

OAKS NORTH MANAGEMENT CORPORATION #2 (ON2)
NEWSLETTER SEPTEMBER 2019

The monthly regular board meeting is held the 2nd Wednesday at 6 PM in the Los Robles Room, Oaks North Community Center. We encourage all ON2 Members to attend. Time is allowed at beginning of the meeting, for Members to address the board. Status Reports are given by the Directors on financials and the community.

The monthly walk around in the community by board members, our Manager Chris Hodge and J. Vitale Landscape Maintenance is held on the 2nd Tuesday commencing 9:45 AM.

MONTHLY HOA DUES PAYMENT

A reminder from the May newsletter regarding the need for an HOA Dues Payment Coupon Book. If you do not need a Payment Coupon Book, please notify Elite Management, Chris Hodge or Customer Care at 858-485-0881. If you are not sure, call Elite and they can assist you. We need your response prior to December 2019.

ON2 Website

If you have not done so, check out the ON2 Website at **www.oaksnorth2.com**. The site contains important information and documents you may be wondering about or looking for.

Don Loving asked for a volunteer from the board to assume responsibility as Chair Person of Communications. Theresa Moore volunteered, a motion was made, seconded and Theresa was voted as the Chair Person. Theresa will be keeping our website and all associated documents updated. She will be working with other board members to produce the quarterly newsletter.

LANDSCAPE

As reported in the May newsletter, we had 117 trees trimmed this Spring, several Cypress and Juniper removed, due to age/fire hazard. We will be planting new landscape materials in some of these areas this fall, budget allowing, or Spring of 2020.

Eight areas in the ON2 Community had grass removed, irrigation capped where possible and mulch or rock installed. Trees or plants in those areas had drip irrigation installed.

The Landscape Renewal Plan will be updated to include additional removal and installation of new landscape materials, reduction of irrigation and maintenance and estimates for inclusion in the 2020 budget.

The Sept. board meeting agenda included discussion on volunteers for the Landscape Committee. Theresa Moore (Board Member) and Sherri de Charon (ON2 Member) expressed an interest. A motion was made, seconded and both individuals were voted onto the committee to serve with Don Loving.

Landscape maintenance of the community is ongoing Mon – Fri of each week. At the present time grass is mowed each week on Thursday, except for the large inside grass areas, which are mowed every other week. Trimming of the various shrubs/bushes is accomplished on a 6-8 weeks schedule. Example, when trimming is completed on Paseo del Verano, the crew moves to Plaza Maria and works their way back to Paseo del Verano. This takes 6-8 weeks. The Evergreens are trimmed every 6 months. This schedule has been in effect for the past 2-3 years. Our trees are trimmed, on a rotating basis, each year. We do not trim trees for view, nor do we allow home owners to trim. We ask the residents to please keep this in mind. Any questions please email or call Elite Mgmt.

CONDO & IRRIGATION WATER COST

We paid a water bill ending Aug 15th in the amount of **\$50,861**. In Aug. 2018 we paid **\$58,450**. We are realizing a reduction in our cost of water, even though the water rates were increased with an additional **6.28% increase** as of Sept. 1st. Our best hope is to continue reducing our usage, hopefully offsetting the continued increase in water rates.

CONDO & GOLF CART STORAGE (GCS) PAINTING

Sunset Painting will complete painting the Stucco, Wood & Metal on 16 Condo Buildings and 5 GCS Buildings by Sept. 13th. The painting process has gone very well with very few problems.

We will be getting a bid from Sunset to paint 17402-414, 17416-422 and All Odd Numbered Addresses (East side) on Plaza Otonal. The Board will endeavor to include this cost in the 2020 Budget.

GUTTERING

New 6-inch Seamless Aluminum Guttering has been installed on 21 Condo buildings. Some of the new guttering is on the front and some on the back of the buildings. We have requested a bid on an additional 10-12 buildings, for consideration in the 2020 Budget.

ON2 BULLETIN BOARD

For new residents, or those who may have forgotten, there is a Bulletin Board at the top of P. Dolores and P. Maria, where notices and agendas of Board Meetings are posted.

BOARD MEMBER VOLUNTEERS

As noted in the May 2019 Newsletter and the Post Card mailed out in April 2019, your HOA Board needs a **VOLUNTEER** to fill a **VACANCY**. We have been talking to and asking Owners to consider helping with this vacancy. The current vacancy runs till March 2020 elections. To continue on the Board, one would submit an application to seek re-election in March 2020. A Board members term is 2 years. A Board member has the ability to resign at any time.

It is extremely difficult to recruit volunteers to be a member of the Board. Our present vacancy has been since early April. There is a commitment one must make to participate in the management of this community. It's hard to quantify how much time is required. The management includes BUILDINGS, LANDSCAPE, IRRIGATION, CONCRETE, LIGHTING, ARCHITECTURAL, COMMUNICATIONS and FINANCIAL. Background experience in any of these areas is helpful, but not absolutely necessary. The Board works together as a TEAM. We have committees, comprised of Board members and Owner Members, that provide recommendations and advice to the Board.

Here is a scenario that is doubtful but possible. The present vacancy has been since early April 2019. There are presently 6 Board members on the Board, there should be 7. A quorum for voting is 4. **IF FOR SOME REASON**, we lose that quorum, and are still unable to recruit volunteers, the association would be obligated to hire paid Consultants to serve on the Board. We made an inquiry to our attorney regarding this possibility and was told that a paid Consultant could cost a **MINIMUM** of \$125 per hour. We would anticipate around 10-20 hours per month paid time. The cost could be **\$30,000.00 per year per consultant**. This would necessitate a significant increase in monthly dues.

If interested in becoming a board member, please contact Elite Mgmt., Chris Hodge at 858-485-0881 or email chris@elitemanagement.com.

ELITE CUSTOMER CARE

Homeowners, PLEASE call **CUSTOMER CARE** at **858-485-0881** with any problem you might have in or around your condo. If you are not sure if it is yours or HOA's responsibility, they can advise you.

Be on the lookout for termites on the interior and exterior of your home. If you are not sure call **CUSTOMER CARE**, they will schedule an inspection. We have had a busy Spring and Summer with termites.