

OAKS NORTH 2

November 2016

Budget for 2017: The Board of Directors has unanimously approved the budget for next year, with the monthly dues increased to \$400 per unit, an increase of \$10 per month. This comes after no increase and a \$100 water rebate to owners in 2016! The breakdown of our monthly assessment is as follows:

Homeowners assessment	\$276.06
Water assessment	79.24
Cable TV assessment	<u>44.70</u>
Total	\$400.00

The impact of minimum wage increases passed by our state and local governments will have a major effect on our expenses now and in the future.

Storage Units: The fee for a storage unit rental will increase from \$360 per year to \$400 per year, an increase of \$3.33 per month. The rate is still far below the standard rates offsite.

Board Opening: Norm Cooper has retired from the Board. He has served since 2010 and has been an asset to our community. Thank you, Norm, for your dedicated service. If you would like to apply for the open position, please send your resume to Chris Hodge at Elite Management by January 5, 2017.

2016 Building Maintenance: This has been a busy year in our ongoing program to upgrade our buildings. We worked with BR Stucco to replace wood with stucco on five buildings and seven garages on Plaza Dolores. We also repaired the stucco on seven additional garages on Plaza Dolores that had been done many years ago. We appreciate the cooperation of our residents during the construction period.

Painting: Our painting schedule called for painting the ten buildings on Plaza Maria this year. The painting took place in early fall. Thanks again for your cooperation and patience.

Landscape: The Board decided to reduce our landscape crew from five full-time employees year around to four full-time employees during the non-growing season and five employees during the growing season. Also, we face a 6.9% increase in our water starting July 1, 2017.

Large Item Pick Up: The annual large item pick-up day is scheduled for Monday, February 13. We will send a reminder as the date nears.

No Meeting in December: The next regularly scheduled Board meeting will be the third Monday in January, 2017. We wish everyone a safe and happy holiday season. If you are one of the many who will be traveling, please shut your water off in the utility closet to avoid any problems while you're gone.

Annual Meeting: The 2017 annual meeting will be held on Wednesday, March 15, 2017, at 6:00 p.m. in the auditorium at Oaks North Community Center. Please plan to attend.

Homeowners and Residents Guide: Paul Duggan of the Board has written the enclosed easy to understand [Homeowners and Residents Guide](#) for everyone to become familiar with. Please take time to read and understand the Guide. Thank you, Paul! Also enclosed are two information forms, one for homeowners and one for renters, to complete and return to Elite Management by January 31. Please read the enclosed letter with rules and requirements affecting landlords and tenants.
