

OAKS NORTH #2

NEWSLETTER

August 2015

BOARD MEMBER OPENING. We are sorry to report that Norm Cooper has retired from the Board effective June 15, 2015. Norm has been a member of your Board since 2009 and was Secretary and also in charge of Architectural Requests. Thank you for your dedicated service, Norm!

We are again looking for talented individuals who are familiar with finance, landscape, maintenance, or other areas of experience. The new open position will expire in March 2017. Please send an email or a letter to Chris Hodge at Elite Management by August 21 if you are interested in servin our community. Include any helpful information regarding prior experience. Chris can be reached at chris@elitemanagement.com.

TIME WARNER CABLE CONTRACT. We are pleased to inform you that our contract with Time Warner Cable has been extended for an additional five years beginning October 1, 2015. Your monthly charge for the television service will remain at \$42.00 per month for the first two years of the new agreement, which will be included in your monthly homeowners assessment, as before. There will be a 3% increase annually thereafter. All of the same services will be available to you, including HBO and Showtime. Additionally, Time Warner has included both the "DVR Service" and "DVR Set-Top Box" in this new bulk agreement, reducing your individual Time Warner statements each month. Your only noticeable change will be the reduction in your individual monthly statement! Upgraded equipment with additional storage capacity will be provided at no charge as it becomes available, upon request to Time Warner.

TREES. At the July Board meeting, they voted to have Greenbrier Lawn and Tree Expert Co. trim the trees in our community. We have kept a list of tree-trimming requests and incorporated them into the contract. All work will be performed in accordance with the ANSI A 300 pruning standard. We have our trees trimmed on a 15-18 month schedule.

2015 BUILDING MAINTENANCE PROGRAM. We have been busy in 2015 with our building maintenance program. This year we replaced shingles and wood with stucco on three buildings and six garages on Plaza Dolores, which completes our shingle replacement program that we started six years ago. We also upgraded wood to stucco on two buildings and two garages on Plaza Otonal and wood with stucco on seven garages on Paseo del Verano. It has been an active year and we appreciate the cooperation of our owners.

2015 PAINTING PROGRAM. The Board approved a contract for Sunset Painting to paint six buildings and the garages on Paseo del Verano. Wood repair has already been completed and painting will begin in the next few weeks. This completes our five-year painting cycle.

WATER. The Board thanks everyone for the part they are playing in our water conservation. Your Board has had excellent cooperation for the last three years in holding down the expense of water in our budget. Our drought problem is real and we have been complying with city and county guidelines and mandates. We are watering the lawns on Monday and Friday for 20 minutes each station, five minutes for shrubs, and 20 minutes on slopes. Water used for irrigation is one side of the coin. Personal water use is the other side that must be addressed. Your Board has received numerous suggestions about personal conservation. Every drop of water is precious in this drought season! We addressed toilets and faucets in a previous newsletter. If you need to correct a plumbing problem and need a referral, call Elite Management for names. Water makes up \$224,640 of our 2015 budget. This amounts to \$80.00 per month per household. Water costs are expected to increase and will impact our 2016 budget numbers. **Your help in conserving water is greatly appreciated!**
