green landscaping, as much as I do. It was nice meeting you and don't forget to voice your opinion on any other matters that arise, as we are still a free country with the freedom of speech.

Hallelujah – Our Villa Trieste will remain green and lush, one of the finer attractions for homebuyers.

Social Committee

Submitted by **Lisa Reczek**

Thank you Malta Way for a thoroughly enjoyable September Social. Loved the take home fresh fruit on the tables. October Fest is coming up next month hosted by Tripoli Way, look for the flyer.

The Social Committee had their semi annual planning meeting this week. What stood out in our discussions is the fact that our community throughout the last few years has lost many key people that laid the foundation for our social activities. The committee finds that they are in dire need of help to alleviate the responsibilities of the rest of the committee members, most importantly the street hosts of the monthly socials. Therefore, to help out the hosts of each street we are asking that: 1. residents take home their dish, they can no longer be washed. 2. If you attend the monthly socials, any help you can give will be most appreciated. 3. Attend the planning meeting for your street.

Genoa Way is planning for the annual Thanksgiving Dinner they host. It's one of our favorite socials for obvious reasons. Genoa is in particular need of help. There are only 2 or 3 residents that donate their time to host from 50-60 residents. The Social Committee is pitching in and Tripoli Way will also get our help. Let's all try to

pitch in. Look for the planning date on the Bulletin Board or www.villatrieste.com.

Garden Club



Submitted by ***Carol Miller***

Thanks to all those who participated in the garden tour. Eight families offered their gardens for viewing. We saw a great diversity of interesting plants: flowers, succulents, vegetables, cactus. Some people provided drinks/ snacks which made for a party atmosphere. Fun was had by all.

The club has postponed for now the White Elephant sale. Maybe later? We are looking into renting space at the Oceanside community garden. The garden is on Rancho del Oro near the Mission. If you're interested in growing something, please attend our next meeting, the 1st Monday of the month.

Using the Villa Trieste Van

If any resident needs the use of the van and can not reach Hal or Mitzi, you should contact any of the listed drivers below:

Please remember to try and request the van at least 24 hours before the day of your appointment.

- Jim Blackford.....722-4490
- Keith Cannon.....721-8777
- Raoul Grajeda.....966-1914
- Don Kaplan.....433-5340
- Fred Kaczmarek.....721-0434
- Jerry Reczek.....722-3522
- Dwight Smart.....721-1992
- Charles Smith.....721-2073

PLEASE SAVE THIS INFORMATION !!!
Hal/Mitzi 721-1416



Coupons For Our Troops!!!

Oceanside Senior Center (off Mission Ave) has a program that manufacturers will give them **cash value** for all coupons they turn in. These funds are used to allow the troops to call their families (and they now have video capabilities).

Since we are a military town and have many retired military in Villa Trieste; I thought we'd like to participate.

For now, there is a box marked "coupons" in the clubhouse (on the floor by the bulletin boards). I hope to replace this with a nice basket or other attractive container (anyone have something around you can contribute?)

I will pick up these coupons on a regular basis and take them to the Senior Center. I would appreciate everyones help and a special thanks from our military!!! Betty Grajeda 966-1914.

Go to www.villatrieste.com:

Updates are in process. Regardless, check out the new community calendar and links to various websites with insightful information. To the new internet users; send me your email address. Email: lisa.lisa@cox.net. We like to keep track of how many users we have in Villa Trieste so far we have 65 users.

