

OAKS NORTH #2 NEWSLETTER - JANUARY

TREE TRIMMING

On Jan 8, 2020 the board approved a bid from Greenbrier Lawn & Tree Expert to trim 26 trees (pine, elm and magnolia) and remove and stump grind 1 pine tree that is dying from a disease.

PATIOS/DECKS/BALCONIES/STAIRWAYS & RAILINGS

Senate Bill 326 was recently enacted by the California State Legislature and took effect January 1, 2020. SB-326 introduces Civil Code Section 5551, which sets new requirements for HOAs with three or more multifamily dwelling units. For these HOAs all exterior decks, balconies and stairways elevated above six feet from the ground, as well as walkways and railings that are supported by wood or wood-based products must be visually inspected no later than January 31, 2024, by a licensed structural engineer or architect (“Inspector”) with follow up every nine (9) years.

At the January board meeting a representative from Southern Cross Property Consultants, a company that has the expertise to assist with all required inspections, presented information regarding the bill and will be submitting a proposal.

Anticipating SB-326 and these new requirements, in November 2019, the board voted to place a hold on the repair of balconies/decks so it can ensure all future repairs are in compliance.

PAINTING

On January 8, 2020 the board approved a contract with Sunset Painting, Inc. to paint 16 buildings; 59 condos including golf cart garages on Plaza Otonal. Stucco, wood and metal will be power washed, prepped, and painted. The project is expected to begin on January 22, 2020, at 17416–17422 Plaza Otonal and will continue down to 17495–17499.

A building painting sequence with addresses is provided with this newsletter (Oaks North II 2020). Sunset Painting will distribute a NOTICE with actual painting date to each condo a week prior to painting.

Please read the **!!! NOTICE !!!** provided with this newsletter regarding **patio covers**. Contact Art Martinez if you have questions.

MAINTENANCE AND REPAIRS

We ask for your continued help in notifying Elite Management of any and all building maintenance concerns in and around your home and the community.

BOARD MEETINGS

The monthly regular board meeting is held the 2nd Wednesday at 6 PM in the Los Robles Room at the Community Center. We encourage all ON2 members to attend. Time is allowed at beginning of the meeting for members to address the board.

The monthly board walk around to inspect the community is held on the 2nd Tuesday at 9:45 AM.

INTERESTED IN SERVING OUR COMMUNITY? BECOME A BOARD MEMBER.

Please contact Chris Hodge at Elite Management:
858-485-0881 or email chris@elitemanagement.com

ELECTION ANNOUNCEMENTS ARE COMING SOON FOR THREE SEATS.

COYOTES

Coyotes in the neighborhood have become a huge concern. Generally, coyotes are reclusive animals that avoid human contact, but many have adapted to suburban environments and may realize there are few real threats.

Hazing is a technique used to maintain the coyote's fear of humans and deter it from an area. The simplest method involves being loud and large. Stand tall, wave your arms, and yell at the coyote; approaching it if necessary until it runs away. The coyote may not leave at first, but if you approach it closer and/or increase the intensity of your hazing they will run away. If the coyote runs away a short distance and then stops and looks at you, continue hazing until it leaves the area entirely. It usually takes only one or two times to haze a coyote away for good. **NEVER** run away from the coyote!!

Using a variety of different hazing tools or methods is critical so that coyotes don't get used to redundant or single stimulus devices, sounds, and actions. There are several tools you can carry with you while walking your dog that can be used to repel coyotes. These include:

- Noisemakers: Voice, whistles, air horns, bells, "shaker" cans full of marbles or pennies, pot lids or pie pans banged together.
- Projectiles: sticks, small rocks, cans, tennis balls or rubber balls.
- Other: water guns or spray bottles with vinegar water, pepper spray or bear repellent

Coyote confrontations generally occur during breeding season; January– March or during pup season; April–August. Dogs should not be left outside unattended and should always be kept on a leash in public. Keep pet food and water indoors to avoid attracting coyotes to your yard.

For more information and tips, visit: www.humanesociety.org/coyotes

LARGE ITEM PICK-UP DAY

The annual large item pick-up day is scheduled with Vitale on February 24, 2020. Vitale will start picking up at 7:00 AM. 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. **A reminder will be sent closer to the date of pick up.**

!!!! NOTICE !!!!

As per the Board of Directors of Oaks North II HOA.

IN ORDER TO ACCOMMODATE THE PAINTING OF THE SECOND STORY, RESIDENTS WITH PATIO COVERS, EITHER WOOD OR ALUMINIUM, MUST HAVE APPROXIMATELY 10-20 SLATS TEMPORARILY REMOVED IN ORDER TO ACCOMMODATE THE CONTRACTORS LADDER TO ACCESS THE WALLS ABOVE THE TRELLISES.

THE QUANTITY OF SLATS THAT NEED TO BE REMOVED CAN VARY DEPENDING ON THE TYPE AND LOCATION OF THE TRELLIS.

Some of these may be accessible using a boom and will not have to have any slats removed.

Please contact Art Martinez at 619-861-6711 regarding how many slats may have to be removed.

RESIDENTS THAT DO NOT ADHERE TO THE TEMPORARY REMOVAL OF SLATS AT THE TIME OF THE PAINTING WILL BE CHARGED AN ADDITIONAL FEE FOR THE CONTRACTOR TO RE-SCHEDULE THE PAINTING OF YOUR UNIT.

- 1) 17416 to 17422 Plaza Otonal
- 2) 17402 to 17408 Plaza Otonal
- 3) 17410 to 17414 Plaza Otonal
- 4) 17401 to 17407 Plaza Otonal
- 5) 17413 to 17417 Plaza Otonal
- 6) 17419 to 17425 Plaza Otonal
- 7) 17427 to 17431 Plaza Otonal
- 8) 17433 to 17439 Plaza Otonal
- 9) 17441 to 17445 Plaza Otonal
- 10) 17447 to 17453 Plaza Otonal
- 11) 17455 to 17461 Plaza Otonal
- 12) 17463 to 17469 Plaza Otonal
- 13) 17471 to 17477 Plaza Otonal
- 14) 17479 to 17485 Plaza Otonal
- 15) 17487 to 17493 Plaza Otonal
- 16) 17495 to 17499 Plaza Otonal