

## **Oaks North Management Corp. Number Two**

### **Newsletter**

February, 2013

**Large-Item Pick Up Day:** This year's annual Large Item Pick Up will be Monday, March 4. You may place any large item out in front of your garage door or carport space after 6:00 a.m. *Please do not leave anything out the evening before.* If you need help, please call Elite Management at 858-485-0881 before Friday, March 1, and they will direct someone to assist you. Items not left in the proper place will not be picked up.

**Annual Meeting: Wednesday, March 13, 2013 at 7:00 p.m. at Oaks North Community Center.** All homeowners are encouraged to attend. A review of last year's improvements will be given and a summary of this year's improvements will be presented. Owners have received a copy of the agenda, and we look forward to seeing you there.

**Board Update:** In the last 2-1/2 years, we have been able to track work orders phoned to our management company, Elite Management. We have received 1215 maintenance work orders in 28 months. This amounts to an average of 43 work orders per month. As of this date, about 40 are outstanding. We have our maintenance team on a 32-hour per month schedule unless overtime is necessary. We try to prioritize work orders and group them so that we can efficiently use the same skills and materials needed.

Once again this year, your Board has unanimously approved upgrades and removal of shingles currently on several buildings. Five buildings on Plaza Otonal will be upgraded: 17427-17431, 17433-17439, 17441-17445, 17454-17460 (garage only), and 17416-17422 (garage only). Also, 13020-13026 and 13030-13032 Paseo del Verano will be upgraded. These important upgrades will begin the early part of March and will take many months to complete. Please look for notifications for your particular buildings before the work begins. After these buildings have been upgraded, we will hopefully upgrade all the remaining buildings by removing shingles in the next year or two.

**CC&R's:** All plantings and removals of plantings in the Common Area of our Association are to be under the direction of the Architectural Review process per our CC&R's. Architectural forms can be obtained from the Community Center office or online at <http://oaksnorth2.com>. Please allow at least two weeks for processing. Our Oaks North #2 representative to the Architectural Committee is Norm Cooper. He is happy to work with the residents so that the CC&R's are followed. This, along with other regulations, is part of community living within a condominium association.

**CC&R's:** Section 11:30 states that "No one may convert 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 or safety hazard." This is a necessity to keep our parking lanes from becoming cluttered.