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**SEPTEMBER
2018**

 **MHBGROUP** *Custom Community Magazines Since 1974*

REGION 7

**TOCA
OAK LEAF**

PATRIOTIC DAY

9-11

September Eleventh

by Roger Robicheau

We shall never forget that grave day
Nor the lives which were taken away

So closely we stood, so much to bear
September Eleventh stays so clear

Forever changed, our will must endure
Keeping freedom strong within our shore

The bridge of time holds so much to view
Some visions hold heartache, all too true

Those faced with great loss, so understand
The ultimate cost of our free land

God help each one as they meet each day
Your prayers could send your love their way

Remember the brave who march for all
Completely committed to meet each call

As each year passes before our eyes
Our way must sustain, no compromise

Emotions do make us what we are
September Eleventh – Slays Never Far

Association Officers

Office	Name	Phone Number
President	Rickie Brown	(209) 304-4772
Vice President	Bill Six	(209) 772-0812
Treasurer	William Strickland	(209) 790-5196
Secretary	Ann Hutson	(209) 274-4271

Board Contact Information

Name	Phone Number	Email
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Dana Calhoun	(530) 306-4624	Dcalhoun.toca@att.net
Dean Morrison	(209) 274-0239	Dmorrison.toca@att.net
Bill Six	(209) 772-0812	Bsix.toca@att.net
Ann Hutson	(209) 274-4271	Ahutson.toca@att.net
William Strickland	(209) 790-5196	Bstrickland.toca@att.net
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Staff Contact

Name	Phone Number	Email
Terri Bailey Community Manager	(209) 274-6056	Terri.toca@att.net
Elizabeth Hughes Assistance Community Manager	(209) 351-0565	Elizabeth.toca@email.com

Agenda Board of Directors Regular Meeting - Tuesday, August 21, 2018, at 5:00 PM

Type of Meeting: Regular Meeting:

- A. Call to Order:
- B. Pledge of Allegiance:
- C. Roll Call of Directors:
- D. Approval of Minutes:
 - a. Approval of Regular Board of Directors Meeting Minutes of July 17, 2018.
 - b. Approval of Executive Meeting July 17, 2018
- E. Open Forum:
- F. Treasurers Report:
 - a. Financial Statements: Profit and Loss & Balance Sheet
 - b. Lien Approval
- G. Maintenance Report:
 - a. Various Miscellaneous Items
- H. Community Manager Report:
 - a. Various Miscellaneous Items
- I. Wastewater Report:
- J. Treated Water Report:
 - a. Update of Jackson Valley Water Treated Water Project
- K. Social Committee Report:
 - a. Bingo
 - b. Upcoming Movies
- L. Design Review:
 - a. 5585 Red Oak Dr. lot 100 - Painting
 - b. 6018 West Park Dr. Lot 179 – Install shed, landscaping and replace fencing
- M. Discussion and Possible Action Related to Vehicle and Equipment Repair or Replacement:
 - a. Backhoe
 - b. Replacement Vehicle
 - c. Lid Cover for Wastewater pump Station
- N. Discussion and Possible Action Related to installation of street light at the end of West Park Drive.
- O. Future Agenda Items: This item is to provide Board Members an opportunity to request items to be placed on future agendas. Not an action item.
- P. Adjourn:

Open Forum Rules: During the open forum, each attendee may address the board for up to 5 minutes. A director or manager may briefly respond to statements made or questions asked. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If the speaker is in the middle of a sentence when the time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allow their time to others. All persons must follow meeting rules. *

***Meeting Rules:** As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting, and the Sheriff called.

Recording Meetings: Regular Meetings of the Board of Directors are recorded for record keeping purposes. The meetings are not a public meeting, and any recording of the meeting must be approved by the board beforehand.

Special Meeting with County Supervisor Richard Forester

Tuesday August 21, 6:30

Supervisor Forester will be available to discuss issues concerning the construction and operation of the Buena Vista Casino. This is not an action item.

**Agenda Board of Directors Executive Meeting
Tuesday, August 21, 2018, at 7:00 PM**

A. Discussion and Possible Action Related to Delinquent Accounts:

**Draft
Board of Directors
Regular Meeting Minutes
July 17, 2018 6:00 PM**

Call to Order:

Meeting was called to order at 6:00 PM by President R. Brown.

Pledge of Allegiance:

The Pledge of Allegiance was delivered.

Roll Call of Directors:

Directors Present: R. Brown, S. Brown, Calhoun, Hutson, Morrison, Six, and Strickland.

Approval of Minutes:

Director S. Brown moved to approve minutes of June 19, 2018 regular meeting and executive meetings as presented; Director Calhoun seconded. The motion was approved: 7-0-0-0.

Open Forum:

Tim Knittel from Edward Jones presented a brochure outlining CD rates and terms offered by Edward Jones. He attended the meeting tonight to introduce himself and his company. He would like to discuss with the board their needs and help improve on current rates.

A member thanked the Board for the ice cream social. She stated it was very enjoyable. The ice cream and music were good.

President R. Brown commented on the homeless problem the community has been experiencing. He stated that there have been a few non-residents jumping the fence to use the pool. He asked everyone to keep an eye out for out of state vehicles and unknown persons. Terri Bailey explained that there was an incident over the weekend.

A member asked when the traffic mirrors will be installed. Terri Bailey will meet with Rickie Brown and Dean Morrison to arrange installation.

Treasurers Report:

There was no Treasurer's report due to an accounting glitch. Director Morrison moved to table

Treasurer's Report to the August meeting. Director Hutson seconded. The motion was approved: 7-0-0-0

Maintenance Report:

The Maintenance Report was delivered by Director Morrison. He reported the maintenance crew has been busy cleaning around the transformers. They have put rocks around and cleaned them up. A lot of the street striping has been completed. They are getting ready to start painting the red fire lanes, then they will stencil "visitor" and "No Parking." Director S. Brown asked if they are painting just the street or the street and the curb. Director Morrison stated he would check with the crew, but it should be the curb and the street.

The siding for the clubhouse should be installed in the next couple of weeks. Crew has been doing a lot of weed eating in the storage lot. Director Morrison asked to add road base to the storage area next year.

Community Manager Report:

The Community Manager Report was delivered by Terri Bailey. Director Calhoun and Terri Bailey attended a meeting on July 2, 2018 regarding the BV Casino. The meeting allowing the public to voice concerns about impacts of the casino. Most attendees were concerned with traffic issues, noise pollution, and safety and fire issues. The County is trying to renegotiate the Intergovernmental agreement (IGA). Supervisor Forrester stated he would like to hold a meeting at The Oaks but has not contacted Terri Bailey to schedule the meeting. Terri Bailey included a schedule listing road closures due to construction.

The pool contractor completed the necessary repairs and the inspector has accepted the work. The insurance claim for lot #181 is currently in process.

We are waiting for Bill Bolton to get time to complete the dry rot repairs and finish the cement work around the playground and pond. Should be within the next few weeks.

An arborist came and inspected the two trees near the clubhouse. He stated one tree can be saved. The plastic has been pulled away from the trunk and supplements have been given. The other tree should be removed. Bids are being sought for the removal. The Tree Mortality Task Force has been contacted to get their opinion on all the trees in the community. They referred Terri Bailey to the Cal Fire Area Forester in Sutter Hill. Terri Bailey is trying to arrange a meeting.

A brochure for the lien process has been included so the Board can review the process.

Letters have been sent to members who are renting RV storage who are storing inappropriate items asking that they remove the items. All members renting RV storage space will be asked to come in and sign a new agreement as some agreements are outdated.

A copy of Reserve Study Guidelines, developed by the California Department of Real Estate was given to each board member for review. The Board will be working on budget items next month and this will help in preparing for the budget workshop and reserve study approval.

Wastewater Report:

The Wastewater Report was delivered by Terri Bailey. Bradley Hobgood was injured yesterday.

He partially amputated his little finger. He was taken by ambulance to the hospital. He will not be back until further notice. Brady McCartney is unable to attend this meeting due to a tree blocking his driveway. Everything is operating well at the wastewater treatment plant. There were four broken in ground lines repaired and eight impulse sprinklers replaced. Flow meter and crane have been ordered. We are waiting for a second bid for the pump station lid. President Brown asked if it is possible to draw up specs and take it to a fabricator. Terri Bailey stated she is not comfortable asking a metal fabricator to build the lid for the pump station without a site visit. There are no compliance issues at this time. Bradley Hobgood is on schedule to be certified as a wastewater operator level 1 around December.

Treated Water Report:

The Treated Water Report was delivered by Community Manager Terri Bailey. She gave an update of the Jackson Valley Irrigation District (JVID) Treated Water Project. The project is going forward as projected; however, they are about two weeks behind their construction schedule. A meeting has been scheduled for Saturday, August 25, 2018 to discuss the project and anticipated changes because of the transition to JVID water. Meeting will be at noon.

Social Committee Report:

The Social Committee Report was delivered by Community Manager, Terri Bailey. The last Bingo night was well attended. All tables and chairs were used. The next Bingo night will be on August 14, 2018.

The ice cream social was a success. About 38 ice creams were sold. Everyone enjoyed the music.

No movies will be shown in August as there are already many events happening in August.

The next movie night will be July 27, 2018. Ready Player 1 will be shown.

The end of summer party will be on August 18th.

Design Review:

- a. 5714 Jackson Court – Lot 12 – Landscaping, install pavers, paint back fence – Director Morrison explained what the owner wanted to do on the lot. Motion was approved: 7-0-0-0
- b. 5765 Park Circle – Lot 28 – Re-roof – Member explained the re-roofing that she would like to have done. Director S. Brown asked if it is shingled. The member stated it was not but is an energy efficient roof. Director Strickland stated there is only one very small corner of the roof that might be able to be seen from the road. Director Calhoun asked what color it will be. The member stated it will be white, but you can't see it from the road. Director S. Brown opposes putting this type of roof in the community. It is not consistent with the neighborhood. Bill Strickland moved to approve; Dana Calhoun second. Motion was approved: 4-3-0-0 with Directors Calhoun, Morrison, and Six voting negatively.
- c. 5665 Park Circle – Lot 38 – Install a lattice screen for garbage cans – Tabled to August meeting as no review application was received.

- d. 5605 Park Circle – Lot 62 – Replace Landscaping – Member explain they will be using dwarf fruit trees. The trees will be chosen by a professional landscaper. Trees will be in line with existing trees. There are concerns about the trees getting big and encroaching on the street. Motion to approved design review as presented by Director Six, Seconded by Director Morrison. Motion was approved: 4-3-0-0 with Directors Calhoun, Hutson, and S. Brown voting negatively
- e. 5745 Red Oak Dr. – Lot 86 - Replace side yard landscaping and place plastic stepping stones – Terri Bailey showed an example of the stepping stone. Dana Calhoun moved to approve, Bill Strickland seconded. Design was approved: 7-0-0-0
- f. 5725 Red Oak – Lot 88 – Landscaping – Dana Calhoun moved to approve; Bill Strickland seconded. Motion was approved – 7-0-0-0
- g. 5774 Red Oak - lot 122 – Carport Cover (continued from June) - Terri Bailey stated there was additional information sent from the member to board members. Director S. Brown stated he did not receive it. A copy was made for him. Director Six stated that he Google searched “carport.” This type of carport comes up in two out of ten pictures. He feels what is being objected to is the starkness and the galvanized material. He suggests painting it and installing a fascia making it consistent with the neighbors. Director Strickland stated that the sun reflects off the metal roof and it is blinding. He would like to see the fascia before approving. This is all water under the bridge, the Board already approved it, but it can’t be left the way it is. Director S. Brown argued that a fascia would not work and even with the fascia, it would not be consistent with the neighborhood. The Board originally approved the carport at the February 2018 meeting. The owner was asked how much they paid for the carport. The owner stated they paid a little over \$1,000.00. They did not have a picture at the time of the first approval. Director Six stated this is on the Board, not the owner. Director S. Brown stated that there are a couple of issues: The Board did approve the carport and the owner put it up and the complaints have been received. The Board options are: Leave the carport and have an inconsistency in the park or the Board can cover the cost to have the carport remove and reimburse the owner for their expenses. President R. Brown stated that there are two options: The owner can paint the carport and put a fascia on it or the Board can eat the costs to remove it. The owner stated they are willing to paint it to make it more consistent with the house. Terri Bailey suggested having the owner paint it and place a fascia on, then the Board can look at it. Doing this will not cost that much. S. Brown stated he does not believe anything will make the carport consistent. S. Brown moved to have the owner remove the carport and the Board will reimburse the owner for the cost of removal and re-stocking fees. Director Strickland asked for clarification: Are we reimbursing the owner or buying it from the owner? Director S. Brown stated that if the carport can be return, it should be returned. If not, then yes, the Board will buy it and use it or sell it. Then the owner can re-submit a new application. A motion was made by Director S. Brown to reimburse the property owner for the cost of the carport including installation costs if any, and then the board can decide if they want to use the structure or sale the structure. Director Calhoun seconded. Director S. Brown stated that the owner will not be out any costs. The motion was approved: 4-3-0-0 with Directors Morrison,

Six, and Strickland voting negatively. Owner was directed to submit all receipts to Terri Bailey. Terri Bailey will coordinate the removal.

- h. 5800 West Park Dr. – Lot 158 – Replace Landscaping – Ann Hutson moved to reject the design review due to lack of diagram or pictures. Dana Calhoun seconded. The motion to reject the design review was approved: 7-0-0-0
- i. 5989 West Park Drive – lot 175 – Replace landscaping and re-roof (2 applications) Owner explained what he would like to do. Director S. Brown moved to approve the landscaping design. Dana Calhoun seconded. The motion was approved: 7-0-0-0. Director S. Brown moved to approve the roofing design. Director Ann Hutson seconded. The motion was approved: 7-0-0-0
- j. 6018 West Park Dr. Lot 179 – Install shed, landscaping and replace fencing – The property owner was not in attendance at the meeting. President R. Brown explained the shed is already built. The owner cut a hole in the fence to build his shed and the shed encroaches on the adjacent property. The shed is in front of the house. Director Hutson moved the design application be rejected and that the shed must be remove and the fence repaired. Dana Calhoun seconded. The motion was approved: 7-0-0-0
- k. 5695 Cody Dr. – Lot 201 – Relocate fencing in front yard. – Terri Bailey stated that the fence has already been built. Questions were asked as to height and location. The fence was installed to be even with the adjoining property. Director Hutson moved to approve the design. Director Strickland seconded. The motion was approved: 7-0-0-0

General discussion related to what is required for a complete design review application was ongoing during design reviews. Director Calhoun stated that drawings and/or pictures are required, or the application is not complete. Applications need to include material type, manufacturer, and product information.

Discussion and Possible Action Related to Vehicle and Equipment Repair or Replacement:

Terri Bailey explained that the backhoe was serviced. The mechanic gave an estimate for needed repairs. Some of the items listed in the estimate do not need to be done, such as the door latch, these have been crossed off the estimate. Director S. Brown asked if the door latch is a safety issue. Does the door stay latched after its closed? Christopher Main stated that it does. Director S. Brown asked if the fuel pump needed replacing as it is crossed off. Christopher Main stated he didn't think this was related to the actual fuel pump, but to a hydraulic pump. He explained that the mechanic listed everything that might be needed in the near future, not just what was needed now. President R. Brown asked what is needed now. Christopher Main stated items listed in the estimate are what the mechanic thinks might go wrong so that the Board would have an idea of future costs. President R. Brown asked what needs to be done now. Terri Bailey stated everything on the list marked with a star. Director S. Brown asked if the backhoe had two fuel tanks. Christopher Main stated he did not know. President R. Brown stated it does not have two tanks, it's just a fuel pump. Director S. Brown asked about the front lift cylinder hose and clam bucket hose. Christopher Main stated the mechanic said the hoses are starting to show wear. Nothing is leaking so they don't need to be replaced, just watched. Director S. Brown asked if replacement hoses are kept on hand. President R. Brown stated that if a hose breaks,

someone can get another one from the auto parts store. Director S. Brown stated that if they have met their life expectancy then they should be replaced. If not, why are they are on the estimate? Christopher Main stated the mechanic put everything that might go bad on the estimate so that the Board would know the costs. President R. Brown asked exactly what needs to be done now. Christopher Main stated that he would like to call the mechanic before making recommendations. Director Hutson moved to table this item until the August meeting to allow for an accurate and prioritized estimate. Director Strickland seconded. The motion was approved: 6-1-0-0 with Director S. Brown voting negatively.

Terri Bailey stated that the utility truck passed smog. A couple of Board Members suggested that we should go with Bill Six's idea of removing the back portion, so the item was placed back on the agenda for the Board to decide what they want to do. Director Calhoun asked what does the maintenance crew want? Director S. Brown asked if the generator was removed and the center part was cut out, would maintenance be able to use the truck? President R. Brown stated this was answered last month. The truck is not practical for the job. Director Morrison stated that even cut it would not be feasible for the job. Director Calhoun asked what the maintenance crew wants. Christopher Main stated he wants whatever the Board wants. He will work with Director Six to make the truck work. Director Calhoun asked if it would be easier to sell this truck and buy a truck that works? Christopher Main stated whatever would be easiest for the Board. Director Hutson moved to sell the utility truck and purchase a different truck using staff input. Director Morrison seconded. The motion was approved: 7-0-0-0

Terri Bailey stated last month the Board discussed replacing the float pump for the water storage pond, but no one made a motion to purchase a pump. The quote is for \$1,750.50. S. Brown asked if it is a pump or just a float. It is a shut off float. Christopher Main stated this pump will not do anything about rainwater causing the pond to overflow. Director S. Brown moved to purchase the float pump. Director Calhoun seconded. The motion was approved: 7-0-0-0

Discussion and Possible Action Related to the Open Meeting Act

Terri Bailey stated due to the confusion about the Open Meeting Act, she has included a brochure outlining the Brown Act. The Brown Act and the Open Meeting Act are very similar. Terri Bailey explained what can be sent in emails and what should be avoided.

Discussion and Possible Action Related to School Bus Stop

Terri Bailey informed the Board that Amador Unified School District Transportation Department has requested moving the bus stop to inside the community near the mailboxes. She is asking for direction from the board. Director Huston asked if Amador Unified wanted to move the school bus stop back to the mailboxes? Terri Bailey confirmed this. Director S. Brown asked why in front of the mailboxes? Director Hutson explained that it used to be at the mailboxes, so the children had shelter during bad weather. Director Six stated that the buses would come and turn on their light at the mailboxes, so no one was able to move around them, causing cars to be backed up. This was why the bus stop was moved out to the street. Director Hudson stated that with the new traffic coming to the casino, she would like to see the bus stop moved back into the

park. Director S. Brown stated that a bus stop could be set up by the proposed volleyball park. That way the bus could come in the front, stop right in front of the emergency gate, load the children and exit. No cars would have to stop. A shelter could be built. President R. Brown asked who would open and close the gate. Terri Bailey said the staff would have to do that. A member asked about the wear and tear of the roadway. President R. Brown stated it would tear up our roads. Director S. Brown stated that there is room for a bus to pull off Jackson Valley Rd. However, that might damage our sewer lines. Director Hutson stated that it was County land. President R. Brown stated the County should make improvements, so the buses can pull off the road outside the community fence. Director Calhoun asked why a pullout can't be built on Jackson Valley Road? President R. Brown stated that the County and School Board need to act on this. Director S. Brown stated that the Board feels the buses coming in will destroy our roads. The Board prefers that they improve the area in front of the wood fence as a pullout for the bus. Director S. Brown moved that the buses will destroy the roads and that the County or School Board should improve the area in front of the wood fence as a pullout for the buses. Director Calhoun seconded. The motion as approved: 7-0-0-0

Discussion and Possible Action Related to Process and Procedures for Members Violations and Fine.

Terri Bailey explained that Director Six asked this item to be on the agenda because some owners are not receiving correspondence in a timely manner. Some owners have complained of receiving correspondence ten days after being postmarked. Director Strickland asked if there have been more than one owner having this issue. Terri Bailey stated there were a couple. Director S. Brown asked what the issue is. Terri Bailey stated it is the post office. Terri Bailey stated an envelope will be mail to The Oaks Office with every mailing to track mailing times. Director Strickland moved to leave things as they are and leave it to the staff to extend deadlines. Director S. Brown seconded. The motion was approved: 5-2-0-0 with Directors Hutson and Six voting negatively.

President R. Brown called for a break at 8:42 pm.

President R. Brown called the meeting back to order at 8:50 pm.

Discussion and Possible Action Related to Budget and Election Calendar.

Terri Bailey presented a calendar for the 2018-2019 election and budget for the board's consideration. Director S. Brown moved to accept the Budget and Election Calendar. Director Hutson seconded. The motion was approved: 7-0-0-0

Discussion and Possible Action related to Landscaping the Front Area of the Clubhouse

Terri Bailey stated she is looking for Board direction regarding landscaping the front of the clubhouse. Director Calhoun stated she had some ideas such as a built-in planter box of stone or planting palm trees. Director S. Brown stated the problem with palm trees is they get very big. Director Calhoun stated there are dwarf palms. Director Morrison stated it should be done to match what is already there. Terri Bailey stated there are no irrigation lines to that half and anything planted would have to be watered by hand. Director Morrison moved to purchase 3 – 4

bushes and colored stone to match existing landscaping. Director Hutson seconded. The motion was approved: 5-2-0-0 with Directors Calhoun and Strickland voting negatively.

Future Agenda Items

Director S. Brown would like to review investments as part of the budget. Director Calhoun would like to discuss the playground and review the code of conduct/ethics for residents, staff, and Board.

Adjourn

The meeting was adjourned at 9:00 pm.

Board of Directors Executive Meeting Minutes July 17, 2018

The Executive Meeting convened at 9:05

Discussion and Possible Action Related to Delinquent Accounts:

Discussion and Possible Action related to Personnel Issues

Discussion and Possible Action Related to Member Discipline

No action was taken at this meeting.

The executive meeting was adjourned at 9:35

Design Review Application Process

The Design Review process is vital to maintaining property values within the Association. Each member has the primary responsibility for adhering to the requirements of the association's CC&R's Architecture Guidelines, and Rules and Regulations and not to violate any of those requirements.

While some may believe the design review process is unnecessary and onerous, please keep in mind the board has a duty to uphold the CC&R's and the Rules and Regulations. The board has adopted this process to maintain property values in the community and facilitate a visually cohesive community.

You can help make the process easier and more pleasant for everyone involved by submitting a detailed and accurate application. Your application should include drawings to scale, pictures or product brochures depicting a representation of your proposed project and the materials to be used. You should also include your property dimensions and setbacks when necessary. The more information you provide the more expedient the Design Review Committee and Board of Directors can process it.

The applicant is also responsible for adhering to all state codes and regulations and for obtaining any permits as required by the State of California. The Design Review Committee and Board of Directors are primarily responsible only for the aesthetic impact on the Community.

	6/30/2018	Reserve Withdrawal	Reserve Transfers Deposits	7/31/2018
Operating Bank Accounts*	740			14,744
General Reserve Account	1,191	546		644
Water & Sewer Treatment Reserve	13,965			13,967
Reserve CD	104,712			104,711
General Reserve CD Bank of Amador	50,359			50,359
Water & Sewer Reserve Eldorado	101,804			101,943
	<u>272,031</u>	\$ 546	-	<u>271,624</u>
Total Cash Available	272,771	\$ 546	-	286,368
Accounts Receivable				
Total Receivable Assessments				
Total Receivable Utilities				
Total Receivable Other				
Less allowance for Bad Debt				
Unearned Revenue				

Reserve Fund Balances were increased by \$4,000 this month. YTD A total of \$15,000 has been added to the reserve funds. YTD \$52,983. has been paid out of Reserve Funds. 21,545 for new mailboxes, 500 for the DIMP plan, 1,572 for utility repairs, 3,000 for reserve study, 687 for meters, 3,419 for electrical repairs, 2,500 for utility truck, 2,184 for concrete work, 10,468 for pool re-plaster, 1,007 for sewer jetting, 555 for electrical repairs, 546 for gravel. A deposit of 5,000 was originally posted to the operations account but was deposited into the water reserve account.

Income and Expense Statement

Income	Actual	YTD	Budgeted	Variance	%		
	Month End		Month End		Month End	YTD	Budget
Assessments	28,424	198,968	28,424	198,968	-	-	58.33%
Utilities	49,647	329,502	63,034	392,823	(13,387)	(63,321)	60.59%
Other	2,364	17,068	3,608	21,369	(1,244)	(4,301)	62.69%
Total Income	80,435	545,538	95,066	613,161	(14,631)	(67,623)	59.91%
Expenses							
Utilities	29,699	170,733	47,826	242,064	(18,127)	(71,331)	65.46%
Water Treatment Expense	5,547	38,213	5,524	36,670	23	1,543	60.21%
Sewer Treatment Expense	2,919	25,643	4,330	31,880	(1,411)	(6,237)	58.71%
Maintenance Expense	1,264	33,389	3,779	24,028	(2,515)	9,361	62.74%
Payroll Expense	24,294	207,788	27,115	180,235	(2,821)	27,553	59.52%
Administrative Expense	2,792	22,522	3,338	23,271	(546)	(749)	48.23%
Insurance Expense	1,624	11,369	1,747	12,229	(123)	(860)	58.34%
Taxes & Licenses Expense	343	2,896	125	875	218	2,021	58.33%
Professional Fees Expense	-	6,503	250	4,350	(250)	2,153	155.36%
Bad Debt	-	-	-	-	-	-	-
Reserve Expense	10,321	72,803	10,321	72,248	(0)	555	58.33%
	<u>78,803</u>	<u>591,859</u>	<u>104,355</u>	<u>627,850</u>	<u>(25,552)</u>	<u>(35,991)</u>	<u>61.35%</u>
Net Income (Loss)	1,632	(46,321)	(9,289)	(14,689)			

YARD WASTE PICK UP

As of Monday, July 16th 2018, The Oaks will only be picking up acceptable yard waste on Fridays and Mondays. All yard waste must be placed in 32-gallon plastic containers or large garbage bags. All yard waste, including tree trimmings must be no larger than 3 feet in length. There will be no yard waste picked up during the rainy season, typically January through March.

Acceptable Yard Waste Materials

- Leaves
- Grass trimmings
- Tree and shrub prunings
- Christmas Trees
- Sod (with dirt removed)

Unacceptable Yard Waste Materials

- Trash and debris
- Pet feces
- Excessive amount of dirt
- Lumber and concrete

If you have questions, please contact the office 274-6056



Join us for the perfect ladies night movie...
Only adults will be allowed in for this movie.
Bring a dish to share and your favorite beverage

Friday September 7 at 7:30

This should be a really fun movies come check it out!!!

DIANE KEATON JANE FONDA CANDICE BERGEN MARY STEENBURGEN



Tomatometer 17%

Audience Score 27%

The Next Chapter is Always the Best.

Book Club

Join the Club. May 18





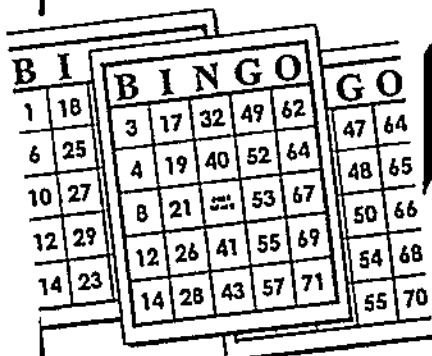
Show Dogs

Dogs have their own dogs? Is that a thing?"
Friday September 14 at 7:00 in the Clubhouse

SHOW DOGS is a family comedy about the unlikely pairing of a human detective (Arnett) and his canine partner (voice of Chris "Ludacris" Bridges), who has to go undercover at the world's most exclusive dog show to solve his biggest case yet.

Bring your own drinks and snacks. See You At the Movie.

Tomatometer 17% - Audience Score 27%



Bingo Night

Please join us for Bingo Second
Tuesday of Each Month

from 7pm to 9pm in the clubhouse.

You must 18 and over to play.

10 games 2 cards per game Just \$10

Volunteers are always appreciated

For more info please call: Office 274-6056,

There will be a potluck

starting at 6:30

All residents of the Oaks are Welcome.

Come and meet your
neighbor's, enjoy some great food
and have some fun playing BINGO.



See You September 11 for BINGO