

HACIENDA CARMEL BULLETIN

SEPTEMBER 25, 2026

EVENTS AND ENTERTAINMENT

Our “**Echoes of a Lifetime**” series has been very well received. Thank you to John Grobmeier for sharing his experience on 9/11. The series will continue on the **third Saturday of each month**, with details posted in the lobby slideshow and on event flyers. Residents with interesting careers or stories to share are invited to contact Lori Silver at lorisilver7@gmail.com. The annual **Libra luncheon** will be held on **Thursday, October 1, at noon** in the dining room. Please sign up at the front desk; champagne will be provided. E&E’s **Oktoberfest** celebration is scheduled for **Saturday, October 17, from noon to 2 p.m.** on the Village Green. Details will be available in the lobby slideshow and on a flyer in the information rack. **Movie Night** will take a break from September 27 through October 25 and return on **Sunday, November 1**. Watch for a flyer before it resumes, and check the weekly lobby slideshow for an updated list of regular activities and upcoming events.

ARTISTS OF HACIENDA CARMEL

All who attend our October Art Luncheon will enjoy hearing about **Germaine Hatcher’s** art journey. She is the owner of the **Pacific Grove art store “Imagine”**, an accomplished artist and also has been a mentor for the Youth Arts Collective. If you have been to her well stocked store you know her as knowledgeable, friendly and helpful. Come, have a good lunch and meet her at **Noon on October 8 in the West Room. Sign up in the Paperback room.**

THE BOOK SHOPPE

1,000 Books To Read Before You Die. Last chance to get your entry in for our September Book Shoppe drawing on Sunday, September 27 at 2 p.m. Our book this month covers all genres from 1923 up to 2018, with almost 1,000 pages of entertaining book reviews. For each \$1.00 purchase at the Book Shoppe, you will receive one ticket to put in our prize jar. **“Meet Your Local Authors.”** Our author next month is Carmel’s Citizen of the Year 2025 Tom Parks, who will be in the West Room on Monday, October 5 from 2 p.m. to 4 p.m. The generous gift of his time and talent to Carmel is matchless. He will be here to share a small part of it with us. His book: *A Life Backstage*. Pick up a flyer. Mark your calendars. Come join us. You may bring guests. **Book Donations Welcome; New Volunteers Who Love Books As-Much-As-We-Do Also Welcome.** Contact Pat Little-Auguston, (831) 293-3153, or plittleauguston@gmail.com.

WINE CLUB AT HACIENDA CARMEL

For those that are unaware, we have a wine group here at Hacienda Carmel. We have theme pourings along with food pairings. For those wine lovers who wish to interact with fellow wine enthusiasts we want to hear from you. If you are interested please contact Michael Zarefsky at mikezarefsky@gmail.com. You can also put a note in his mail box at unit #106. **HACIENDA CARMEL WINE CLUB: Did you know Hacienda has a wine club?** Back in July 2021, a small group of wine enthusiasts gathered to discuss the idea of forming a wine club. Open to all residents, the group meets the third Monday of each month where a selection of wines are sampled along with small bites to pair with each. The experienced gained has formed the foundation of the club. The journey and joy of discovery continues. If interested in learning more, please contact Michale Zarefsky #106 or Connie Winners #197.

FROM THE HCCA MANAGEMENT OFFICE

SEPTEMBER 24 BOARD MEETING HIGHLIGHTS

- **Financial Report:** The Board accepted the unaudited August financial statements. The Treasurer reported that cash increased during August and that funds are being held in anticipation of flood and bridge insurance premiums in November. August reserve expenditures totaled \$155,478.56, primarily for the Casa Central roof.
- **2027 Reserve Study:** The Board approved the 2027 Reserve Study, which projects that reserves will be 40.1% funded on January 1, 2027. The study calls for a monthly reserve contribution of \$71,900.
- **2027 Operating Budget:** The Board discussed a draft budget but did not approve it. Further discussion is expected at the October 22 meeting, with approval anticipated in November. A special joint budget meeting may be scheduled if needed.
- **Landscape Plan:** The Board approved the revised Vegetation Management and Implementation of the Master Landscape Plan.
- **Architectural Review:** The Board approved a variance for the Unit 6 front door, with future door maintenance assigned to the owner. Proposed patio sunshade rules were presented for consideration.
- **Proposed Association Policies:** The Collection and Delinquency Policy and the Enforcement and Fining Policy will be reviewed by Association counsel. After any legal revisions, the proposed policies will be distributed to members for a 28-day comment period. Neither policy has been finally adopted.
- **Bylaw Amendments:** The Board approved a resolution documenting the previously approved 2024 and 2025 bylaw amendments, subject to Association counsel's review.
- **Casa Central Roof and Pool Deck:** The roof replacement is complete. Solar panel reinstallation is expected by the end of September, weather and scheduling permitting. Pool deck cracking remains under evaluation.
- **Seabreeze Transition:** Seabreeze financial services begin October 1. Owner account registration, payment assistance, and October statement distribution are being arranged.
- **Seasonal Work and Inspections:** Gutter cleaning is underway, furnace filters are scheduled for replacement in early October, and the annual fire inspection is scheduled for October 26. The inspection requires access to every unit.
- **Community Safety and Parking:** The Board welcomed resident comments on crosswalks, red curbs, and speed limits. A request to reserve the eight parking spaces behind the Clubhouse for owners and visitors was tabled; comments are welcome.
- **Other Items:** The dog park shade structure was tabled. The Board also approved the appointment of trustees for the Association's 401(k) plan.
- **Additional Executive Session:** The Board did not get through all homeowner correspondence at the September 24 meeting. It will meet again on **Tuesday, September 29**, to address the remaining correspondence and other third-party contracts in executive session.
- **Next Open Session Meeting - Thursday, October 22, 2026.**

In service and gratitude,

Christine Hulka, CMCA, AMS
General Manager