

OAKS NORTH 2

Newsletter

November 2015

Budget for 2016: The Board of Directors has unanimously approved the budget for next year, with the monthly dues remaining at \$390.00 per unit. Even with the City of San Diego increasing their water fees, we were able to keep the assessment the same, while continuing to upgrade our property and increase our reserves, which are currently funded to almost 70% of the goal.

Rebate for 2015: A special thank you to all the owners and tenants who have reduced their water usage this year. Because our water usage has decreased substantially, reducing our payments for water, each owner will receive a check for \$100.00. Please keep up the good work in the future!

Storage Units: The fee for a storage unit rental will increase from \$300.00 per year to \$360.00 per year, or \$5.00 a month. This rate is still far below the standard rates offsite.

Board Member: We are sorry that Bob Finstad, who has been a Board member for close to five years, has retired due to ill health. However, we are pleased that Norm Cooper, who retired last summer, has agreed to return to fill the vacancy until Bob's term expires in March 2016. Thank you, Bob, for your dedicated service! And thank you, Norm, for returning to help out!

2015 Building Maintenance: As you know, our shingle replacement program is now complete which we started six years ago. We have also replaced wood with stucco on ten garages on Paseo del Verano, Plaza Otonal and Plaza Maria. We have also rehabbed nine buildings, and to complete the year we are replacing wood with stucco on Plaza Maria. Painting on buildings and garages on Paseo del Verano now completes our five-year painting cycle.

Landscape: Many small areas of grass, especially where the grass was difficult to grow, have been replaced with small plants and rock. This has reduced our water bill and will provide color as the plants grow in the future.

Large Item Pick-Up: The annual large item pick-up day is scheduled for Monday, February 8. 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, 2016. 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 gone.

Annual Meeting: The 2016 annual meeting will be held on Wednesday, March 16, at 6:00 p.m. in the auditorium at Oaks North Community Center. Please plan to attend.

Cable Television Contract: The five-year bulk television contract began October 1, 2015. Please review your statements to ensure that the Time Warner DVR Service and Set-Top Box charges have been eliminated. If you have any questions, call their "Bulk Customer Service" at 800-964-2763.
