

OAKS NORTH #2 HOA Winter Newsletter

February 3, 2012

ANNUAL MEETING: Our yearly meeting is scheduled for Wednesday evening, March 14, 2012. It will begin at 7:00 p.m. at the Oaks North Community Center Auditorium. All Oaks North #2 HOA members are urged to attend. Three of the seven Board members will be elected for a two-year term. An agenda for the meeting will be posted at the Oaks North Community Center on Monday, March 12.

WELCOME NEW BOARD MEMBER: Wes Shriver has been unanimously elected to fill the vacancy on our Board. Wes and his wife have lived in Oaks North #2 for over four years and Wes brings extensive financial and budgeting experience to the Board.

WEB SITE: The new web site for Oaks North #2 is now available. Please check us out at <http://oaksnorth2.com>!

DOG LITTER: Thankfully, most dog owners clean up after their pooches! There are always a few who don't. Please encourage your neighbors to clean up after their pets. Our lawn care workers shouldn't have to step in pet droppings!

GUTTER CLEANING: In November and December, Sunset Painting cleaned the gutters on all 64 buildings in our community. It had been many years, or never, since they were cleaned. Our goal is to keep our storm drains free of clogging materials so that we can avoid water back-ups into ground-level condos.

PAINTED CURBS: Our parking spaces and curbs have been repainted. Colors were changed in some areas to bring our painting in line with the city code.

MAJOR UPGRADES: In 2011, we completed the removal of shingles and replaced them with stucco on four buildings in our community. The stucco covering will lessen the termite and water damages that have plagued our buildings in the past and the appearance of those buildings has improved. We plan to continue the shingle removal program in 2012 on at least four more buildings.

LARGE ITEM PICK-UP DAY: Our one large item pick-up day for the calendar year 2012 will be on Monday, March 5. Any items should be placed **OUTSIDE YOUR GARAGE OR CARPORT** the morning of the collection for Vitale Company to remove from the premises. The items should be stored inside until the collection day morning. Our trash rooms should not be used for storage of these items. If you need help getting your large items out, please call Elite Management at 858-485-0881 the week before to request help.

NEIGHBORHOOD WATCH: We are looking for at least one or two people from each of the four streets to represent the residents in their area should any emergency or unusual activity occur. Please call Roz Gillett at 858-674-6005 if you're interested in further details to help keep our neighborhood safe.

SOLICITORS: Please beware of strangers soliciting by phone or in person. If someone comes to your home, you may ask for his/her company's license and the solicitor's identification.

CC&Rs: Since our Oaks North Homeowners Association is governed by the CC&Rs, it is each owner's responsibility to abide by them. A copy of the CC&Rs will be available on our web site soon, or you may call Elite Management at 858-485-0881 for a replacement copy at a minimal charge. If any owner is renting the unit, the owner is responsible for ensuring the renter is abiding by the document.

CARBON MONOXIDE (CO) DETECTORS. The State of California will require all condominiums to have a carbon monoxide detector no later than January 1, 2013. This has been mandated by the CA State Legislature on individual condo owners and is not a homeowner's association expense.

CONFIDENTIAL EMAIL ADDRESSES: If you are interested in receiving future Oaks North #2 newsletters by confidential email, please let Elite Management know your email address at customercare@elitemanagement.com. This will save time and postage expense.