HACIENDA CARMEL

A Special Place to Call Home

NOVEMBER 20, 2026 • FROM THE MANAGEMENT OFFICE

- **Holiday Office Hours.** The Business Office and Seabreeze close Nov. 26-27, Dec. 24-25 and Dec. 31-Jan.1st. The Front Desk closes on Thanksgiving, Christmas and New Year's Day, and at 2 p.m. Sundays when the restaurant closes. Grounds service is limited to two crew members Friday, Nov. 27.
- **Thanksgiving Trash Pickup.** Wednesday, November 25, instead of Thursday.
- **2027 Budget and Assessments.** The Board adopted a $6,229,326 budget, including $985,000 for reserves. Monthly assessments rise 7.96% January 1, 2027. The annual budget and disclosure packet will go out by email and postal mail by the end of November.
- **Association Policies.** Members will receive the newly adopted Enforcement and Fining Policy and the Collection and Delinquency Policy with the annual budget and disclosure package.
- **Emergency Preparedness and Evacuation.** If officials order a mandatory evacuation, leave immediately without waiting for an Association notice, a phone call, or a knock at the door. There is no need to check out at the front desk. Staff are not emergency responders and will also be required to evacuate. Sign up for County alerts at AlertMontereyCounty.org.
- **BuildingLink.** Staff have logged more than 100 work orders so far this month. Please continue to bring maintenance requests to the Front Desk. Watch your email early next week for your BuildingLink invitation. Once registered, you can submit work orders, message staff, see upcoming events and Association announcements, and access governing documents and two years of meeting minutes. The resident Bulletin Board feature gives residents a place to share announcements, post classifieds, and reply to one another's posts. More documents will be added over time. Future features include online reservations for the Guest House and meeting rooms, along with package delivery alerts.
- **Staff Roles and Contacts.** The Board approved an updated organizational chart:
  - **Jeanne Mileti, Finance & Business Administration Manager.** Oversees finance, reserves, payroll and business administration. She is the liaison to Seabreeze and the Finance Committee.
  - **Juli Jarvis, Resident Services Supervisor.** Oversees the Front Desk, housekeeping, patrol, shuttle, resident communications and events, BuildingLink owner and resident profiles, and work order intake. Juli is the AR liaison to Seabreeze and works with the Events & Entertainment Committee.
  - **Catherine Robinette, Facilities & Administrative Coordinator.** Coordinates work order execution, contractors, inspections, enforcement notices and architectural applications. Also works with the Facilities and Infrastructure Committee.
  - **Sylvia Martinez, Administrative & HR Coordinator.** Handles accounts payable, employee and vendor records, insurance, onboarding and Front Desk backup. Sylvia is the AP liaison to Seabreeze.
  - **Recruitment is underway for a Facilities Manager** to lead maintenance and grounds operations upon Jean Paul's retirement in early 2027.
- **Flood Insurance Certificates.** Contact Lola E. Stewart at HUB International at (805)777-8481or lola.stewart@hubinternational.com or (805) 777-8481 for your lender's certificate.
- **Architectural Rules.** The Board authorized a rule review and separate application form. Drafts addressing new laws on windows, cooling, heat pumps and gas-to-electric appliances return to the Board in 2027 after committee review.
- **Firewise.** The Board approved adding Hacienda Carmel's boundary to the county Firewise map.
- **Dog Waste Stations.** Thank you to David Mullally for volunteering to build and paint trash can enclosures at no cost to the Association.
- **Year-End Thanks.** Did you know HCCA's volunteer Board had already held 47 meetings by November 19, including 17 in open session? And more executive planning sessions are planned for December. That's a lot of mornings and afternoons given to Hacienda Carmel, on top of the time spent reading packets and preparing for each meeting. Thank you to our Board members for the care and attention you've given this community throughout the year. For reference, industry standard is 10-12 meetings per year.
- **Next Open Session Board Meeting is** Thursday, January 14, 2027.

Wishing everyone at Hacienda Carmel a happy Thanksgiving.

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

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NOVEMBER 20, 2026 • COMMUNITY BULLETIN

EVENTS & ENTERTAINMENT

For those that have missed it, our Halloween costume party was another fun event. You can check out the fun on the lobby slide-show. Congratulations to our winners, Victoria Bond and Natalya Livingston for best costume and most creative costume. Our "Echoes of a Lifetime" program will take a hiatus in December. Stay tuned, for an announcement about January's program. Easy Yoga will resume starting the first Friday in January. Mark your calendars. Th E&E Committee has several Christmas events scheduled. On December 12th there will be a youth piano recital. On December 13th there will be a return visit by the harpists who performed last year. On December 14th the yearly visit by the Carolers will take place. Check the information rack and the lobby slide-show for additional information. We are working on bringing additional holiday events. Further information about New Year's Eve will be supplied in the next Bulletin. Also, we have had a good response to the Bocce Ball survey. As we move forward we will let everybody know what the outcome is. Don't forget there's a new knitting, crocheting, and sewing group. They meet the first and third Friday in the lobby area. From 11:00 AM to 12:00PM. Those interested in more information can contact Lori Silver at her email address lorisilver7@gmail.com

ARTISTS OF HACIENDA CARMEL

We would like to thank all who attended our Exhibit Opening of **"Baubles and Bangles"** last week! It takes many hardworking artists, a core group of eleven volunteers and many who bring food to provide the event for all of Hacienda Carmel and outside guests. You braved the rain, enjoyed the art and helped us welcome the Holiday season! The exhibit runs into January. Our **upcoming events** include a **December 8 field trip to the Carmel Art Association** where they have a retrospective of **Helene Goldstein's** work and are beginning to **celebrate the Centennial year of the Association**. Our next **Art Luncheon** features **Rochelle Davis sharing her European Christmas holiday experiences.** The luncheon is on **December 10 at Noon.** Signup sheets will be up for both events in the Paperback Room by the beginning of next month.

THE BOOK SHOPPE

Reg Returns. Mark your calendars for Dec. 7, West Room, 2 p.m. to 4 p.m. "Meet Your Local Authors" will host Reg Henry, editor of the Point Lobos Magazine. He was here in July 2023 to introduce his comical *"Love in the Late Edition,"* set in a senior community much like ours in fictional Carmelito California. Reg's latest book is *The Art of Stating the Obvious,* featuring a pub philosopher. Pick up a flyer to learn more. **Jane Smiley.** If you missed her this past Monday in the West Room, Jane says she will be back, and we will hold her to that! She is currently working on three books. *Trail,* inspired by her horseback rides in Carmel Valley's Garland Ranch*,* will be released next spring. **Monthly Book Shoppe Drawing:** Steve Jackson picked the winner for October: Jan Straley, who took home Jane Smiley's *The All True Travels and Adventures of Lidie Newton*. Our November drawing offers Big Sur Marathon founder Judge Bill Burleigh's *Big Sur…Awesome*. One drawing ticket for each $1.00 purchase (4 paperbacks or 1 hardback) at the Book Shoppe. **Questions?** Contact Pat Little-Auguston, (831) 293-3153, or plittleauguston@gmail.com.

HACIENDA GARDEN CLUB

BAKE SALE & JAM FEST – BRING YOUR FAMILY AND FRIENDS, Wednesday, November 25th 9-12, Casa Central Lobby! Come by and pick up a little something for the holidays to share, while supporting the work of the garden club in the West End. There will be baked delicacies, including cookies, small cakes, mini loaves, savory items, and a selection of jams and marmalades. Chair: Connie Winners, 197, (831) 595-2937, winwine@comcast.net.