

HILLTOPPER

FEBRUARY 2021

PALOMAR ESTATES WEST



Onsite Management

Maintenance: Felipe Diaz

Office: Debbie Bartlett

Office Hours:

Monday thru Friday

9:30 a.m. – 12:00 p.m.

1 p.m. – 4:00 p.m.

Office Staff

Sandy Bolt

Weekend Relief

Kasey Koenig & Doug Tickner

Security Patrol

Hidden Valley Security

(760) 744-1061

Office: (760) 727-5453

Fax: (760) 727-3054

E-mail: Palomarestateswest@gmail.com

After hour emergencies, only:

(888) 518-6064

Resident website: Pewresidents.com

Offsite Management

PROPERTY MANAGEMENT

HAVEN MANAGEMENT SERVICES

1910 Archibald Avenue, Unit S

Ontario, California 91761

Property Supervisor: Katie Davis

(909) 930-9750 Ext. 305

Fax: (909) 930-9498

kdavis@havenms.com

MILLENNIUM HOUSING COMMUNITY

611 Anton Blvd., Suite 890

Costa Mesa, CA 92626

Phone: (949) 515-5100

Fax: (949) 515-5101

<http://millenniumhousing.com>

President: George Turk

Vice President: Lori Carraway

Project Manager: Diana Welsh

Director of Resident Services: Stacey Price

MILLENNIUM MEMO

FEBRUARY 2021

MILLENNIUM MEMO

A couple months ago, I reported that Palomar West converted to non-profit ownership 17 ½ years ago, and that 20% of those original residents are still living here.

Of course, that means 80% of you moved in after our purchase and weren't around for all the excitement: The Great Debate over the conversion, getting the City on board and most importantly, convincing the prior owners to sell to us.

I mention this because I got some emails asking if Palomar really is a non-profit-owned Park and what that means to residents. That's too big a subject for a one-page Memo, but for starters...

Q. Is Millennium truly a non-profit entity?

A. Yes. We are heavily regulated by the IRS and, in the case of Palomar, have an agreement with the City that governs how Palomar will be operated.

Q. What happens to all the money Palomar makes?

A. It's not that much money! Per this year's budget, Palomar West will have a surplus of \$300K on \$4.3M in revenues—about 7% of the gross. That doesn't leave much margin for error!

Q. Where does that Surplus go?

A. As a non-profit, we reinvest every dollar of extra money back into the park for repairs, reserves, services, etc. We're budgeting \$327K on Capital Improvements this year, a bit more than Palomar's net "profit."

Q. You have an Agreement with the City? What does that involve?

A. Among many other things, we try to hold rent increases to only 75% of the inflation rate (if that!); we can't close or redevelop your Park; we have fairly high maintenance standards...and we do our best to adopt "reasonable" suggestions from PEWRA, particularly involving Capital Improvements and Rules changes.

There's more, but I wanted to give you at least a feel for the many protections you have as a Millennium resident. All that, plus programs sponsored by SPARC, our resident services partner--COVID-permitting, of course.

See—you're getting quite a good deal!

Romantic Valentine's Day Thought

I married for love, of course, although the side benefit of having someone around to find your glasses can't be ignored.

With that in mind, I left my lovely wife this heartfelt note to let her know how much she means to me: "You're just like bacon, beer & chocolate—you make everything better!"

Pretty romantic, huh? Now have a Happy Valentine's Day.

George Turk

Are You Getting All The Utility Discounts You Qualify For?



SDG&E CARE & FERA Program

With the **CARE** Program, you may qualify for 30% or more off your utility bill..

THERE ARE TWO WAYS TO QUALIFY FOR THE CARE PROGRAM

1) **You or someone in your home participates in at least one of the eligible public assistance programs listed below**

PUBLIC ASSISTANCE PROGRAMS	
Medi-Cal / Medicaid	Medi-Cal for Families A & B
Women, Infants & children (WIC)	CalWORKs (TANF) - Includes Welfare to Work / Tribal TANF
Head Start Income Eligible (Tribal Only)	Bureau of Indian Affairs General Assistance
CalFresh (Food Stamps)	National School Lunch Program (LIHEAP)
Supplemental Security Income	

2) **You can also qualify for CARE or FERA if you meet these income guidelines**

# of Persons in Household	CARE Total Annual Income	FERA Total Annual Income
1-2	\$34,480	Not Eligible
3	\$43,440	\$43,441—\$54,300
4	\$52,400	\$52,401—\$65,500
5	\$61,360	\$61,361—\$76,700
6	\$70,320	\$70,321—\$87,900
7	\$79,280	\$79,281—\$99,100
8	\$88,240	\$88,241—\$110,300
Each Additional Member	+\$8,960	+\$8,960—\$11,200

Income Limits effective June 2020 through May 2021

**Applications are available in Park Office, at www.sdge.com
or call 1-800-411-7343**

REMINDERS

- **President's Day Holiday and the PEW Park Office will be closed on Monday February 15th.**
- **All we need turned into the office at rent time, is your check.**
- **Trash & recycle pick-up day will remain on schedule through the President's Day Holiday.**
- **Please don't return the top portion of your rent statement with your payment.**
- **Be mindful and observe the Park's 15 MPH Speed Limit**
- **Please do not turn in your rent payment in an envelope.**
- **One more thing! Don't forget to pick up after your dog.**

Thank You From the Crew

The office and maintenance staff of Palomar West would like to say "Thank You" to all of the very generous residents for their thoughtful Holiday Gift. You are truly the people that make this community such a very special place to be a part of. We would like to take this time to wish everyone a very happy and healthy 2021. It's got to become easier and better than 2020 ended.



Bike Riders Beware

We have had some residents call with concerns about bike riders racing through the Park. I know that residents here at Palomar West are always careful about speeding whether it is on a bike or in a car. I'm hoping these speeders that are being reported are visitors and are not aware of how dangerous their actions are. But we as residents need to be aware of our surroundings when we walk to our mailboxes or pull out of our driveways. We all need to watch out for ourselves.

\$10 Annual Charge

Remember last year one of the new laws that went into effect was that the Park was responsible to send a certain amount (per space) into a fund established for assistance in legal fees. Of the amount the Park has to pay, they are able to pass \$10 through to the residents. Well, it is that time of year again. You will notice that fee on your February rent statement. Don't panic, it only happens once a year.

Happy Valentine's Day

Letter from the PEWRA Board President

Hello Neighbors and Friends.

I hope you are all still safe and well. I write these letters a month ahead but would like to go back and thank our Maintenance Crew for the spectacular job they did decorating around the park and the Clubhouse for the holidays. It is always uplifting to drive by and see all the lights. I would also like to thank the residents who decorated their homes to brighten our community this holiday season.

I would like the Social Connection members to know how much we all appreciate their special holiday delivery. I especially liked the card with the words to the song "You've Got a Friend" to remind us all that we are a community of friends.

I hope next month to share with you an update from the Board and a timeline for our 2021 agenda. Unfortunately, as the pandemic continues, the Clubhouse remains closed, and Management asks that you not invite guests to any park amenities to keep the residents safe.

I reached out to Katie Davis at Haven Management during our recent water leaks. They understand how frustrating and inconvenient having the water shut off can be and are planning to have a second round of isolation valves installed in March. Please plan ahead once we know the dates and set water aside to drink, cook and get an extra flush or two.

And always, if you are alone and need help, please contact the Park Office or any Board Member. If you have a neighbor who is alone, please call them to say hello and check on them. Stay safe and be well.

Thank you and take care of one another.

Lu Ann

RESIDENTS ASSOCIATION BOARD

President: LuAnn Foster Vice President: Marcia Brown
Secretary: Mikkie Sawyer Treasurer: Cindy Palermo

Members

Lynn Chialtas Lenetta Gee Christine Parkman

Board Meeting: 1st Tuesday of the Month at 6:30 pm – Pavilion

SOCIAL CONNECTION

Linda Swink – Chairperson, Eileen LaLone - Treasurer, Claudeen Lindsay- Secretary
Cathy Bassett, Herlinda Mahler, Mary Ahart,
Arleen Schlafer, Rusty Bassett, Cathie Byrd, Lynn Chialtas

HILLTOPPER COMMITTEE

Debbie McQuillan, Elaine Bassin, Lynn Chialtas, Linda Swink

READY ADVISORY PANEL

Bryan Cooper, Mary Wallace, Lynn Chialtas
Clark Moody, Cindy Palermo, Lee Tydlaska, Liz Larkin

BREAKFAST COMMITTEE

Mikkie Sawyer, LuAnn Foster, Kim Stevenson, Trish Coy,
Helen Lyon, Cathy Bassett, Diana Primeau
Alternate: Wendy Jones, Sheila Miller

GYM COMMITTEE

Larry Brown, Rusty Bassett, Marie McElligot, Bill Paterson

Fire, Sheriff or Emergency in progress, such as break-ins, health problems or life-threatening situation call 911.

If you have a non-emergency question or to file a report, please call the San Diego Sheriff Dept at "760-510-5200."

ACTIVITIES DIRECTORY

<u>ACTIVITY</u>	<u>TIME & DAY</u>	<u>CONTACT</u>	<u>PHONE</u>
Aqua Exercise	9 am M-F	Trish Coy	760-536-9338
Billiards (Men)	9 am Tu	Stan Lindsay	760-598-0582
Billiards (Women)	1:30 pm M	Lynn Chialtas	760-310-1354
Bingo	TBD	Delane Johnson	612-240-4049
Breakfast	TBD	Mikkie Sawyer	760-690-7825
Bridge	1:30 M	Connie Krell	760-734-6522
Dog Park	8 am- 8 pm Daily	Bob Stevenson	760-822-6746
Feeling Fit	TBD	Danelle	760-888-7018
Golf (Men)	8 am Th	Doug Doucette	760-734-1232
Let's Dine Out	TBD	Christine Parkman	559-779-8380
Library	By appointment only when clubhouse closed. Open daily when clubhouse open.	Eileen LaLone	858-229-8648
Mahjong	TBD	Kim Stevenson	760-703-4872
Medical Rehab Lending Closet	Open as needed	Clifton McDonald	949-929-1624
		Rusty Bassett	619-301-9551
		Jessie Nieto	408-666-8088
Mexican Train	TBD	Diana Primeau	503-380-6686
Pickleball	Open social play: M, W, F: 8:00 - 10:00 a.m. Tu, Th: 2:00 - 5:00 p.m. Sat, Sun 10 am - noon	Debra Poortenga	909-680-9795
	Arranged match play: Tu, Th: 8:00 - 10:00 am M, W, F: 2:00 - 5:00 p.m. Sat, Sun 8:00 - 10:00 am	Lisa Kauffman	760-207-2010
Ping Pong	TBD	Nejla Gharajedaghi	760-536-9583
Quilting	TBD	Kay Lilland	928-486-3365
R.E.A.D.Y. Panel Emergency Preparedness	TBD	Bryan Cooper	858-342-3335
Shuffleboard	1:30 pm M	George Krell	760-734-6522
Social Connection		Linda Swink	760-855-2008
Tennis	9 am W & Sa	Rob Edwards	760-807-5683
Walking Group	7:30 am W	Ruthann Kirby	760-734-1340

Hilltopper submissions to pewhilltopper@gmail.com. All submissions must be submitted by 10th.

Hilltopper Distribution- Larry Jones 937-478-9199

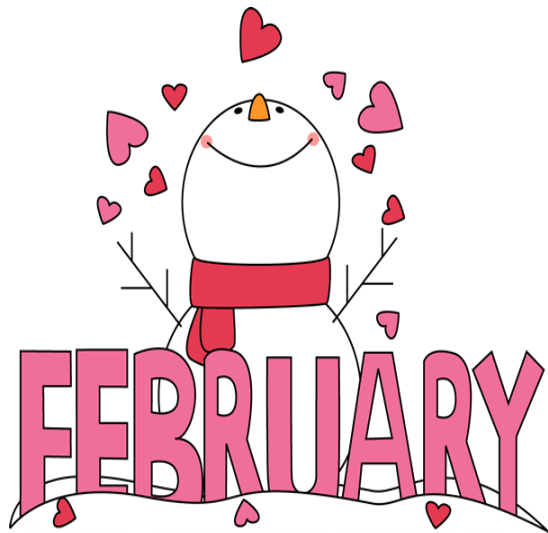
The Hilltopper does not publish articles submitted anonymously. The Hilltopper may edit articles for publication and will not publish anything of a political, medical, or religious nature.

THE HILLTOPPER DOES NOT ENDORSE ANY OF THE ADVERTISERS THAT APPEAR IN ANY ISSUE- USE AT YOUR OWN DISCRETION.

Please note many indoor activities are on hiatus due to COVID-19. If you notice any errors on the list, please contact the Hilltopper at pewhilltopper@gmail.com. If in doubt, please check with the person listed for the activity. As soon as it is safe, we will restart activities. Thank you for your understanding.

HAPPY FEBRUARY BIRTHDAYS

Marilyn Himaka	1	Fran Miller (#348)	19
Gerald Jameson	2	Terry Brady	19
Nancy Cobb	2	Carol Godet	25
Denny Uhles	10	John Primeau	26
Stephen Villanueva	11	Cynthia Nelson	27
Cesar Palacio	13	Buz Barlow	28
Michael Mazzuca	16	Phyllis Escalante	28
Bente Friis	17	John Suckling	28
Carol Hallam	18	Peter Dyersen	29
Erik Kopp	18	Karen Wesells	29
Billie Faye Cooper	19		



BIRTHSTONE:
AMETHYST



FLOWER:
VIOLET



February 2021

Sun Mon Tue Wed Thu Fri Sat

LET'S LOOK
FORWARD TO
A BETTER
MARCH !!

QIGONG 9 AM 1



RECYCLE 2

BOARD MEET 6:30

3

4

5

6

7

QIGONG 9 AM

8

9

10

11

12

13



14

QIGONG 9 AM

15

RECYCLE 16

ASH 17
WEDNESDAY

18

19

20

21

QIGONG 9 AM



22

23

24

25

26

27

28

SORRY WE'RE STILL IN LOCKDOWN. CALL THE CHAIRMAN OF THE GROUP
YOU'RE INTERESTED IN FOR FURTHER INFORMATION.
GOTTA KEEP THAT DARN MASK ON, BUT BETTER SAFE THAN SORRY!
SOCIAL DISTANCING IS STILL IN EFFECT, TOO, DON'T FORGET.

DEADLINE FOR MARCH HILL TOPPER:

FEBRUARY 10

THE PERKS OF BEING OVER 70

- *In a hostage situation you are likely to be released first.
- *No one expects you to run into a burning building.
- *People call at 10 pm and ask, “Did I wake you?”
- *People no longer view you as a hypochondriac.
- *There is nothing left to learn the hard way.
- *Things you buy now won’t wear out.
- *You can eat dinner at 4 pm.
- *You can live without sex but not without glasses.
- *You enjoy hearing about other peoples’ operations.
- *You get into heated arguments about pension plans.
- *You have a party, and the neighbors don’t even realize it.
- *You no longer think of speed limits as a challenge.
- *You quit trying to hold your stomach in, no matter who walks into the room.
- *You sing along with elevator music.
- *Your eyes won’t get much worse.
- *Your investment in health insurance is finally beginning to pay off.
- *Your joints are more accurate meteorologists than the national weather service.
- *Your secrets are safe with your friends because they can’t remember them either.
- *Your supply of brain cells is finally down to manageable size.



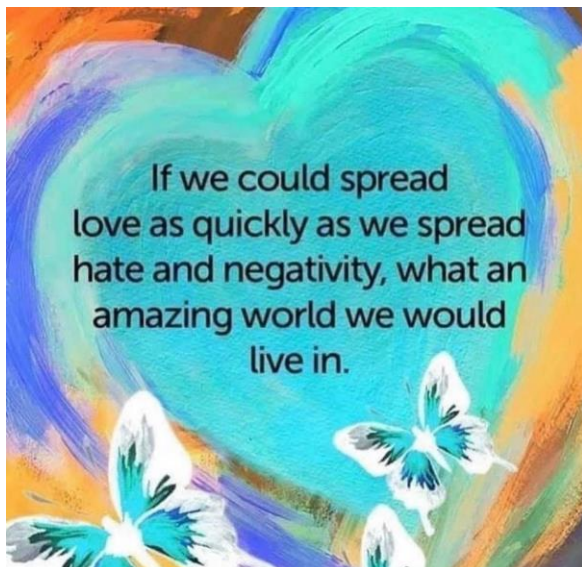
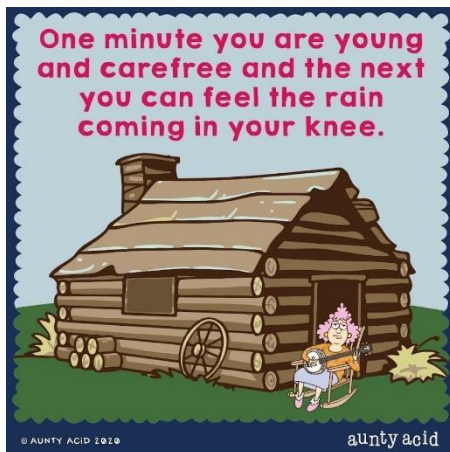
Submitted by Elaine Bassin

Letter for the Editor

It has been another month of COVID, social unrest, and water outages. The number one question I get asked is, "Why can't we solve the problems with the water system?". To understand why you need to understand the history of the park and how the system was designed. While our hard-working staff that are up to their neck in alligators, it is hard to remember they are draining the swamp.

For our newer residents, I am rerunning a series of articles on the history of PEW. I hope they help you understand. **One public safety note, when the water is off, the fire hydrants do not work. If you have a fire, be sure to tell the fire department to bring a water truck.** First a few jokes, then the articles. Enjoy!

Debbie McQuillan



THEN and NOW at PALOMAR ESTATES WEST

(A Little History)

INTRODUCTION

Today, Palomar Estates West is a beautiful, well-maintained park that we are happy to call home. But like all of us, PEW has an interesting history. So, over the next few months, the Hilltopper will be running a series called THEN AND NOW to share some of the history of the park, from barren ground and empty concrete pads to lovely homes surrounded by lush greenery. The early residents worked hard for many of the benefits we enjoy today, so we want to honor them. We hope you enjoy learning about the park if you are a newer resident and recalling memories if you are a longtime resident.

CHAPTER ONE

It was in the spring of 1977 when a group of Los Angeles investors saw the value in several acres of vacant land located in the city of San Marcos. The location with ocean views and hilltop vistas yet close to community living and services was perfect. The land was owned by a Trust willing to lease it to a business developer. Thus, Palomar Estates East and West were born. Palomar West's address was 1930 "Encinitas Road" back then.

Construction began in the summer of that year with completion scheduled for November. The "completion" meant graded lots, paved streets, sewer and utility lines installed, drainage and landscaping at the minimum. There was also to be a completed "Club House" with other promised amenities like the pool, tennis courts, picnic area, putting green, and shuffleboard courts and more to come in the near future.

With this in mind, DEMCO (Douglas, Emmett Management Co) placed an impressive ad in local newspapers for the "BEST OF MOBILE HOME LIVING IN NORTH SAN DIEGO COUNTY at PALOMAR ESTATES WEST." The ad promised all the amenities of a 5 Star resort. Potential residents flocked to the rental office to reserve their little piece of heaven and were told by the management company they could go buy their home and have it placed on their chosen lot without delay.

But alas, and it's now 1978, over 100 homes are now in the park, but no one can actually move in because they can't hook up water, sewer and electricity. The County officials said the homes were placed there illegally, and as far as they were concerned, the homes were simply being "stored" there. Some would-be residents actually became "homeless" having to live under very stressful situations for more than a year because the developers had not performed as promised.

To be continued - There's more.

Co-authored by Lynn Chialtas & Lenetta Gee



(All information taken from historical documents and news articles)

THEN and NOW at PALOMAR ESTATES WEST

(A Little History)

CHAPTER 2

Although the first residents of Palomar Estates West had been promised occupancy of their homes by July of 1978, final permits were not issued until March of 1979. Unfortunately, even as residents finally moved into their new homes, the problems in the park were far from solved. The first Residents Association was formed in May of 1979 to represent the residents in their continuing struggle with the park owners and management. The completion of the park had come to a standstill, and all attempts to communicate with the owners were ignored or rejected. The only response ever given was from Jack Ryan, the park manager, stating "it is the policy of DEMCO (Douglas, Emmett Management, Co.), and I as manager of Palomar Estates West, to not recognize any Resident's Assn, other than our present Recreational Assn, which represents all residents of the park." Many of the promised amenities were either nonexistent or not being maintained. For example, grading was not up to code, streets were broken and not repaired, lighting was inadequate and faulty, there were constant breaks in the sewer and water line, sometimes leaving residents without water for 4 days or more, landscaping was not completed, no tennis court was built, the pool was not being maintained and the Jacuzzi remained empty. Not exactly a five-star park as had been advertised.

After two letters in June of 1979 requesting a meeting with owners and management went unanswered, the Board engaged an attorney for assistance and advice. Two letters from the retained attorney requesting a meeting were also ignored. Feeling there were no further options, in April of 1980, the Residents of Palomar Estates West filed a breach of contract lawsuit against the Douglas, Emmett Co. (the owners) requesting punitive damages of \$11,000,000.00.

The first Resident's Association Board of Palomar Estates West was a brave and tenacious group.... Ray Mahony-R.C. Swenson-R.E. Blair-James Kerns-Milton Weiss-Norb Reichel-L.J. Mulligan. Their hard work began the path to the beautiful park we enjoy today!

Stay tuned for next month's installment.

THEN and NOW at PALOMAR ESTATES WEST

(A Little History)

CHAPTER 3

So here we are, and it is now April of 1980, 2 years since the promised 5-Star Park was to be completed. There were 312 unhappy mobile homeowners in a planned 329 lot community. Their patience now at an end with management and the empty promises, an attorney was hired by the residents and suit filed against the park owners and management. The list of complaints is far too long to print here. According to the COMPLAINT filed by 170 of the residents, they had performed all conditions of their rental agreements, but the owners had breached their representations, and had made promises they knew to be false so as to induce lessees to purchase mobile homes, move into the park, improve their lots and pay rent.

It was expected the case might take up to a year before it would go to trial. In the meantime, management announced that an additional 162 spaces were to be added even though the owners hadn't fulfilled their promises for completion of Park amenities or the needs of the original 329 lots. There were still 38 of the original lots that were not suitable for mobile home installation.

As it turned out, a tentative agreement was reached between the residents and owners on December 15th, 1980. But if it sounds like this adventure is over, think again. The "Agreement" set forth 17 provisions requiring the owners to complete promised improvements and/or amenities by dates certain. All required work was to commence by Feb. 1981 and be completed by Dec 31st, 1981. Some of the work would require County permits and a completion date could not be immediately anticipated. However, improvements were happily anticipated, and the residents were looking forward to Happy Holidays and a fresh start early in 1981.

Once again, the residents became frustrated with non-compliance by the owners to many provisions of the agreement. By June of 1983, too many things had not been completed and new areas of contention were added. But that's another story.

Stay tuned.

Co-authored by Lynn Chialtas & Lenetta Gee

(All information taken from historical documents and news articles)

THEN and NOW at PALOMAR ESTATES WEST

(A Little History)

CHAPTER 4

The agreement reached between management and residents in 1981 had, unfortunately, by 1983 fallen by the wayside with many of the promised improvements uncompleted, and new problems had arisen. As of June of 1983, over 25 ongoing unaddressed complaints over the condition of the park existed. A few examples: lack of ground cover and maintenance of public areas; several empty spaces and a gully behind the RV park were being used as junk yards, full of broken concrete, rocks, old metal, piles of dirt and other debris; empty spaces were rampant with weeds; lack of maintenance on banks behind homes, with no sprinklers, no planting and no weeding; streets were filthy with dirt and debris due to frequent washouts; roads were breaking up and being haphazardly patched; lighting throughout the park was inadequate....quite a list, and remember this is only a partial list! But, perhaps the most problematic and distressing irritant was the frequent broken water pipes and water outages. A very inadequately designed water system had originally been installed in the park with the water pipes running under the mobile home spaces rather than under the streets. The water pipes had also been run right above the sewer lines in most areas complicating repairs. The pipes also had many 45- and 90-degree angles leading to frequent broken lines. Every time there was a break, the entire park was affected because at this time there was only one shut off valve serving the whole park. The worst break occurred in 1986 leading to a two-week period with all water turned off to the entire park. This created great concern over fear of inability to fight fires, and health and sanitation issues. Water trucks were brought into the park for residents to fill containers with water to be used for drinking, cooking, bathing, and flushing toilets. For those unable to collect water due to age or disability, management delivered water to them. Television channels 8 & 10 were on site to report the situation.

The 15-day water outage, the longest of over 40 water interruptions, finally forced management to commission an engineering study to determine what steps needed to be taken to prevent another episode of this magnitude.

Another issue creating problems for the park was the fact that there was no on-site resident manager. At this time, the manager lived in Palomar Estates West, but was responsible for both parks. This situation sometimes caused delays in response to problems in the west park. The California Mobile Home Residency Law states a manager must reside on the property of any mobile home park of 50 spaces or more, but management was claiming that the same corporation owned both parks, so only one manager was needed. The Resident's Board directed this matter to the state department of Housing and Community for further investigation.

Want to know what happened next? Tune in next month.....

Co-authored by Lynn Chialtas and Lenetta Gee

Then and Now at Palomar Estates West

(A Little History)

Chapter 5

So, where were we? –

In 1983 life at Palomar Estates West was still lacking but the brave residents seemed determined to continue the struggle to perfection of the retirement home they had been promised. Filing a lawsuit against the owners and managers for their failure to perform and exploring the possibility of annexing the Park to the City of San Marcos to take advantage of the City's rent control ordinance, were two of the actions underway. Little did the residents know that the current owner/management, Douglas, Emmett & CO. was also in the process of turning the Parks over to ALP Associates of Los Angeles, Arnold Porath, as "sub-lessee" and new Park operator of both Palomar East and West. Of course, being a small, close-knit community, there was scuttlebutt of the parks being SOLD and this caused additional fear and concern from the residents.

Mr. Porath did take possession in 1984 and things started to take on yet another dimension. Notices went out to residents regarding the probability of rent increases after some re-evaluation of operating and management costs. The Resident Board stepped up the annexation application with the City into high gear. It was approved in 1986, and according to the City, this action would be a benefit for the City as well as an added level of protection for the park residents. Mr. Porath was, of course, opposed to this as he didn't like the idea of another entity having any say-so over the rents he wanted to impose. The fact that the residents realized they had some power over their existence as renters in a Mobile Home Park worked to their benefit. The response from management, however, was an effort to coerce the residents who didn't already have a "Lifetime" lease into signing an undesirable lease agreement. The proposed new lease would be for 5 years with the promise of a fairly stable rent. But somewhere in the small print the proposed lease could raise the rents nearly \$200.00. This effort by management was rejected. Mr. Porath did, however, promise to honor those lifetime leases.

In 1988 the Residents, with legal help, investigated the possibility of purchasing the park from the City to become owners, which would include the land. After many months of negotiation, appraisals, consultations, meetings, and discussion between all entities involved, the process was dropped in 1993. But in the meantime, in 1989 Mr. Porath requested another rent adjustment from the City. According to the City commissioners the need for the requested increase couldn't be substantiated. The City said "NO", so Mr. Porath filed a \$40 million lawsuit against the City for its rent control ordinance. The suit was dismissed. To look at our beautiful Park now, who could have guessed it and its residents had been through all the fire and brimstone of its past.

There will only be one more chapter in this "little history". It should leave you with a smile and a feeling of pride. Check your Hilltopper in October for the last chapter.

Co-authored by Lynn Chialtas and Lenetta Gee
(All information taken from historical documents and news articles)

THEN and NOW at PALOMAR ESTATES WEST

(A Little History)

Chapter 6 – Final Edition

The previous chapter left us at around 1993. Palomar Estates West would have been about 15 years old then and had, in the meantime changed the Parks address from Encinitas Ave. to San Marcos Blvd. The historical information used to write these articles ended about there. It is NOW 2016. In the last 23 years our Park has continued to grow in beauty and stature. Periods of adjustment and change have, and will, always be part of being a great community.

Some examples are:

- A. Since 1994 we have had 11 new PEWRA Boards watching over us.
- B. From 1994 to 2015 our Rules & Regulations have been revised 5 times
- C. In 2002 Mr. Porath, the previous owner, was making noises of change and some residents began investigating resident ownership once again.
- D. In 2003, a majority vote by PEW residents accepted Millennium Housing Corporation to take over and operate the Park as a non-profit housing project. Haven Management would be the new management company.
- E. In 2010 the Park changed from whole community water service to installing individual water meters on each home site. This change had been attempted by Mr. Porath (1994-2003) but failed. Millennium accomplished it though there were many resident objections. Concerns about future cost increases, also some water lines for individual homes were connected to community hillsides or neighboring home sites. Revisions were made.
- F. Around 2011, Management initiated an annual exterior home maintenance inspection process plus a mandatory list of required work that must be completed by a homeowner before a sale. The mandatory list for sale of homes was not received well but requiring regular upkeep and maintenance of our home sites certainly helps to enhance the desirability and value of the Park and the individual homes.
- G. In 2015 Millennium refinanced the Authority Bonds which caused unfounded resident concerns regarding the contractual agreement with the City of San Marcos, the life of the land lease and of course, rent control. This action was actually a benefit to the Park and residents as it created more money for upgrades and improvements over and above the regular maintenance. Things that the residents would like to see happen could be considered.
- H. Also, in 2015 a Hilltopper committee was formed to investigate publication alternatives and a way to bring the community newsletter more into the 21st century. The Hilltopper format hadn't changed in over 26 years.
- I. The Park continues to experience water line breaks. Seems this is its destiny.

Today many believe they have found their desired retirement destination in the "BEST MOBILE HOME LIVING IN NORTH SAN DIEGO COUNTY AT PALOMAR ESTATES WEST". (As was advertised by the original developers back in 1978) Because of the persistence of those that came before us and the ones that care today, we can enjoy the many amenities, clubs, activities, and privileges available to all of us. Management works with our Resident Board and residents to make the Park one of the, if not the best, in North County. Hopefully, everyone feels a sense of pride and confidence that their choice of Palomar Estates West was one of the best decisions they made for their retirement years.

Co-authored by Lynn Chialtas and Lenetta Gee