

OAKS NORTH MANAGEMENT CORP #2 NEWSLETTER – MAY 2019

ONMC2 BOARD OF DIRECTORS – Four members were re-elected to the board at the Annual Meeting March 2019. Current board:

<u>Directors</u>	<u>Director assigned responsibility</u>
President – Don Loving	Landscape & Buildings
V. President – vacant	Communications
Treasurer – Wes Shriver	Finance
Secretary – Beverly Wood	Grounds
Director – David Sones	Special Projects
Director – Theresa Moore	Architectural
Director – Danny Moore	

The monthly Regular Board Meeting is held the 2nd Wednesday at 6 PM in the Los Robles Room, Oaks North Community Center. We encourage all Members to attend. Time is allowed at beginning of meeting, for Members to address the board. Reports are given by the Director who has the assigned responsibility (see above), so best way to find out what is happening in your community, is to attend the meetings.

The monthly Walk Around in the community by Board Members, Chris Hodge (ONMC2 Manager) and Vitale Landscape Maintenance is held the 2nd Tuesday at 10 AM.

MONTHLY HOA DUES PAYMENT

In December of each year, a Payment Coupon Book is mailed to Owners. You need the coupon book if you pay with a check and mail it. If you have your payment automatically deducted from a bank/credit union account, you DO NOT need the coupon book. Also, if you use BILL PAY through your bank/credit union, you DO NOT need the coupon book. The fewer coupon books that have to be printed and mailed, represents a savings to the HOA. We ask that you contact Elite Management, Customer Care 858-485-0881 and let them know if you DO NOT need a Payment Coupon Book, prior to December 2019.

GARAGES

In accordance with the CC&R(s) your garage must be used to park a vehicle. It shall not be used for storage. If for some reason you need to use your garage to store some household items, for 1-2 weeks, that would prevent you from parking your vehicle, please contact Elite Mgmt. Customer Care and let them know.

Also, the Electrical Power in your garage is **ONLY** for the operation of the garage door opener and light. Appliances, power equipment/tools **MUST NOT** be plugged into garage power. The Electrical Power supplied to the garage is paid by the HOA. You must have an Electrical circuit installed from your Condo to your garage if you require additional power, by a Licensed Electrical Contractor. Prior to doing this, you must submit an Architectural Request to the Oaks North Community Center, who reviews and forwards to ONMC2.

ONMC2 WEBSITE

You can access our website at, www.oaksnorth2.com. The ONCC recently went online with their website, www.oaksnorthcommunity.org. They included a link to our website. You can print an Architectural Application form from www.oaksnorth2.com or pick up one at the Community Center office.

TREE TRIMMING

Greenbrier Lawn & Tree Expert Co. were selected to trim a total of 117 trees this year. As a continuation of the Landscape Renewal Plan, Greenbrier will also be removing Italian Cypress & two Palm trees in the community. Most of the Cypress being removed are located next to the condo buildings, have brown areas due to necessary trimming and are considered a possible fire hazard. **We have a tentative start date of May 28th.**

GRASS REMOVAL

The continuation of the Landscape Renewal Plan for 2019 will replace grass with crushed rock/mulch in nine areas of the community. A total of 84 sprinkler heads will be capped and drip irrigation will be used where necessary. It is estimated, from the number of irrigation heads capped thus far, we have reduced our use of irrigation water by 6,000 gallons per month, which equates to \$650 annual savings. We will continue reduction.

TRASH & RECYCLE CONTAINERS

The board members have been asked by residents, as to who has responsibility for these containers. The Homeowners are responsible for the Black Trash & Blue Recycle containers. If you have questions regarding either container, go online at: **city of San Diego refuse container** & click on “**How to obtain a container**” and there is other information as well or call **858-694-7000**.

CONDO PAINTING

Starting **JULY 8th** the following addresses will be painted: 17441-53, 17469-99 P. Dolores, 17424-96 P. Otonal and 5 Storage Bldgs. at those addresses. The stucco, wood & metal will be painted. In preparation of painting the resident **MUST** perform the following:

1. All items attached to the outside wall (i.e. trellises) and under the roof overhang, **MUST** be removed.
2. All patio furniture/barbecues **MUST** be clear of stucco/wood walls allowing for painter access and **COVERED**.

NOTE: Residents that are being painted will be allowed to store patio furniture and outside items in their garage, during the painting process. Cars may be parked in parking spaces or on the street.

3. All potted plants **MUST** be clear of stucco/wood walls allowing for painter access.
4. Patio covers will **NOT** be painted, as they are the responsibility of the homeowner. It may be necessary to partially remove to allow access to paint. If partial removal is necessary, it must be done by homeowner or will be at homeowner expense. It is our intent to identify these requirements prior to commencement of painting.
5. If you would like to get an estimate to paint your patio cover, contact Sunset Painting, Inc. at 760-480-4507.

IT IS RECOMMENDED THAT YOU COVER ANY ITEM YOU WOULD BE CONCERNED ABOUT.

NOTE: The paint contractor has painted here before, with very few problems noted.

BOARD MEMBER

We need an ONMC2 Member who would like to join the board and help manage the community. Previous experience is not necessary, we work together as a team. If interested please contact Chris Hodge chris@elitemanagement.com or call 858-485-0881.