

HACIENDA CARMEL BULLETIN

AUGUST 14, 2026

EVENTS AND ENTERTAINMENT

Join us for our inaugural “**Meet Your Neighbor**” program. Our kickoff speaker is **Bill Solms** presenting his life story, “**Aviation, A Life of Adventure.**” You don’t want to miss it! Talking about not missing, our next big event will be the **annual Hacienda Carmel birthday party**. This year the development turns **64 years old**. Another year it would be of Medicare age. The date is set for **August 29th**, on the pool deck between **4:00 and 5:30 PM**. We will have Chef Bill serve high-end hors d’oeuvres. E&E will pay for one free drink. Live music will feature the **Better Together Band**, consisting of John and Shelley Jemison. All this for a mere **\$20.00 per person**. We are looking for residents with interesting careers and/or interesting stories for the new **Meet Your Neighbor** program. We all know many of our residents have had interesting experiences, and we would like to have them share them with us. Please contact **Lori Silver** at lorisilver7@gmail.com if you would like to participate. Don’t forget all our regular activities. **Next week will be Bingo on Thursday, August 20th.**

ARTISTS OF HACIENDA CARMEL

If you did not join us on **Friday, August 14th** for the opening of our **exhibition “SOUP’S On!”**, not to worry! This Art Exhibition will be on the walls in Casa Fiesta for your viewing pleasure until November 9th. Our group will be sponsoring **a trip to the Carmel Art Association Gallery on the morning of Tuesday, August 25**. Their annual **Miniature Show** will delight us and by buying a \$5.00 raffle ticket you might win one of the paintings!! The group is celebrating ninety nine years in Carmel. **Hacienda Resident Sally Aberg will fill us in on their place in Carmel history.** There will be a signup sheet in the Paperback room. Please indicate whether you wish to drive in the carpool, need a ride, or will meet us there at Dolores between 5th and 6th in Carmel for the 10:30 tour that day.

THE BOOK SHOPPE

And the Winner Is... Hanna Myers, now the proud owner of *Recipes for Living in Big Sur*, a collection of stories and recipes from early settlers and families in Big Sur. A big thank-you to Jules Janick, a new resident here at Hacienda Carmel, who helped draw Hanna’s winning ticket for July. **This Month’s Drawing at the Book Shoppe.** We are featuring the groundbreaking classic *The Hidden Life of Trees: What They Feel, How They Communicate* by Peter Wohlleben, a renowned German forester. Read it and your “walk in the woods will never be the same.” Get one ticket for each \$0.25 you spend at the Book Shoppe. The winning ticket will be drawn on Sunday, August 30, at 2:00 p.m. **“Meet Your Local Authors”** is honored to present Barbara Siebeneick as this month’s local author. She has written five mysteries set in Monterey, including her most recent *Double Take* about a murder that occurs at the reopened California’s First Theatre, a historic gold-rush era landmark on Pacific Street. See you at the West Room, Monday, August 24, 2 p.m. to 4 p.m. **Hefty.** After the pumpkin weigh-in contest last October at Half Moon Bay, the Book Shoppe started to weigh the heavy books donated. All those early finds have since sold, but we recently I.D.’d a book for someone who might enjoy a 9.3-pound nostalgic read: *Chronicle of the 20th Century*. **Donations heavy or light to the Book Shoppe always welcome.** Contact Pat Little-Auguston, (831) 293-3153 or plittleauguston@gmail.com.

FROM THE HCCA MANAGEMENT OFFICE

Summer is in full swing, and there is a lot happening throughout the community. Thank you to everyone who continues to look out for one another and helps make Hacienda Carmel such a welcoming place to call home (and work)! A few updates from the Management Office:

- **Committee Policy & Charters:** The Association's newly approved Committee Policy and Committee Charters are now available for resident review. Copies are posted on the community bulletin board and are also available on the Hacienda Carmel website under **Governing Documents**.
- **Ground Rule 13 Update:** The proposed revisions to Ground Rule 13 (Mail, Package Delivery, and Resident Cubby Communications) remain in the required 28-day member comment period. Owners are encouraged to review the proposed changes and submit comments to the Management Office before the comment period closes. The proposed revisions are available on the bulletin board, on the website under **Governing Documents**.
- **BuildingLink:** Staff training began this week, and configuration of the system for Hacienda Carmel is underway. Additional information and resident training opportunities will be shared as the system gets closer to launch in September.
- **Financial Services Transition:** Preparations continue for the transition of the Association's financial services to Seabreeze Management Company on October 1, 2026. Owners will have access to Seabreeze's resident portal, including the ability to make assessment payments electronically. This transition affects the Association's accounting functions only; our on-site team will continue providing the same day-to-day management and resident services.
- **Tree Care Update:** A number of questions and requests regarding trees throughout the community have been received. Rather than evaluating tree needs one at a time, a certified arborist will be engaged to conduct a community-wide assessment and assist in developing a longer-term tree care plan. The assessment will consider tree health and safety, structural proximity, defensible-space requirements, pruning needs, and removal priorities. In the meantime, urgent tree conditions will continue to be addressed as needed. Additional information will be shared as the process moves forward.
- **Clubhouse Roofing Project:** The scope of the roofing project has expanded as additional deterioration has been uncovered. The lobby will need to be closed for a portion of the day on **Monday, August 17th**, while damaged wood decking above the lobby is removed and replaced. Additional information will be provided as the project progresses.
- **Pool Deck:** Following Labor Day, the pool deck will be recoated in a darker color with additional grit to improve traction. The recoating will be completed **at no additional cost to the Association**. Additional information regarding timing and any temporary pool deck closure will be provided as the work is scheduled.
- **Patios, Fruit, Food & Clutter:** With open space surrounding our community, rodents are an ongoing reality. Residents can help by keeping patios tidy and reducing clutter, avoiding outdoor food sources, keeping pet food and bird seed contained, and promptly picking up fallen or overripe fruit and vegetables. Residents are also encouraged to consider eliminating unnecessary items or food sources that may provide rodents with shelter or attract them to patio areas. Rodents can easily travel along fences and from patio to patio, so a little prevention throughout the community can make a big difference.

In service and gratitude,

Christine Hulka, CMCA, AMS
General Manager