

OAKS NORTH 2

NEWSLETTER - SUMMER 2016

NEW BOARD MEMBER: We are pleased to announce that Larry Cox joined the Board in April. Larry has been a resident in this area for over 40 years and a resident of Oaks North Two for over a year. He is semi-retired as a consultant. Welcome, Larry!

MAJOR MAINTENANCE: Earlier this year, we rehabbed two buildings and their garages at 17381 through 17393 Plaza Dolores. We are just finishing rehab work on 17419 through 17439 Plaza Dolores. We replaced old wood with stucco on all five buildings. BR Stucco has done a fine job working with the residents and helping to improve our property.

PAINTING: The painting project this year will be the ten buildings on Plaza Maria. This will include wood repair and painting of railings, wood and most of the stucco on all ten buildings. Work will begin in the next few weeks.

WATER: We have come through the first six months on budget for our water. We accounted for a 10% increase in water in January and have incorporated into our budget another 7% increase that took place July 1 2016. The drought is not over! We still need to keep conserving water to stay within our budget. Our water budget for 2016 is \$204,000. This amounts to \$72.65 per household per month. Thanks for your help!

SAFETY: In the event of an earthquake, it is important to know where your gas shut-off valve is. You also have an option to have an automatic gas shut-off valve installed. If you have any questions, please contact San Diego Gas and Electric Company at 800-411-7343, or on the web at sdge.com.

Many garage doors have keypads for you to open by hand from the outside. They are powered by a 9-volt battery which you must replace from time to time. The battery is located under the small plastic panel in the lower front of the unit. Old batteries can be taken to the Community Center for disposal.

PEST CONTROL SCHEDULE: Our association has a contract to spray the exterior areas of our buildings for pests on the fourth Wednesday of every month. The contract also provides for multiple rat traps which are reviewed and moved from time to time as necessary.

NEWSPAPERS: The Boy Scouts no longer pick up newspapers from the trash rooms; therefore, please put all newspapers in the blue recycle bins.

RESERVE STUDY: The Level 1 reserve study will be presented to the Board by McCaffery Reserve Consulting at the October monthly meeting to be held on Monday, October 17, at the Community Center, Los Robles Room at 9:00 a.m.

PARKING: Each unit must park one car in the garage and, if a second occupant has a car, that car may be parked in the lot or on the street. Other cars or vehicles must be parked on the public street.