

# TOCA Oak Leaf



NEWSLETTER OF THE OAKS COMMUNITY ASSOCIATION

Terri Bailey, Editor (parkadmr.toca@volcano.net)

March 2013



**Just as a friendly reminder the office  
does NOT take cash payments**

**Cat problem in the park**

We have noticed lately that once again we seem to be having an overwhelming homeless cat problem here in the park. There are many family's that have not had their pets spayed or neutered or have simply walked away from their homes and abandoned their cats here in the park. If you are having a cat problem in your area of the park we offer cat traps here in the office for a \$5.00 deposit. Once the cat is trapped animal control will take them at the animal shelter free of charge. A-PAL also offers several ways to get your cats spayed or neutered.

### **FREE FERAL CAT SPAY OR NEUTER**

Rent a trap, trap the cat and call a participating veterinarian to make an appointment. Take the cat in the trap to the vet, the cat will be altered, then you pick up the cat from the vet, then release the cat at location from where it was trapped, feed and shelter the cat. One ear will be clipped to identify the cat as spay/neutered.

### **FREE DOG & CAT SPAY/NEUTER FOR MEDI-CAL RECIPIENTS**

Amador County offers a program for Medi-Cal recipients who wish to receive free spay/neuter for their dogs and cats. Call a participating veterinarian to take part in this program. Be prepared to show your Medi-Cal card and be financially able to pay for additional services your pet may require.

### **Parking Enforcement has been approved by the board**

The Board of Directors has approved enforcement of street parking violations. The CC&R's state that no parking on the street shall be allowed. The Board has made exceptions for some properties along Oak street who are unable to get into their driveways because of the slope. These few homes have been allowed to park one car in the street as long as it is parked across their driveway.

- 1st & 2nd time a warning will be issued
- 3rd time a fine of \$25.00
- Additional violations after the 3rd time the fine will be \$25.00 per violation.

**Next Regular Board  
Meeting  
March 12th  
7pm to 9pm.**

### **HOA BOARD OF DIRECTORS**

Rickie Brown- President  
(209) 274-4778  
Shirley Lacy - V. President  
(209) 274-0362  
Earl Dodson - Secretary  
(209) 274-0362  
Joann Keen - Treasurer  
(209) 274-0514  
Robert Vescera- Director  
(209) 274-4903  
Dean Morrison- Director  
(209) 274-0239  
George Lee- Director  
(602) 430-6577

### **THE OAKS OFFICE**

Open Monday—Friday ,  
9:30am to 5:30pm

Closed Saturday & Sunday  
(209) 274-6056  
(209) 274-6058 Fax

Website:  
theoakscommunityassociation.org

Terri Bailey, Park Administrator  
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(209) 351-0565

Tami Prefling, Bookkeeper  
Bkkr.TOCA@volcano.net

Kristy Bayer, Administrative Assistant  
TOCA@volcano.net

Night Security  
On - Duty Night Watchman  
(209)0781-5377

# TOCA Oak Leaf

## What Not to put down our sewer system!

We have recently completed major maintenance to our community sewer system. The entire system was flushed, cleaned and cameras sent into the system to locate problem areas. In this process it has come to our attention that many people are still disposing of items by flushing items down their toilets that are not flushable.

Please remember if a product claims to be “disposable” it does not mean it’s “flushable”. If product packaging indicates disposal into a trashcan not the toilet or sink, please use the trashcan and not the toilet for disposal. Many items claiming to be “biodegradable” do not typically break down enough to be put into the sewer system.

Some materials flushed or poured down the drain can harm the pipes that connect to our sewers, as well as the treatment plant itself. Thus, eventually harming our sewer system as well as the environment.

A good rule of thumb to use in deciding if something should be disposed of in the sewer system or thrown into the trash is; If it doesn’t dissolve immediately in a bowl it has no place in the sewer and should be disposed of in the trash. The exception, of course, is toilet paper.

Grease is also major problem for our system. It coats the sewer walls eventually causing clogs and backups in the system. The treatment plant is not designed to process large amounts grease. We ask that you dispose of your grease and oil in a container, let it solidify and throw it into the trash.

Toxic materials are not allowed. Anything that contains mercury or PCP’s is prohibited. Paints, pesticides, paint thinners, solvents, explosive mixtures, lubricating oil and unused medications are not allowed.

Please keep in mind that all repairs made to our sewer system are paid for by the membership. Which means the cost of the repairs are being paid with your HOA dues and sewer fees. Continued preventable repairs could result in higher fees. So please do your part by not “flushing” or “disposing” of the items listed below.

Following this advice can also save you money by preventing clogs and blockages in the portion of the system the property owner is responsible to maintain and repair. The Association is responsible for the main system. Property owners are responsible for pipes in and under their home that connect to the main system.

**DON'T FLUSH TROUBLE!**

**THESE ITEMS BELONG IN THE TRASH CAN!**

- Cleaning wipes
- Disposable diapers, nursing pads & baby wipes
- Hair
- Grease
- Condoms
- Facial wipes
- Tampons and pads

The label might say “flushable,” but disposable wipes and other products are clogging our sewer lines and damaging pumps and other equipment. Not only are these problems expensive to fix, they can also cause raw sewage overflows into homes, businesses and local waterways. So, think trash, not toilets!

To learn more, including how to get rid of things you no longer want or need, Please contact the office 274-6056. Also please remember to dispose of needles and other medical waste properly.

**USE THE TRASH CAN, NOT THE TOILET!**

# Terri Bailey, Editor (parkadmr.toca@volcano.net)

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## Recap of February 12, 2013 Board of Directors Meeting

The meeting was called to order by President Dodson at 7:05

### Roll Call of Directors:

**Members present:** President - Earl Dodson, Treasurer - Joann Keen, Secretary – Shirley Lacy, Director - Robert Vescerra, Director – Dean Morrison and Director Rickie Brown. Members Absent: - Vice President - George Lee was absent from the meeting.

**Minutes of:** Approval of Regular Meeting Minutes of December 11, 2012, Approval of Executive Session Meeting December 11, 2012, Approval of Executive Session for January 8, 2013 6:00, Approval of Membership Meeting of January 8, 2013 with corrections, Approval of Emergency Meeting of February 1, 2013

Motion to approve minutes as corrected made by JoAnn Keen, Seconded by Dean Morrison Motion passed 6-0-1

**Treasurers Report:** Joann Keen gave the Treasures report. Total cash on hand was reported to be \$377,678. There was a loss for the month of \$15,907. Treasurer Keen explained the loss was due to timing issues; the utilities are paid out (expensed) before they are billed (income) which at times can result in a loss for the month. The Treasurer also asked the Board to approve beginning the lien process for 5 liens totaling \$5,136.64. Motion made by to approve the liens made by Shirley Lacy seconded by Robert Vescerra Motion passed 6-0-1

**Sewer Jetting:** At this point Richard Nurse reported on the Jetting of the park. He reported the older portion of the park was not jetted as manholes could not be found. He suspects that small manholes may be located in backyards. He also reported that at this time we do not have a map of the sewer system. Problem areas were located near the entrance to the park, near North Park Drive and West Park Drive, and at the lower end of West Park Drive. They also found a concrete like substance in the sewer system

Christopher Main reported he plans to design a trough to be placed before the lift station at the sewer system to catch items that should not be placed in the sewer system. Director Lacy complemented Rich, Christopher and Dillion saying they were doing a great job and we are all appreciative of their hard work.

The Board recommended that the issue of establishing a policy for cleaning lateral sewer lines be tabled until we have a map of the sewer system. Christopher advised the Board that if they decided to wait the Association could see additional bills from Amador Plumbing. Director Morrison expressed concern about the Association paying Amador Plumbing to remove blockage which may be the result of preventable actions. Director Lacy asked what concerns Christopher Main has regarding not establishing a sewer policy at this time. Christopher responded that without a policy in place it is unclear to staff as well as residents who should be paying for cleanout of lateral lines. Director Brown asked that lateral lines be referred to building sewer lines. Director Dodson asked Rich Nurse about purchasing a 150' sewer snake. Rich responded that it would depend on board direction regarding who is responsible for cleaning the lines coming from the house to the main.

**Maintenance Report** – Director Morrison introduced Rickie Brown as the new director. He also reported that the orange cart was painted white. We also have had 3 motors installed at the sewer facility. Each motor is on a separate electrical line. Margie Standard asked if there had been a sewer spill. Director Morrison said yes, there was a spill, and that the cleanups as well as the required reporting have been completed.

**Park Administrators Report** – It was reported that the pick-up is having mechanical problems again. The board directed that the truck be taken to Tommie's for evaluation. The park administrator discussed the Amador County Feral Cat Programs – The board gave direction to not participate in the feral cat program and that the staff should catch the cats and deliver them to the animal shelter. The Park Administrator reported that the new pet waste station is being used by pet owners. She also reported that she had received a call from Jackson Valley Irrigation District asking about using the tower located near the water plant for their communications. She also reported that JVID's water treatment plant should become operational soon. Director Dodson reported that the tower is owned by Volcano Telephone not the Association. The Park Administrator reported that Owner Financial asked if the Association would be interested in purchasing lots 192,188, and 97. The board indicated that they were not interested in purchasing the lots.

**Discussion and Possible Action Regarding Selection of Officers** – This item was rescheduled to executive session.

**Discussion and Possible Action Regarding Bank Signatories** – This item was tabled until after selection of officers.

**Discussion and Possible Action Regarding of 2012 Financial Review** – The Park Administrator reported that we have not received the annual review from the accountant. This was tabled until the next meeting.

**Discussion and Possible Action Regarding Contracting for Upcoming Site Visit and 2014 Reserve Study.** The board agreed to retain Browning Reserve Group to do the onsite review and the reserve study for 2013.

**Discussion and Possible Action Regarding Contracting for Engineering Services and Testing at the Wastewater Treatment Facility.** The Board gave direction to contract with Cal-State Engineering to provide engineering services and testing at the sewer treatment facility.

**Discussion and Possible Action Establishing Policy For Sewer Clean Out of Lateral Lines** – This item was tabled until after the sewer system is jetted and videoed.

**Discussion and Possible Action Regarding Implementing Parking Enforcement Program.** The Board gave direction to start enforcement of the parking regulations. The board directed the Park Administrator to allow volunteers to cite violators of the parking policy. The board also established fines of \$25.00 to be levied with the 3rd violation and for each violation thereafter.

### Discussion and Possible Action Regarding Possible Upcoming Board Projects

Establishing a Community Garden - The Board will not be bring this forward. Road Projects to be Completed in 2013 – This was tabled until the March Meeting. Utilities Reverting to Pacific Gas and Electric – this is a board priority. Planning Workshop – The Board will not be bringing this forward. Lights and Water Installed in Storage Area - The Board will not be bringing this forward. Update of Rules and Regulations, Bylaws, and CC&R's – The Board would like to see these documents updated and directed the Park Administrator to form a committee. Purchase Portable Jetter - The Board will not be bringing this forward. Repairs to Backhoe – The board gave direction to place this item on next month's agenda. Expanded Use of Cellular Tower Near Water Treatment Plant – The board gave direction to research this issue.

**Open Forum:** The social committee reported the Valentine party was cancelled due to a lack of volunteers. They are scheduling a community yard sale. They have also scheduled a Easter Party for the children the week before Easter.

Meeting Adjourned into executive session at 9:05

**TOCA Oak Leaf**

THE OAKS COMMUNITY ASSOCIATION

