



# the mission bell

SEPTEMBER 2009

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721-0598

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721-3467

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&  
Sue Ruddick  
754-2410

SOCIAL  
Annette Bramhall  
721-3467

NEWSLETTER  
Pat Kellenbarger  
231-9609

## PRESIDENT'S MESSAGE

It was with great regret the Board recently accepted the resignation of Dick Parrish as Chair of the Architectural Review Committee. Dick has been the head of the ARC for many, many years, and has always been available to assist others with project plans for changes to the exterior of their homes or landscaping. Dick's knowledge of the history of architecture in *The Missions* is invaluable. He always greeted homeowners with patience and understanding when they submitted their plans for approval. Dick has relinquished his position to Mark Bramhall, who has volunteered to be the new chair. Mark was appointed by the Board and can be reached by email at [mbramhall@spearsqc.com](mailto:mbramhall@spearsqc.com) or at 760- 721-3467. Project plan submission forms should be printed from our web site:

<http://the-missions.org>

As a reminder, if you report a violation of our CC&R's to our community management company (PCM), the violation will not be considered unless you provide your name. Although your name remains confidential, anonymous complaints or demands will not be addressed.

A big "thank you" goes to our new Social Chair, Annette Bramhall, who has been organizing the very successful cul-de-sac happy hours for the past few months. If you've not attended, please consider joining in the fun on these 4<sup>th</sup> Friday events, as it appears September will be the final gathering for this year.

School starts soon and Bill Fischer and the Traffic Committee have worked diligently with the city to make some changes that will hopefully help with the traffic and parking problems. Bill's article can be found elsewhere in this issue.

-- Connie Cain

## LOOKING AHEAD

**Patriots' Day** - Fly Your Flag  
Board of Directors Meeting  
Cul de Sac Happy Hour  
Board of Directors Meeting  
*Mission Bell* deadline  
Holiday Decorating Contest

Sept. 11 - all day  
Sept. 17, 5 PM Library  
Sept. 25 - 6 PM  
Nov. 19  
Nov. 20  
TBD - early/mid December

## YOUR BOARD AT WORK

*The Missions'* Board of Directors met on Thursday, July 16 at the home of Secretary, Ellen Stotmeister. We continued our discussion about the repairs to the perimeter walls as well as the struggle to keep our neighborhood landscaping healthy and beautiful while remaining in compliance with the current restrictions for water usage. Our landscaping company, Nissho, has offered valuable guidance in this area.

The walls, which are in need of many repairs, need to be maintained. This will be a costly endeavor, but the Board is accepting several proposals in order to best utilize our funds. We have hired Michael Graves, a Reserve Consultant, to provide us with an on-site reserve study. We are mandated by law to do this. Mr. Graves will inspect walls, fences, irrigation systems, lighting, and mailboxes, and advise us about their "lifespan" and costs for future maintenance.

It was brought to the Board's attention that some residents are uncomfortable having Board meetings in a private residence. We apologize if this deterred anyone from attending the meetings. This is only a temporary situation. Some Board members were unable to attend meetings during the day, so we had to change the meeting time to evening. We were unable to reserve the library for the new time. Beginning in January 2010, we will once again hold our regular Board meetings at the library on Mission Avenue at 5 PM.

The next regularly scheduled HOA Board meeting will be on Thursday, September 17 at 5 PM. This meeting will be at the library, but the November 19 meeting will be at 225 Borrego Court.

-- *Ellen Stotmeister,*  
Secretary

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### SAD NEWS and our condolences

My dear husband, Ralph, passed away on Thursday, July 30th after a long illness. We moved to our new home at 465 Sabadell Drive in July 1994. We have wonderful neighbors and I thank them so much for their concern and kindness in this very sad time.

-- *Dorothy Emch*

### This and That

Most of us never even glance at the AT&T Yellow Pages when they are delivered to our doorstep. The most recent edition, however, has on its cover a picture taken by Nick Ruddick of the tree house at the recently opened Hamilton Children's Garden at Quail Botanical Gardens, Encinitas, soon to become The San Diego Botanic Garden.

### DIRECTORY UPDATES

It is important to keep *The Missions Homeowners' Directory* as current as possible. Please send any corrections or updates of phone or email contact information to Sue Ruddick. Her email address is [sue@ruddick.com](mailto:sue@ruddick.com);

### KEEP TUNED....

The Oceanside City Council has just passed a resolution approving occupant limits for single family homes -- requiring homeowners who rent to more than three non-family members to obtain a special permit. There are also parking requirements outlined in this new ordinance. A second council reading plus 30 days is required for this to become a code that can be enforced.

#### NEWSLETTER COMMITTEE

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RESTAURANT  
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#### WRITERS

Norma Craig  
Carola Phelps  
Sue Ruddick  
Annette Bramhall  
Bill Fisher  
Danny Thoresen

We welcome your  
comments and  
input.

**DEADLINE FOR  
NEXT ISSUE**  
Friday,  
Nov. 20, 2009

## From Pat's Pen . . . . .

As a retired educator, I always get 'back to school pangs' each September. I've had a double dose this fall as our oldest granddaughter started Pt. Loma University classes this week and our second oldest grandson began his senior year at Arizona State.

With our current budget challenges at both the state and national levels, it's time for us to go that extra mile and ensure that the children in our extended families and in our local community get the most possible from their educational opportunities. So, save those box-top coupons, stay informed, and talk to local teachers to see how you might help....in a classroom, in a library tutoring program, in an after-school mentoring project. Big Brothers and Big Sisters are always looking for volunteers to work with kids whose military parents are deployed.

Will you discover your encoded address in this issue of the *Mission Bell*? No one claimed the prize in the last issue. If you find your encoded address in one of the MB articles, call me within five days to claim your prize.

Three cheers for the gigantic improvement in the traffic/parking situation at our community's Sabadell entrance. The Justina entrance challenges appear to be partially solved. I'm confident that our Traffic Committee won't rest until the remaining challenges are met.

I'm looking forward to cooler weather, clear night skies, fresh apples and cider from Julian, and treat or treaters..... How about you?

-- Pat Kellenbarger, editor

## Vendor Recommendations

If you need a recommendation for a tradesman to help you maintain or upgrade your home, a list of recommended vendors is maintained by Trish Munley.

Call Trish at 721-8887 if you need a referral or if you have a great recommendation. If you have had a poor experience with a tradesman, that information might be helpful for others (\*84 J\*st\*\*a) seeking top quality tradesmen.

## New Parking Restrictions In Place

In early August, the city posted **No Parking** signs on Sabadell Drive and Estremoz Court. The restriction prohibits parking M-F from 9-11 a.m., and should effectively discourage El Camino High School student drivers from parking there on school days. This will alleviate congestion at the Via Rancho entrance and create safer visibility for drivers exiting and entering *The Missions*. These are the same parking restrictions in effect in the *Vista San Luis Rey* community on the north side of Ivey Ranch, which have effectively eliminated day-time student parking there.

In an attempt to discourage parents from coming into *The Missions* at the Ivey Ranch entrance to pick up students at Martin Luther King Middle School, the city has made several alterations on Ivey Ranch Road. The bike lanes have been entirely eliminated on both sides of Ivey Ranch Rd. from Mesa Drive to Allysum Way (entrance to the *Ivey Glenn* gated community). That area is now designated as a 5 Minute Passenger Loading Zone, M-F, 7-9 a.m. & 2-4 p.m. The city has red-lined the Ivey Ranch Rd. curb on the left (west) side as one exits *The Missions*, creating a line-of-sight visibility zone that will improve safety. The curb has also been red-lined on Ivey Ranch Rd by the school crosswalk at Justina Drive.

It remains to be seen how effective these measures will ultimately be, especially at discouraging pick-up traffic within *The Missions* at the Ivey Ranch/Justina entrance. *The Missions* Traffic Committee will monitor the situation carefully during the first four weeks of school and make an assessment about the need for further possible action.

Kudos to all the members of the Traffic Committee for their persistent and smart work over the challenging course of the past year: Annette Bramhall, Joyce Cross, Serge Duarte, Steve Goldman, Rex Martin, Dan Noble, and Danny Thoresen. They undertook careful research, interviewed local school officials, and navigated the lengthy petition process through the city's Transportation Commission and City Council. Throughout, Connie Cain was extremely generous of her time and expertise in advising the committee. They all deserve the gratitude of home-owners for proactively addressing parking and traffic safety issues within *The Missions*.

-- Bill Fischer,  
Chair, Traffic Committee

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## PIPE LINING COMMITTEE

This committee plans to obtain bids for lining water supply lines for a number of *Missions* homes. Committee members: Dennis Daley, 515 Estremoz, construction firm manager experienced dealing with vendor bids and work; Bill Fischer, 510 Estremoz, head of the successful Traffic Committee and retired college professor; and Danny Thoresen, 525 Estremoz, head of the successful "Our Pipe" Committee and retired real estate broker.

Copper pipe failures have a history at *The Missions* and nearby neighborhoods, and can cause massive building and personal item water damage. Approximately 50% of *Missions* homes have experienced at least one leak, with numerous already re-piped or lined. Homes without either, unfortunately, can expect such results. Reasons causing copper pipe corrosion leaks include defective pipe, improper pipe preparation and assembly, overuse of caustic soldering flux, inadequate flushing of completed systems and overall water conditions. Incidents include up to four separate leaks per home, damages as high as \$20K+ each, with a major leak occurring just weeks ago in Bill Fischer's home.

Pipe lining comprises drying, cleaning and applying an epoxy coating to pipe interior surfaces to prevent leakage. The process, initially created for Navy vessel preventive maintenance, has been around for years. The increasingly popular system has a proven track record, lower price, much quicker overall job completion, causes far less dust or paint air pollution versus re-piping, and comes with worthwhile guarantees. The process can be completed in three days, or two nearby homes overlapped concurrently in 2.5 days each, as opposed to ten or more to wind up an inherently messy re-pipe project.

For optimal pricing, this committee now calls for information regarding home owners definitely interested in accomplishing this in a low-price, volume bid arrangement, without commitment.

If you are interested, please provide the following information to Danny Thoresen within the next week to provide an initial barometer of interest level, via mail at 525 Estremoz Ct., under front doormat, or email to [dannyt@cox.net](mailto:dannyt@cox.net): Owner name(s), address, phone(s), floor plan below, and whether any additional water outlets were added, with # and kind, to original construction: PLAN 1, 1 story, 4 br.-2½ bath (de Alcala); PLAN 2, 2 levels, 5br.-3½ bath (Carmelo); PLAN 3, 2 stories, 5 br.-3 bath (Santa Barbara). Additionally, there are 4, or so, larger one story floor plans, referred to as PLAN 4. Vendors supplying this

service locally will be asked to provide information and bids per each floor plan style involved, reflecting the total homes having pipe lining intended. Bids will be evaluated by pricing, procedures, replacements included, terms, qualifications, etc.

Please contact me if you have questions.

-- *Danny Thoresen*  
760-

## HOSPITALITY

### WELCOME

Chad Andree and family  
473 Benevente Drive

Katie Regan and Dennis Daley  
515 Estremoz Court  
PH: (760) 967-7826  
E-mail [dennis\\_daley@rsconst.com](mailto:dennis_daley@rsconst.com) (note underscore between names)

Pam and Eric Fristed  
Adult son, Brice, and Grandma, Grace  
384 Justina Drive  
PH: (760) 231-7977  
E-mail [fristed@msn.com](mailto:fristed@msn.com)

### FAREWELL:

Jeffrey and Julie Graham & family  
473 Benevente Drive

Gary and Anita Press and family  
384 Justina Drive

Frederick and Ruth Glick and family  
515 Estremoz Court

### UPDATES:

Marie Hanus  
465 Benevente  
PH: (760) 630-1736  
E-mail [maysia1018@yahoo.com](mailto:maysia1018@yahoo.com)

Mark and Jennifer (Jenny) Flynn &, Jonathan (13) and Stephen (9)  
367 Benevente Drive  
PH: (760) 529-5118  
E-mail [navyfpdoc@hotmail.com](mailto:navyfpdoc@hotmail.com)

-- *Sue Ruddick and Norma McAfee*  
*Hospitality co-chairs*

## Gardening in *The Missions*

This month I am going to tell you some unusual things about several common plants. Some of them have quite a history.

Conspirators once tried to liberate Marie Antoinette from prison by tucking a note in the petals of a carnation. Unfortunately, the carnation was intercepted by the guards and she lost her head in 1793.

The oriental lily was invented by Leslie Woodruff who dreamed of creating the perfect flower. He named the lily *stargazer*. He made an unfortunate business deal that resulted in a legal battle over the rights to the lily. Sadly, he lost.

There is a scorned lover, too. Botanical artist, Pierre-Joseph Redoute, developed a beautiful bulb that he named after Empress Josephine, wife of Napoleon Bonaparte. It is a South African flower that looks like an explosion of fireworks atop a bluish stem.

Many plants are poisons. White snakeroot killed Abe Lincoln's mother, but not directly. Cows grazed on the plants and ingested the poison, which passed to people through their milk. The illness known as milk sickness took the life of Nancy Hanks Lincoln when young Abe was only 9 years old.

The poison found in castor beans was used by the KGB to assassinate communist defectors.

Datura, or Jimsonweed, common along roadsides, is also grown as a landscape plant. It has a big trumpet flower and is known as a hallucinogenic. All parts of it are highly toxic, causing delirium, rapid heartbeat and bizarre behavior. This plant sickened many soldiers at Jamestown.

The plant you need to worry about in San Diego County is the oleander. It is grown everywhere and is highly toxic. Keep it in mind if you go camping, as even smoke from a burning plant can be a problem; so can sticks from the tree used to roast marshmallows. Oleander leaves were used recently to poison the horses in Rancho Santa Fe. The leaves were mixed into their feed by some unknown person.

There are many other plants that are not necessarily deadly, but can cause you a lot of discomfort. Azaleas have toxic leaves that make your mouth burn and cause vomiting, diarrhea, increased salivation and a tingling sensation, followed by a slower heart rate. Hydrangeas can cause a stomach ache if eaten, as well as itchy skin, vomiting, weakness and sweating. Both ficus and poinsettias produce a milky sap that makes your skin itch and puff up.

I found this information fascinating and hope you did, too. Have a great Fall season.

--Norma Craig

## Retired Couple Hears the Call to Help Others

Long-time *Missions* residents, Jack and Nina Baugh, were honored in a recent *San Diego Union Tribune* article for their on-going efforts to befriend and aid young military families, many far from home and friends, most who struggle trying to cope with the high cost of living in our beachside communities.

Jack and Nina lead the North Coast Calvary Chapel's Military Support Network. It is almost a full-time job. They oversee sending care packages containing comfort items to hundreds of our troops serving in Iraq and Afghanistan. They also seek out and coordinate donations of furniture, household items, and baby equipment, which are given, with hugs, to families unable to purchase these needed items.

If you would like to partner with Jack and Nina, please offer your unneeded but gently used items to them as an alternative to a garage sale or hauling to a collection center. Tell your local friends and family to do the same.

### Other ways to help. . .

The defenders of our nation should not be sleeping on the floor for lack of a bed, putting babies in cardboard cartons for lack of a crib or bassinet, or running out of food or diapers three days before payday. Kid-friendly food items (Mac&Cheese, fruit cocktail, cans of chili, chicken noodle soup, jello, instant pudding, graham crackers, spaghetti, spaghetti sauce), toilet paper, diapers and laundry detergent are always welcomed.

If you are celebrating a birthday, and anniversary or a retirement, suggest that in lieu of gifts, folks bring new toys, dolls, games, stuffed animals, children's books, gift cards for teen gifts and donate them to one of the agencies at Camp Pendleton who will be helping military families at Christmas.

You can also "stuff a Marine...or 2 or 3" by inviting them to share a holiday meal with your family. The Armed Forces YMCA at all local bases will coordinate this unforgettable opportunity for you.

If you need assistance in connecting the "right spot" for your donated items, and receive a tax-deductible receipt for these items, please contact Pat Kellenbarger, 231-9609

## From Your Social Committee...

### Cul De Sac Parties

The last Cul de Sac Party of the summer season will be held on Friday, September 25 at 6 PM. Watch for the sidewalk reminder signs a few days before this fun event. The weather has been wonderfully cooperative and each party has grown in numbers. Everyone seems to really enjoy them. If you haven't made one this year, please come join us

### Neighborhood Garage Sale

The sale was August 1st. We had fewer participating this year than in the past. The committee will discuss whether we want to continue it for next year or maybe change the month. Your input is welcomed. We will keep you posted.

### Social Committee Meeting

Our next meeting will be held sometime in October to discuss next year's activities. If you have any ideas about events you'd like to see us consider, please feel free to bring them in person to the meeting or email them to me: [asbramhall@cox.net](mailto:asbramhall@cox.net) If you're not already on the social committee and would like to join, give me a call 721-3467.

Ellen Stotmeister deserves a big thank you for all her hard work in running the committee in the past. Thank you also to the rest of the board members who have done so much for our association, it is truly appreciated.

-- Annette Bramhall

### ***The Mission Bell***

Published quarterly by The Missions at Ivey Ranch Homeowners' Association, Oceanside, CA

The articles herein represent the opinions of the submitters for informational purposes only and neither express nor infer an endorsement or recommendation by *The Missions* Homeowners' Association, its officers or agents.

Editor: Pat Kellenbarger

### ON VACATION THIS MONTH:

Restaurant Review by Ray Chesloff

Carola's Corner by Carola Phelps

## HOA Reminder...

If you are planning *any improvements or changes* to the exterior of your home, approval must be given by the Architectural Committee BEFORE you start the project. This approval is in addition to any city permits that may also be required.

Project plans, such as the addition of solar panels, landscaping changes to your front or back yard or additions to your home affecting the exterior must be submitted to the Architectural Review Committee for review. If you have questions regarding your project plans, please contact the Architectural Committee chair, Mark Bramhall, ph. 721-3467.

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## PROPERTY MANAGEMENT CONTACT INFORMATION:

### Professional Community Management (PCM)

PCM Corporate Office  
23726 Birtcher Drive, Lake Forest, CA 92630  
PH: 800-369-7260

PCM Local Office  
5921 Priestly Drive, Suite 110  
Carlsbad, CA 92008  
PH: (760) 918-8040  
FAX: (760) 603-9156

Community Manager: Linda Oberski  
PH: 918-8040  
[loberski@pcminternet.com](mailto:loberski@pcminternet.com)

Linda's Assistant Lauren Catton  
PH: 918-8040  
[lcotton@pcminternet.com](mailto:lcotton@pcminternet.com)

Violation Complaints: Lauren Catton  
Linda Oberski

Accounting Questions: PH: 800-369-7260  
or [billing@pcminternet.com](mailto:billing@pcminternet.com)

ADDRESS P.O. Box 51412  
FOR PAYMENTS: Los Angeles, CA 90051-5712

## GOOD NEWS ABOUT OUR GREAT KIDS.....

Eighth grader and 4.0 student, Paola Zilli, was selected to be the editor of the M.L. King Middle School 2010 yearbook. Congratulations!