

OAKS NORTH #2 NEWSLETTER - SPRING 2019

ANNUAL MEETING: The 2019 annual board meeting will be held on Thursday **March 14**, at **6 PM** in the auditorium at Oaks North Community Center. Election results will be communicated. Please plan to attend.

LARGE ITEM PICK-UP DAY: The annual large item pick-up day is scheduled for **Monday, March 11**. This pick-up is for items that won't fit in our trash cans.

ITEMS THAT WILL NOT BE PICKED UP:

- Electronic components (ink cartridges, computers, TVs).
- Liquid paint or other liquid waste.
- Appliances and furniture (washing machines, sofas, mattresses).

These items should be handled by the homeowner through donation to a favorite charity or by other means of appropriate disposal. You may place any large item out in front of your garage door or carport space after 6 AM. *Please do not leave anything out the evening before.* We will send a reminder closer to the date of pick up.

WATER AND SEWER LINE RESPONSIBILITY: There have been questions regarding this issue. While we cannot advise on the need for insurance, we want to share information regarding your responsibility which may enable you to make decisions. The HOA is responsible for maintenance and repair of water lines from the meter to the condo and sewer lines from the condo to the street. Maintenance or repairs within or under the condo are the responsibility of the owner.

WATER CONSERVATION: Please be mindful that water use is our highest HOA cost and rates continue to increase annually. We have no control over the rates, but we do have control over the usage. We regularly review the water bills for each building. If there is an unusual spike in water usage, we will ask each owner in the building to look for a possible leak. PLEASE BE OBSERVANT FOR LEAKS and notify Elite Management immediately if you even suspect one.

To accomplish a reduction in irrigation water use requires the board to identify necessary methods and act accordingly. As you recall, last year we started taking significant steps to reduce irrigation water usage and we will continue this action going forward. The major steps taken include capping/removing unnecessary irrigation heads, replacing irrigation heads with drip lines where possible and installing drought resistant landscape materials.

This year the board has identified some areas where grass has difficulty growing or is more costly to maintain. Some areas are on driveways adjacent to parking spaces and grass will be replaced with crushed rock. Other areas are adjacent to condo buildings. The following addresses have grass adjacent to the building and it will be replaced with mulch: 17419 Plaza Otonal (Eastside), 17463 Plaza Otonal (East side), 17441 Plaza Otonal (East side), 13028 Paseo Del Verano (EAST side). Grass removed at 17455 Plaza Dolores (front), 17481-479 Plaza Otonal (front), will be replaced with crushed rock. The irrigation will be capped/removed, except where drip is necessary.

As a reminder, hand watering from faucets is discouraged as there is a 50% sewer charge for that water. Irrigation water has no such surcharge.

We ask everyone for their cooperation in this effort to reduce our HOA cost.

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ARCHITECTURE APPROVALS: Alterations to the floor plan of a unit, removal of walls, or any portion thereof, or to plumbing, electrical wiring and gas lines may not be made within a unit without the prior written approval of the Board of Directors. Additionally, nothing may be removed, altered, placed, erected, attached or planted on the exterior of any building or common area without board approval. This includes sculptures, patio covers, awnings, trellis, tree or landscaping. Such approvals will first require Architectural Committee approval.

ARCHITECTURAL APPROVAL PROCEDURE: Owner must submit a completed Architectural Application Form to the Community Center office. Once logged, the application will be given to the Architectural Committee Chair. The application form may be obtained at the Community Center office or the Oaks North 2 website: www.oaksnorth2.com.

The application should include complete plans, specifications and location of any proposed improvements. It should also include the name of the licensed contractor to perform the work, the contractor's proof of insurance, and approval signatures of three immediate neighbors. Approvals may also require a building permit from the City of San Diego and engineering or architect plans.

The Architectural Committee will review the request and provide a recommendation to the Board for its final decision. The Board will provide a written response to the owner, with explanation if disapproved. *Where alterations have been made without meeting building code and architectural approval requirements, the owner must still meet these requirements; even after the fact.*

BUILDING PERMITS: Why get a building permit, even after the fact? (1) Architectural Approval requires it. (2) Safety requires it. (3) Insurance will not cover losses if permits are missing. (4) Pre-sale inspection could uncover missing permits and affect the sale. (5) Avoid fines for violations.

Detailed information regarding the procedure for architectural changes is included in the CC&R's and in the Residents Guide located on the website: <http://oaksnorth2.com/documents/Residents-Guide>

RESIDENTS GUIDE: The Guide was recently updated, however please note the following additions or corrections to the document:

index page # change: Common AreasPg 19

Index page addition: Important NumbersPg 28

Addition to Property Leases Pg 15: *"No lease or rental shall be for a period of less than ninety days or for hotel, transient or time-share purposes."*

INTERESTED IN SERVING OUR COMMUNITY? We are always looking for talented individuals who have experience in finance, landscaping, building maintenance or construction. Submit your resume or qualifications to: chris@elitemanagement.com or by letter to Elite Management, Attn: Chris Hodge.

HAVE YOU OBSERVED SOMETHING THAT IS IN NEED OF MAINTENANCE OR REPAIR?
PLEASE DON'T WAIT FOR SOMEONE ELSE. CALL ELITE MANAGEMENT IMMEDIATELY AND REPORT IT.