



HACIENDA CARMEL

A Special Place to Call Home

OCTOBER 9, 2026 • COMMUNITY BULLETIN

EVENTS & ENTERTAINMENT

Our “**Echoes of a Lifetime**” series has another event coming up. On **October 24th at 11:00 in Casa Fiesta, Edward Bungert** will be the speaker. A flyer is available with details as well as the lobby slide show. For those Scorpios, our annual sun-sign luncheon will take place on **Thursday, November 5th at noon** in the dining room. Any questions, please contact **Margee Bennett in Unit 227**.

E&E has scheduled an Oktoberfest event this year. The date will be **Saturday, October 17th from 12:00 PM to 2:00 PM** on the Village Green. Information is available in the flyer as well as the lobby slide show. **A signup sheet is already at the front desk**. Chef Bill will provide a German-style buffet.

Movie Night will be taking a hiatus starting September 27th through October 25th. The movies will resume on **Sunday, November 1st**. A flyer will be available prior to the return of this event. Mark your calendars for Pickleball and Pizza on **Saturday, November 7th**. Additional details will be forthcoming on the slide show. Don't forget all our regular activities. The weekly slide show provides an updated listing of upcoming events. **There will be no Tai Chi Chih classes in October**. Classes resume Wednesday, November 4, at 10:00 AM in Casa Fiesta.

ARTISTS OF HACIENDA CARMEL

To help you prepare for the upcoming holiday season, **Nancy Donaldson** is returning to teach “One-of-a-Kind Holiday Cards: Handpressed Printing with Natural Materials.” This class has two sessions: **Tuesdays, October 20 and October 27**, from 9:30 AM to 11:30 AM in the **West Room**. **The class fee is \$25.00**. Artists of Hacienda Carmel will pay the supply fees. This class is open to all Hacienda Carmel residents. The signup sheet is in the Paperback Room. Please put your name on the list and turn in your cash or check ahead of time. We need 10 students for this class to proceed, and there is a 15-student maximum.

THE BOOK SHOPPE

“**Meet Your Local Authors**.” Pulitzer Prize-winning author **Jane Smiley**, our upper Carmel Valley neighbor, will be in the West Room on Monday, November 16, from 2 PM to 4 PM to meet you. Her 40th and most recent historical novel is *Lidie*, the Further Travels and Adventures of Lidie Newton, a pre-Civil War sequel to Jane's first book in the series, *The All True Travels and Adventures of Lidie Newton*. Both books cover a period known as “Bleeding Kansas,” around tensions and violent clashes between pro- and anti-slavery factions, unrest that eventually ignites the Civil War. Travel with Lidie as she searches for moral clarity.

Monthly Book Shoppe Drawing: We will re-draw for last month's 1,000 Books To Read Before You Die. For November, we will add *The All True Travels and Adventures of Lidie Newton*. One ticket for each \$1.00 book purchased (4 paperbacks or 1 hardback).

Help Wanted in Book Shoppe: Flexible hours, short commute. Contact Pat Little-Auguston, (831) 293-3153, or plittleauguston@gmail.com.



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OCTOBER 9, 2026 • FROM THE MANAGEMENT OFFICE

- **Seabreeze Financial Services Transition:** Seabreeze began providing financial services on October 1, replacing Sage accounting software with a system designed for community association management. The transition is expected to reduce manual processes and improve accounting efficiency. Onsite staff continue providing personalized resident assistance and handling accounts receivable and billing coordination, statement and mail distribution, invoice processing, payroll, HR, benefits, and 401(k) administration. Owners may continue bringing payments to the office, where staff accept, scan, and deposit them and forward payment information to Seabreeze.
- **October Statements Include the Base Assessment Only:** Applicable carport, storage, and other charges for October and November will appear on November statements. Prior balances will transfer following the September financial close. **No late fees will be assessed through December 31, 2026.** For portal assistance, contact customercare@seabreezemgmt.com or call (800) 232-7517. Auto debits process on the 10th, or the next business day.
- **Association Operations and Modernization:** With approximately 300 homes and extensive community facilities, Hacienda Carmel requires ongoing coordination of vendor contracts, insurance, regulatory compliance, maintenance, work orders, and Board and committee activities. BuildingLink implementation, improved administrative procedures, and digitization of historical records are underway to streamline these operations and strengthen accountability.
- **2027 Budget and Financial Planning:** Hacienda Carmel's approved 2026 annual budget of approximately \$5.9 million reflects extensive facilities, aging infrastructure, landscaping, utilities, insurance, onsite personnel, and services not typically provided by homeowners associations. The Finance Committee and Board are reviewing projected expenses, opportunities for efficiencies, and long-term funding needs as they develop the 2027 budget. The approved Reserve Study projects the Association will be 40.1% funded as of January 1, 2027. **A joint budget meeting is scheduled for Monday, October 26, at 10:00 AM.** Members are encouraged to attend. The 2027 operating budget has not yet been adopted, with approval anticipated in November.
- **Maintenance Department Transition:** After decades of service to Hacienda Carmel, Maintenance Supervisor John Paul has shared his plans to retire in early 2027. **This is a personal decision of his that has been under consideration for some time.** Succession planning has been underway for months, including recruiting a successor and allowing time for training and the transfer of institutional knowledge. John Paul continues overseeing maintenance operations, and his years of service and contributions to the community are appreciated beyond measure.
- **Annual Fire Inspection:** Scheduled for the week of October 26, with access required to every unit; residents who will be away should **confirm a key is on file with the front desk.** A detailed schedule will be posted closer to the date.
- **Storm Preparedness and Winter Readiness:** Preparations are underway for what could be a particularly challenging winter, including gutter and drainage cleaning, tree trimming and maintenance, debris removal, and measures to protect Association facilities and infrastructure. The Association is also stocking up on sandbags, with placement coordinated by the Grounds Department as needed. **Residents are asked not to place sandbags themselves.**
- **Next Open Session Board of Directors Meeting:** Thursday, October 22, 2026.

In service and gratitude,
Christine Hulka, CMCA, AMS | General Manager