

OAKS NORTH #2 NEWSLETTER - SUMMER 2018

ONMC #2 BOARD OF DIRECTORS - Two new members, Teresa Moore and Beverly Wood were appointed to the board by Director vote to fill vacancies. This is the current board as of **August 2018:**

<u>Role</u>	<u>Committee Responsibility</u>	
President - Don Loving	Chair – Landscape & Bldg	Co-chair - Grounds
V. President - Sherri de Charon	Chair - Communications	Co-Chair - Architectural
Treasurer - Wes Shriver	Chair – Finance	
Secretary - David Sones	Chair – Special Projects	
Director - Danny Winn		Co-Chair - Finance
Director - Beverly Wood	Chair – Grounds	Co-Chair – Landscape & Bldg
Director - Theresa Moore	Chair – Architectural	Co-Chair – Special Projects Co-Chair - Communications

Building – All buildings (63 total)

Grounds – All hardscape, security lighting & golf cart storage

Landscape – All landscape & irrigation

Special Projects – Water monitoring & Data base generation/upkeep

Communications – Newsletter & Website

Architectural – Architectural Request Form processing

The Board of Directors has changed the community "walk around" to the second Tuesday of each month.

LANDSCAPE RENEWAL PLAN: A 5 year Landscape Renewal Plan, which encompasses all of the ON2 community, was prepared and approved by the board commencing Jan 1, 2018. The plan is to identify and remove landscape material that has reached the end of its life cycle, is diseased, or has become a maintenance issue. Most of the landscape material removed will be replaced with new, low maintenance, drought tolerant, and in some cases flowering material. The plan also addresses areas where we are unable to keep sod established regardless of irrigation. Sod and irrigation will be removed and replaced with crushed rock, with planting of new landscape items in some areas.

Please keep in mind that implementation of the plan will be on a yearly basis as budget allows. As items on the plan are completed, new items will be added so the plan will be a work in progress.

Commencing in Aug 2018, remaining Cypress/Evergreens stumps will be ground down below ground level and old irrigation will be removed. New plants and drip irrigation will be installed in front of the walls and other areas where Cypress/Evergreens were removed. Planting of new landscape material will commence in the Oct/Nov 2018 timeframe.

The annual tree trimming should be completed by the end of Aug 2018. Some eucalyptus trees, which currently pose a SAFETY HAZARD to the property and people in the community, will also be removed.

WE APPRECIATE YOUR PATIENCE AS PROGRESS REQUIRES PLANNING, BUDGETING, AND TIME.

OAKS NORTH #2 NEWSLETTER - SUMMER 2018

BUILDINGS MAINTENANCE AND REPAIR: Painting of stucco, wood, and metal on buildings and golf cart storage units will commence again in early spring of 2019. The following buildings are scheduled to be painted: 17441-53 & 17469-99 Plaza Dolores and 17424-96 Plaza Otonal including 5 golf cart storage buildings.

WATER CONSERVATION: PLEASE BE MINDFUL of water use. Remember...water is our highest HOA cost and rates continue to increase annually. Hand watering from faucets is discouraged since there is a 50% sewer charge for that water. Irrigation water has no such surcharge. Report any water leaks immediately to Elite Management.

MISCELLANEOUS:

- When calling Elite Customer Care (858-485-0881) with a problem, please be prepared to provide specific information about the problem. This will help Elite in determining the appropriate contractor to assign for review and repair of the problem.
- Boxes for the recycle bin must be broken down/folded to fit the bin. If the box won't fit in the bin please do not leave it in the trash room. Recycle elsewhere.
- Do not leave the trash barrel lids up. They must fully close. Also please close the exterior door to confine any odor and help prevent the entry of wildlife and rodents.
- We continue to notice and hear complaints about people parking for extended periods along red curbs with the words "No Parking" and "Fire Lane". These curbs were designated as such on the original property building plans, were included in the city's final inspection, and are part of the City of San Diego Fire Access Plan. Please DO NOT park along these curbs except for short periods for loading and unloading.

HOMEOWNER INSURANCE: It's a good idea to review your homeowner's insurance policy to make certain you have adequate coverage for the CURRENT cost of rebuilding from the studs in.

Our community was built in 1978 and there are many new building codes as well as higher materials and labor costs; all of which contribute to the cost of rebuilding your condo. Your insurance company can estimate replacement costs. You may also want to consider the quality of the refinishing when selecting coverage amounts, especially if you have upgraded or remodeled.

Owners are responsible for plumbing, electrical, wallboard, flooring, cabinets, fixtures and appliances plus personal furnishings. You will find all owner replacement requirements in your escrow binder. There is also a comprehensive list on the ON2 website starting on page 25:

<http://oaksnorth2.com/documents/Residents-Guide-One-Up-FINAL.pdf>