

## OAKS NORTH #2 NEWSLETTER November, 2013

**Upgrades 2013:** The Board continued to make improvements to our property in 2013. Old shingles were replaced with stucco on three buildings and wood was converted to stucco on an additional 15 garages. This will reduce our wood repair cost considerably. We also painted and repaired wood on 15 buildings as we moved east through our community.

**Address Signs:** Our house number signs have been in bad shape for some time, and finding suitable replacements has not been easy! The Board approved an order at the November meeting for all new signs for our 34 poles from All Star Signs in Escondido. We will be painting the sign posts and will install the signs as they become available. The new signs should be completely installed by the end of March.

**Monthly Assessment:** Even though the City of San Diego is implementing a 7.25% increase in water and Time Warner Cable is increasing their cable rate, we were able to keep our monthly assessment increase to only \$5.00. The Board has used competitive bidding and has kept within our budget as well as upgrading our property.

**Reserves:** At the end of this year we will have \$850,000 in reserves, 52% of where we should be in the reserve schedule. This is a tremendous improvement from prior years. This reduces our future liability and increases the marketability of our condos. Banks look closely at reserves before making a loan.

**Gutter Cleaning:** We will begin gutter cleaning the week after Thanksgiving since most of the leaves will have fallen by then.

**Large Item Pick-Up:** The large item pick-up day is scheduled for Monday, February 24, 2014. Please put this date on your calendar. We will send a reminder as the date nears.

**Owner and Resident Information:** Please ensure that Elite Management has all current information for owners and residents by completing the attached form with any changes.

**CC&Rs:** Any structural changes inside or outside our condo property must first be approved by the Architectural Review Committee. These forms are available at the Community Center or on our web site "oaks north 2".

**Travel:** Please remember to shut off your water in your water closet if you are leaving for the holidays or extended trips. Water leaks can cause problems while you are gone. It may be prudent to advise a neighbor of your contact information in case of an emergency.

**Vehicle Charging Stations:** As battery-powered cars become more common, there will be a need for charging stations to provide power to the cars. Under California law, the car owner must pay for installing the power station and must properly insure the installation. Please take this into consideration before purchasing an electric car. Station installations must also go through the Architectural Review process before installing.

**Condo Sales:** Our HOA#2 properties are selling quickly, often with bidding wars!

2013 has been a busy year for the Board and for residents. We appreciate the cooperation we received during our projects and will try to improve our communications during future projects. We will have many upgrades for next year and will keep you informed.

**OAKS NORTH MANAGEMENT CORPORATION NO. TWO**

c/o ELITE MANAGEMENT  
11717 Bernardo Plaza Court  
San Diego, CA 92128  
Ph: 858-485-0881

**OWNER REGISTRATION & EMERGENCY CONTACT INFORMATION**

Owner(s) Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Phone: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

If Rented, Rental Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Phone: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Terms of Lease: \_\_\_\_\_

Vehicle at Property Address: \_\_\_\_\_

Additional Vehicle at Property Address: \_\_\_\_\_

Person, other than on-site resident, with key for emergency access:

Name: \_\_\_\_\_

Phone: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

I, the undersigned, declare that the information provided is true and correct to the best of my knowledge.

\_\_\_\_\_ Date: \_\_\_\_\_