

## **OAKS NORTH 2**

### **NEWSLETTER**

July, 2013

**Homeowner and Tenant Registration:** It is important that we have current addresses and phone numbers of all owners and tenants in case of emergencies. Sometimes, we do not receive phone numbers because the owners or tenants do not yet have a phone number at their closing or rental move-in or a new phone number hasn't been obtained. Please contact Elite Management with any changes in writing per our **CC&R 11.12.6**.

**Hiring Contractors:** When you hire an outside contractor to work on your home, that person and his crew should follow the same rules that our association contractors follow. The workplace should be left every night as it was the first day. Tools and materials should be unloaded for the day and should not take up parking spaces and fire lanes. Materials and supplies should **never** be left in a parking space overnight. We live in a condo community and we should not inconvenience our neighbors.

**Wood Repair:** We will soon prepare 15 buildings for painting on Plaza Otonal. Wood repair will begin on July 17<sup>th</sup> and regular painting will start in August. Casa Services, our regular maintenance company, will be doing the wood and stucco repair. PrimeCo will be doing the painting.

**Architectural Review Forms:** According to **Section 5** of our Association CC&Rs, 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 Oaks North Community Center or on our web site. Plans must be approved by both the Oaks North #2 Association and the Oaks North Community Center Architectural Committee. **The application must be submitted before the beginning of the project, not after the project is underway!** These forms are usually approved within two or three weeks, but complicated applications may take longer. By starting the process early, you can avoid future problems.

**Interior Structure Alterations Reminder:** **Section 13.3.2** of the CC&Rs 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."

**Garage Use:** The electrical use of garages should be limited, since the power to the garages is not tied to individual units and is only meant for minimal use. Therefore, do not use refrigerators or other utilities in the garages, as it may cause power outages.

**Vacations:** When leaving for an extended period of time, please turn the water to your unit off and turn the temperature down on your water heater. Also, let a trusted neighbor know how to reach you in case of emergency.

**Fire Season:** As fire season approaches, it is best to prepare for a possible evacuation ahead of time. If residents are required to leave:

- Have a plan of where you will go.
- Know what you want to take with you.
- Keep important documents in a fire-retardant safe.
- Keep some gas in your car(s).
- Turn off your water heater and gas.
- If you need physical assistance, plan who will help you.

Call Roz Gillett at (858) 674-6005 for help in your initial preparations.

**Coyotes:** About 70 people from Oaks North attended a meeting at the Community Center to listen to two officers from the California Department of Fish and Game. They stated that these intelligent, patient animals stay extremely focused on their prey. With the increase of coyote sightings due to available food sources, they gave residents several suggestions if you see one:

- Pick up your pet(s)
- Walk slowly away in the opposite direction
- Never leave your pet unattended
- Don't feed **any** animals
- Throw rocks at the coyotes
- Scream and/or shake a tin can with rocks in it
- If you use an air horn or pepper spray, practice with it first.

**Web Site:** Our web site, [www.oaksnorth2.com](http://www.oaksnorth2.com), is an excellent reference for you to review CC&Rs, read prior newsletters, print the Architectural Request form, or any other general information.

**Storage Units:** Please call Elite Management at 858-485-0881 if you're interested in renting a storage unit.

**Bulletin Board:** The new bulletin board located at the top of Plaza Maria and Plaza Dolores provides Oaks North 2 information for you.