

OAKS NORTH MANAGEMENT COMPANY #2
Fall Newsletter – September 2014

Building Upgrades – We have continued our campaign to update our buildings this year. We have replaced wood shingles with stucco on two buildings on Plaza Maria. We will do two more in Sept. We have replaced decaying wood with stucco on 16 garages on Plaza Otonal. These upgrades will greatly reduce future maintenance costs and will improve the appearance of our community. Board member Jim Portlock has done a great job of supervising these improvements!

Reserves – At the annual meeting in March, the treasurer announced that we were on track to reach one million dollars in reserves by the end of 2014. Our projections show that goal is still attainable. That is a big improvement over the \$200,000 we had at the end of 2010. We still have a long way to go, but this improvement makes our properties much more attractive to prospective buyers!

Reserve Study – We have contracted with McCaffery Reserve Consulting for a required Level 3 Reserve Study. The firm's representative will attend our October 20, 2014 board meeting to review the study and answer questions from the board and HOA members.

Painting – We are in the process of obtaining bids for our 2014 painting program. We will be painting ten buildings on the east side of Plaza Otonal. We have developed two very good sources for painting and will complete the 2014 painting in October.

Concrete – In May, we repaired concrete in our community. In September, we are expanding the repair program. We will have spent over \$50,000 this year to improve our concrete areas and have made our neighborhood a safer place to walk. We hope to continue this program on an annual basis.

Parking – According to our CC&R's, all garages are meant to have room for one car. **Regardless of what is stored in the garage, you must put your car in the garage!** If you have a second car, it can be parked in available space provided or on the street. Cars are never to be parked in front of garages or in fire lanes.

Water Usage – Our board planned the 2014 budget based on a 7% increase in our water bill. This was the increase that the City of San Diego passed on to us. Through August, we are running \$5,000 over-budget. This is mainly due to drought conditions affecting our area. We are complying with water restrictions imposed by the authorities. Any water we can conserve will help us with our budget.

Insect Infestation – Due to the recent increase in insects, we have contracted with Mt. Helix Pest Control to have the exterior common areas treated monthly.

Community Center Fire - Three other local community centers have temporarily allowed us to use their centers to swim: Seven Oaks, Westwood and RB Swim and Tennis. Check the Oaks North Community Center website for further information.