

November 30, 2012

**Oaks North Management Corporation #2
Homeowner Association Update**

Our monthly Association Board Meeting dates for 2013 are as follows:

January 21 st	July 15 th
February 18 th	August 19 th
March 18 th	September 16 th
April 15 th	October 21 st
May 20 th	November 18 th
June 17 th	December-No Meeting

Meetings are held at 9:00 a.m. in the Los Robles Room at the Oaks North Community Center. Owners are encouraged to attend.

Water Shutoff: Since many of us will be traveling over the holiday season, please keep in mind that it is always a good idea to shut off your water (usually in your outdoor furnace/water tank room) if you leave for an extended period of time. This can prevent damages to your or your neighbor's home if a pipe should break while you are away.

Large Item Pickup: We will have our annual large item pickup on Monday, March 4, 2013. Any large items should be stored in personal space until that date. Our trash rooms are to be used only for trash in cans that are waiting to be put out on the next regular weekly trash pickup date.

Improvements: We removed the shingles on two buildings on Plaza Otonal and replaced them with stucco in September. A total of six buildings have been refinished this year.

Architectural Review Forms-Part One: According to Section 5 of our Association CC & R's, whenever an owner plans to make improvements to the exterior, interior structure or landscape, the owner must apply **in advance** using the Architectural Review Form available at the Oaks North Community Center. Plans must be approved by both the Oaks North HOA #2 and the Oaks North Community Center Architectural Committees. The application must be submitted before the beginning of the project, not after the project is underway! These forms are usually approved within two to three weeks, but complicated applications can take longer. By starting the process early, you can avoid future problems.

Architectural Review-Part Two: Section 13.3.2 of our CC & R's states, "Alterations to the floor plan of a Unit, removal of walls, or any portion thereof, may not be made within a Unit without the prior written approval of the Board of Directors. Further information can be found at our web site: <http://www.oaksnorth2.com>.

Carbon Monoxide Detector Condo Deadline: California Senate Bill 183 requires all dwelling units to have carbon monoxide detectors by January 1, 2013. These can be purchased at retailers and are generally priced in the \$20-\$50 range.

As the year 2012 comes to a close, your Board sincerely thanks you for your patience and cooperation during the various projects that we have completed this year. We plan to continue to make further improvements to our buildings and grounds in 2013. Your board members have worked together very well throughout the year, and your cooperation has been appreciated.