

OAKS NORTH MANAGEMENT COMPANY #2
Summer Newsletter
June 15, 2011

Dear Fellow Homeowners:

Our June board meeting is scheduled for Monday the 20th at 9:00 a.m. at the Oaks North Community Center. We have the following items on the agenda:

Earth Quake Insurance
2011 Reserve Study
Insurance Contract
Treasurer's Report

Earthquake Insurance: We will have a presentation from an insurance broker regarding earthquake insurance. The board will decide when to put the issue to the homeowners to vote upon. Homeowners will, by mail, decide "yes" or "no" whether we as a community want to carry homeowners' earthquake insurance. Elite Management will send a letter explaining the particulars and will include the ballot. Elite Management will run the election.

Reserve Study: Our Reserve Study consultant will make a presentation regarding our 2011 Level 2 Reserve Study. He will answer questions submitted by the board and members of the audience regarding the new study.

Insurance Contract: We will be voting on renewing our basic coverage.

Buildings Refurbished: We recently completed refurbishing two buildings. Old shingles were removed from the condos and garages and stucco was used to replace the old shingles. The buildings are located at 13004 and 13010 Paseo del Verano. The work was completed in a timely manner and in budget. Our board member Jim Portlock coordinated with the contractor and did a nice job!

Painting: We are going to award a contract for painting on Plaza Maria this week. We will paint the trim and woodwork on all ten buildings and garages. Stucco will be painted on two buildings. Since we did extensive refurbishing to several buildings on Plaza Maria last year, several buildings will not need to be completely painted. We will also be cleaning the gutters on the buildings before we paint. We hope to expand our painting work beyond Plaza Maria before the painting season ends.

Clogged Drains: From time to time, clogged drains become an issue for residents of two-story condos, particularly. Some clogs occur because of improper use of disposals. Please do not use your disposal for materials such as onion skins, celery, bones or large amounts of peelings. .

Garages: Section 11:30 of our CC & R's states that no one may convert, or use, any garage for purposes other than parking of one vehicle and storage of reasonable amounts of household goods that do not interfere with the ability to park one vehicle or create a fire safety hazard. It has been reported that some garages never see a vehicle because they are used for storage. This violates the CC & R's that were given to everyone who moved into our community. If you are the owner of a leased unit, please remind your tenant of this "one car must be in the garage" rule.