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NOVEMBER
2018



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A THANKSGIVING POEM

May your stuffing be tasty,
 May your turkey plump,
 May your potatoes and gravy
 have nary a lump,
 May your yams be delicious
 and your pies take the prize,
 and may your
 Thanksgiving dinner
 stay off your thighs!



Board Contact Information

Name	Phone Number	Email
Rickie Brown	(209) 304-4772	Rbrown.toca@att.net
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
Steve Brown	(209) 781-6425	Sbrown.toca@att.net

Staff Contact

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

**Agenda Board of Directors Regular Meeting
Tuesday, October 16, 2018, at 6:00 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 September 18, 2018.
 - b. Approval of Executive Meeting September 18, 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. Gas Survey
 - b. Payroll
 - c. Budget Meeting
 - d. Hearing Schedule
 - e. Casino Meeting
- I. Wastewater Report:
- J. Treated Water Report:
 - a. Update of Jackson Valley Water Treated Water Project
- K. Social Committee Report:
 - a. Upcoming Events
- L. Design Review:
- M. Discussion and Possible Action Related Items to be Placed on Ballot
- N. Discussion and Possible Action Related to Installation of Solar Street and The Use of Solar Panels In General
- O. Discussion and Possible Action Related to Repair Entrance Gate
- P. Discussion and Possible Action Related to Holiday Decorations
- Q. Discussion and Possible Action Related to Reserve Investments – Edward Jones
- R. Discussion and Possible Action Related to Upgrades to Playground. Director S. Brown
- S. Discussion and Possible Action Related to Community Park – Director S. Brown
- T. 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.

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.

Executive Session
Tuesday October 16, 2018 6:00 PM

Type of Meeting: Executive Session

- Member request to meet with Board regarding violations
- Discussion and Possible Action Related to Delinquent Account and Violation Letters
- Discussion and Possible Action Related to Personnel Issues

•

- Violations Report
- September 2018

Total Violation letter sent:	12
September 05, 2018	12
September 20, 2018	0
1 st Notices	7
2 nd Notices	2
10 Day Notices	2
\$100 Fine Notices	1
Type:	
Appliance	0
Carport	5
Deck	0
Furniture	0
Parking/Vehicle	2
Sports Equip.	0
Trailer	0
Trash/Debris	0
Trash Cans	0
Weeds	3
Yard	2

**Minutes Board of Directors Regular Meeting Minutes
September 18, 2018**

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, Calhoun, Hutson, Morrison, Six, and Strickland. Director S. Bown was absent and excused.

President R. Brown requested Item J be moved to the top of the agenda to accommodate guest from Jackson Valley Irrigation District.

J. Treated Water Report:

- a. Update of Jackson Valley Irrigation District (JVID) Water Treated Water Project. JVID General Manager and Jesse Shaw, Project Engineer will attend the meeting to discuss issues related to connection to JVID treated water system.
- b. Discussion and Possible Action Related to connection site for JVID Treated Water.
Steven Fredrick introduced himself as the General Manager for Jackson Valley Irrigation District. Mr. Fredrick also introduced Rich Brandt and Connie Jess, Jackson Valley Irrigation District Board Members and Jessie Shaw, Project Engineer. Mr. Fredrick gave an update of the treated water project. The project contractor is Koch and Koch. The Jackson Valley Irrigation District's treated water project is not associated with the Casino project. The two projects happen to be overlapping. The treated water project is progressing. There is approximately five of seventeen miles of pipe in the ground. The second water treatment unit is on site. The 200,000-gallon storage tank is installed. There are several maintenance issues that need to be completed on the tank. Mr. Fredrick stated that it will be around the first of 2019 before Jackson Valley Irrigation District will be providing treated water to The Oaks Community. The water meter will be installed before service starts. There are several tests that need to be completed; including bacterial and pressure testing. Transitioning will be an easy process for JVID; turning one valve off and turning another on. Once connected water lines will have to be flushed several times. Richard Nurse, The Oaks Community Associations Water Treatment Operator, requested the flushing of the water lines be done off the meter. President R. Brown stated that reason flushing will be necessary is because over time sediment builds up in pipes. When water flows in one direction there is no flaking of sediment. Since the water flow will be reversed in the pipes, there will be sediment flaking. Therefore, flushing will be repeated many times. Mr. Shaw stated that this is a good thing. It might be annoying, but it is cleaning the pipes. It should only last a few days. President R. Brown suggested opening fire hydrants to flush the pipes. Mr. Shaw agreed that a lot of flushing and testing would be necessary. Mr. Fredrick stated that service to The Oaks cannot be completed until the second treatment unit is in place and operational. Also, the California Regional Water Quality Control Board needs to approve the site and tank. There is a 6-inch line near the emergency entrance that may work for the meter vault. The meter vault will be located outside The Oaks. All other wires and lines will need to be located before moving ahead. If the Board feels this is a good place, Mr. Fredrick would like approval. Director Hutson asked how long The Oaks will be without water service during the changeover. Mr. Fredrick stated only as long as it takes to turn a valve. There will be 4 – 6 homes that may be without service while a pipe and fitting are being replaced. It will be a couple of hours at the most. Director Six asked what kind of notice The Oaks will receive when it is time to change. Mr. Fredrick stated they will try to make it as easy as possible and will work with The Oaks on a date. Director Calhoun motioned to approve locating the

meter vault outside of the Oaks fenced area, near the emergency entrance. Director Hutson seconded. The motion passed 6-0-0-1 with Director S. Brown absent and excused. Community Manager Terri Bailey asked about the Policies and Procedures from Jackson Valley Irrigation District. Ms. Jess stated that they are in the process of completing the Policies and Procedures. They are working on fine tuning and they should be complete within 30 – 45 days. As soon as the first draft is ready, Ms. Jess will forward it to Terri Bailey. Terri Bailey express concerns about shut off notice compliance. Ms. Jess stated they are working to incorporate Proposition 218 into their Policies and Procedures. Mr. Fredrick stated he would keep Terri Bailey updated as the project progresses. President R. Brown thanked Mr. Fredrick, Mr. Shaw, and Ms. Jess for their time and information.

Approval of Minutes:

Director Hutson motioned to approve minutes of July 17, 2018 regular meeting and executive meetings as presented. Director Six seconded. The motion was approved 6-0-0-1 with Direct S. Brown absent and excused.

Director Hutson motioned to approve minutes of August 21, 2018 regular meeting as presented. Director Six seconded. The motion was approved 6-0-0-1 with Direct S. Brown absent and excused.

Open Forum:

A member stated the clubhouse looks very nice but is wondering what happened to the requirement that pastel colors be used. When residents re-paint their homes, they have to use pastel colors. President R. Brown stated the paint color used is one of the pre-approved colors. Several colors were on display for more than a month and members voted for the color.

A member stated she hopes that Jackson Valley Irrigation District comes through this time. Its been a long wait.

A member asked if the Jackson Valley Irrigation District's delays will affect our budget. Community Manager Terri Bailey stated delays affected the budget several years ago. However, the new budgets will be prepared with the delays in mind; there might be two budgets.

A member thanked the Board for the mirrors in the mailbox parking area. They are great.

A member asked if there is an internet service that is better than any other. Several people gave their opinions.

A member asked about using the tower up on Hilltop Dr. to improve cell service. Terri Bailey stated the tower is owned by Volcano Communications.

A member asked about solicitors in the park. She had a solicitor come to her door. She wants to make people aware they are in the area.

A member asked about the gas leak survey. President R. Brown stated a few minor leaks were found and are being repaired.

Director Calhoun stated there are quite a few events coming up in the next few months. The yard sale committee decided to have the Fall Yard Sale on October 13 & 14, 2018. The committee will do all the advertising. There will be two committee meetings for the yard sale on October 4, 2018 at 2:00 pm and October 11, 2018 at 4:00 pm. The first Halloween party committee meeting will be September 20, 2018 at 6:00 pm. There will be several more meetings to plan the Halloween party. The Halloween party will be on October 31, 2018 from 5:00 pm – 7:00 pm. Volunteers are needed. There will be a second annual chili cook-off on October 20, 2018 from 1:00 pm – 3:00 pm. Last year's chili-cookoff was very popular. Flyers for all events are available near the office.

Treasurers Report:

The Treasurer's Report was delivered by Treasurer Strickland. He reported cash on hand to be \$288,962, Net loss for the month of August (\$9,578), Accounts Receivable as \$65,658, Net Loss Year To Date (\$66,072).

Maintenance Report:

The Maintenance Report was delivered by Director Morrison. Director Morrison stated the clubhouse alarm has sounded a couple of times this month. Both times the building was secure. Painting has started and looks good. Director Morrison motioned to solicit bids for the cement work and siding on the building. Director Hutson seconded. The motion passed: 6-0-0-1 with Director S. Brown absent and excuse.

Community Manager Report:

The Community Manager Report was delivered by Terri Bailey. Community Manager Bailey stated there is another election coming up. She asked if there any items the Board or anyone else would like to see placed on the ballot. Such as: increase in Association dues to fund a community park, reduction of board members from seven to five, residency requirement when purchasing a home in The Oaks. Director Strickland asked what the reasoning is behind having five board members instead of seven. Community Manager Terri Bailey stated that it is hard to find people willing to serve on the board and most government boards have five members. Director Calhoun asked about changes to the CC&R's related to the election recommended by the attorney. Community Manager Terri Bailey stated she is working on it and that the Board will review anything before it is put on the ballot. President R. Brown asked when recommendations for ballot items are needed. Community Manager Terri Bailey stated within the next two weeks. Director Calhoun asked if anyone can place an item on the ballot. Community Manager Terri Bailey stated all ballot items must be approved by the Board before being placed on the ballot. Ballot items will be approved next month. The Board directed Community Manager Terri Bailey not to include reducing board members from seven to five on next month's agenda.

Community Manager Terri Bailey explained records storage is becoming an issue. There are many records that must be kept in perpetuity, others for three to seven years. She would like to propose keeping records digitally. Once records are digitized, paper records can be destroyed. Director Calhoun asked if there was a preferred system. Community Manager Terri Bailey stated she needs to look into the different types, options, and costs. She is looking for direction. The Board directed Community Manager Terri Baily to investigate options and costs for digitizing records

Community Manager Terri Baily stated a violation report is included in each board packet and on the members copy of the agenda. This report does not include any personal information, only violation types and dates. There is also a second violation report that will only be distributed to board members. The second report will list personal information such as names and address and can be discussed in executive session. Director Calhoun stated the report is very helpful. It will show residents that letters are being sent. Community Manager Terri Bailey will be providing these reports each month.

Community Manager Terri Bailey discussed the holiday schedule for Board Meetings. In the past, meetings were only scheduled in November and December if they were necessary. Director Calhoun stated that since Jackson Valley Irrigation District will be close to finishing the treated water project, November and December meetings might be necessary.

Community Manager Terri Baily announced she will be gone the first week of October and will not have access to cell service or email.

Wastewater Report:

The Wastewater Report was delivered by Community Manager Bailey. Bradly Hobgood came in to discuss his injury. Bradley has not yet been released by the doctor. He will start meeting with Brady McCartney, our certified wastewater operator, on Saturdays, so Bradley can get some time toward his wastewater certification. The effluent flow meter should be installed on September 29, 2018. If the lid for the lift state is ready, it will be installed also. Community Manager Terri Bailey will order a treated water distribution certification class for Bradly Hobgood.

Design Review:

- a. Lot 68 – 5918 Oak Drive – Window Railing.

Community Manager Terri Bailey explained the homeowner would like to install window railings. Director Six motioned to approve the design. Director Hutson Seconded. The motion was passed 6-0-0-1 with Director S. Brown absent and excused.

b. Lot 74 – 5604 Park Circle – Replace Fence

Community Manager Terri Bailey explained that the homeowner would like to replace fencing in front of their home. Director Hutson motioned to have Director Strickland confirm fence placement before approving. Director Calhoun seconded. The motion was approved 6-0-0-1 with Director S. Brown absent and excused.

Community Manager Terri Bailey ask for a Board member to review the shed at lot 179 for final approval. Director S. Brown was nominated to review lot 179.

Discussion and Possible Action Related to Removal of Shrubs in Common Area on Jackson Court

Community Manager Terri Bailey stated a homeowner, whose fence backs up to common area on Jackson Court, is asking that the shrubs and bushes be removed. The homeowner is experiencing spiders and insects. Director Strickland asked if they can be sprayed. President R. Brown stated there are spiders at his house too even though he doesn't have shrubs or bushes. Board directed Community Manager Terri Bailey to have the area sprayed.

Discussion and Possible Action Related to installation of solar street lights at the end of West Park Drive and throughout the community.

Community Manager Terri Bailey reported back regarding purchase of solar streetlight for installation of a streetlight at the end of West Park Drive. The solar streetlight was installed in front of the clubhouse, so everyone can see it and to test its output. Community Manager Terri Bailey asked if the Board wanted to change out the streetlight to the solar streetlight and if so, does the Board want to change all the streetlights to solar. Director Hutson stated this would save on the Community's electric bill. Director Strickland asked if the solar light is bright enough. Community Manager Terri Bailey stated there are least 3 other streetlights in the community that need electrical repairs. Upchurch electrical will need to be called for the repairs. This will cost from \$1,500 to \$3,000 per light. Director Strickland asked how much the solar streetlight cost. Community Manager Terri Bailey stated it cost \$179, but when bought in quantity, they cost \$160. Director Calhoun stated she would like the street lights to be taller. If the current streetlights are costing between \$500 and \$800 per month for electricity and the solar streetlights cost a total of \$12,500, then the cost would be recouped very quickly. Community Manager Terri Bailey stated the post out front was the existing post that's why it is short. Director Hutson motioned to purchase 75 solar streetlights. Director Calhoun seconded. The motion was approved 5-1-0-1 with Direct Six voting no and Director S. Brown absent and excused.

Discussion and Possible Action Related to repair/replacement of gate pillar and weather structure at entrance gate.

Community Manager Terri Bailey explain she is still trying to obtain bids to repair the pillar at the front gate. The gate technician was here yesterday, and he is going to help find someone who can do the masonry work. The loop on the outgoing side needs to be replace. This will be on next month's agenda. President R. Brown stated the pole in the middle that supports the gates could be replaced with a couple of 4x4 steel poles that are sunk into the ground, skinned and painted. This might be more cost-effective. Just need to take drawing to the steel place in Jackson. Community Manager Terri Bailey will get bids.

Discussion and Possible Action Related to Reserve Investments

Community Manager Terri Bailey explained she was asked to find better rates for the reserve investments. She asked if the Board wanted to change where the funds are held. Director Strickland stated he would go with the highest rates. Community Manager Terri Bailey stated the CD's should be staggered so they mature at different times of the year. The Board directed Community Manager Terri Bailey to invite a representative from Edwards Jones as well as other firms to discuss investment.

Discussion and Possible Action Related to Upgrades to Playground.

Director Hutson motioned to table this item until October's meeting. Director Morrison seconded. The motion was approved 6-0-0-1 with Director S. Brown absent and excused.

Discussion and Possible Action related to Christmas Decoration Contest

Director Hutson would like to sponsor a Christmas decoration contest with the same prizes as the beatification contest. If a homeowner wants to be in the contest, they can submit their name. President R. Brown asked why they have to submit their name, why not just include everyone. Director Hutson stated some homeowners may not want to participate. President R. Brown stated if they don't want to participate, they can tell the office. Director Hutson motioned to hold a community-wide Christmas decoration contest. Decorations may be put up after Thanksgiving. If a homeowner does not want to participate, they need to notify the office. Director Morrison seconded. The motion passed: 6-0-0-1 with Director S. Brown absent and excused.

Discussion and Possible Action related to Community Park – Director S. Brown

Director Hutson motioned to table this item until October's meeting. Director Morrison seconded. The motion was approved 6-0-0-1 with Director S. Brown absent and excused.

Future Agenda Items

Dates that holiday decorations may be put up

Adjourn

The meeting adjourned into Executive Session at 7:25 pm.

Type of Meeting: Executive Session

The board reconvened into Executive Session at 7:30

Director Steve Brown arrived for the Executive Session at 7:25. All Board members were in attendance for the Executive Session.

- Member request to meet with Board regarding violations – The member did not attend the executive session. The board directed the community manager to send a letter to the member.
- Discussion and Possible Action Related to Delinquent Account and Violation Letters – The board reviewed violation letter and gave direction to the Community Manager.
- Discussion and Possible Action Related to Personnel Issues – No action was taken.



The Oaks Community Association Office will be closed on Friday November 23, 2018.

	8/31/2018	Reserve Withdrawal	Reserve Transfers Deposits	9/30/2018
Operating Bank Accounts*	17,066			9,791
General Reserve Account	844			883
Water & Sewer Treatment Reserve	13,967			13,967
Reserve CD	104,712			104,712
General Reserve CD Bank of Amador	50,359			50,359
Water & Sewer Reserve Eldorado	102,014			102,014
	271,896	\$ -	-	271,935
Total Cash Available	288,982	\$ -	-	281,726

Accounts Receivable 65,657 73,824

Reserve Fund Balances were increased by \$0.00 this month. YTD A total of \$17,500 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, 2,300 for truck, 2,184 for concrete work, 10,468 for pool re-plaster, 1,007 for sewer jetting, 555 for electrical repairs, 546 for gravel. Sewer pump 1,967, Flowmeter 3,508, backhoe repairs 2,786 pickup 2,300, reimbursed 2289 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		% of Budget	
	Month End		Month End	Month End	Month End	YTD	
Assessments	28,424	255,816	28,424	255,816	-	-	75.00%
Utilities	69,709	468,054	63,034	497,781	5,675	(29,727)	72.20% *1
Other	2,961	23,643	3,608	26,221	(647)	(2,578)	69.35%
Total Income	101,094	747,513	95,066	779,818	6,028	(32,305)	73.04%
Expenses							
Utilities	43,141	263,885	47,826	287,256	(4,685)	(23,371)	71.36% *1
Water Treatment Expense	7,132	52,848	5,524	48,239	1,608	4,609	86.78%
Sewer Treatment Expense	3,369	34,307	4,330	41,495	(961)	(7,188)	63.18%
Maintenance Expense	3,182	43,212	3,779	31,080	(597)	12,132	112.83% *2
Payroll Expense	27,460	273,359	27,115	230,895	345	42,464	90.28% *3
Administrative Expense	3,829	28,024	3,338	30,146	491	(2,122)	58.08%
Insurance Expense	1,624	14,618	1,747	15,720	(123)	(1,102)	69.74%
Taxes & Licenses Expense	569	1,629	125	1,125	444	501	108.00% *4
Professional Fees Expense	-	7,141	250	2,300	(250)	4,841	255.04% *5
Bad Debt	-	-	-	-	-	-	-
Reserve Expense	10,321	93,445	10,321	92,891	-	554	75.35%
	100,627	812,468	104,355	781,147	(3,728)	31,321	76.32%
Net Income (Loss)	467	(64,955)	(9,289)	(1,329)			

*1 - Utilities are billed a month behind when they are expensed *2. Maintenance expense increased in fuel usage because I changed the way fuel cost were recorded. We have returned to recording the fuel cost based upon the credit card used to purchase the fuel and not allocating half to maintenance and half to security. This will have to be changed back to a percentage allocation because we no longer have a vehicle for the exclusive use of security. Park and pool maintenance also is high as compared to the budget. This is because we have worked on several projects which are not reserve fund items and were expensed. These items were not anticipated. In addition the pool expense normally increase over the summer as the chemicals dissipate faster in the heat. *3 Payroll Expense - 2 employees cashed out vacation time and we have 4 weeks in which we paid 2 employees for assist. community manager. *4 Taxes and licenses expense is higher than anticipated because of the purchase of the 2 truck. We had to pay sales tax on both trucks. *5 Professional fees - this item is over budget because of the recall election.

Trivia Turkey Game

1. Who wanted to make the wild turkey the national bird of the United States?
2. Where do wild turkeys spend their evenings?
3. What do they call baby turkeys?
4. What do they call a group of turkeys?
5. Turkeys have a keen sense of hearing, how far can they hear?
6. How fast can a turkey run?
7. What year did the wild turkey become extinct from over hunting?
8. What two states are without extensive wild turkey populations?

Everyone's favorite family of superheroes is back in "Incredibles 2"--but this time Helen (voice of Holly Hunter) is in the spotlight, leaving Bob (voice of Craig T. Nelson) at home with Violet (voice of Sarah Vowell) and Dash (voice of Huck Milner) to navigate the day-to-day heroics of "normal" life. It's a tough transition for everyone, made tougher by the fact that the family is still unaware of baby Jack-Jack's emerging superpowers. When a new villain hatches a brilliant and dangerous plot, the family and Frozone (voice of Samuel L. Jackson) must find a way to work together again--which is easier said than done, even when they're all Incredible.



Friday November 16

at 7:00 PM

in the Clubhouse

**Feel Free to bring
drinks and a snack**

Tomatometer rating 94 % - Audience Score 87%



Turkey Trivia Answers

1. Because it is a native bird the wild turkey was Benjamin Franklin's choice.
2. In low branches of trees, and yes wild turkeys can fly.
3. Baby turkeys are called "Poults".
4. A group of turkeys are called "Flocks". Wild turkeys have very powerful legs and can run at speeds up to 25 miles per hour. Their top speed in flight is 55 miles per hour.
5. Turkeys can hear up to one mile.
6. Wild turkeys have very powerful legs and can run at speeds up to 25 miles per hour. Their top speed in flight is 55 miles per hour.
7. In 1930 the turkey became extinct, but today we have over 7 million.
8. Alaska and Hawaii



No matter how you vote or who
you vote for
Remember to Vote on November
6, 2018.

Nominations to run for the Board of Directors Opens on
Saturday November 3rd.

Applications can be picked up in the office or downloaded from
our website theoakscommunityassociation.org.

Applications must be received before December 3rd for
candidate names to be printed on the ballots.

Candidate Statements will be printed and mailed out with the
ballots on December 4th, 2018.

If you have any questions, please call the office 274-6056.

B I		B I N G O					G O	
1	18	3	17	32	49	62	47	64
6	25	4	19	40	52	64	48	65
10	27	8	21	33	53	67	50	66
12	29	12	26	41	55	69	54	68
14	23	14	28	43	57	71	55	70

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

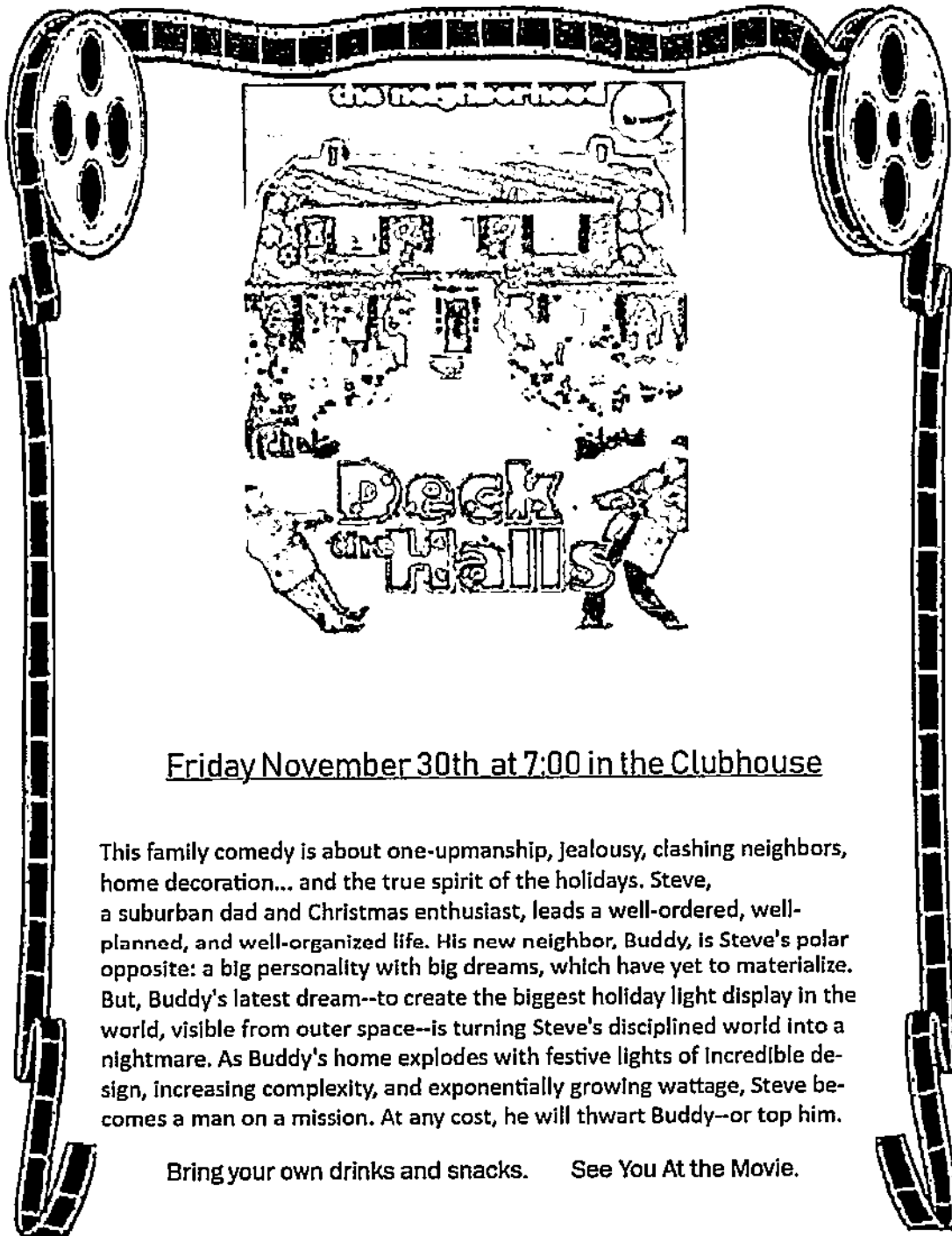
For more info please call: Office 274-6056,

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 November 13th for BINGO





Friday November 30th at 7:00 in the Clubhouse

This family comedy is about one-upmanship, jealousy, clashing neighbors, home decoration... and the true spirit of the holidays. Steve, a suburban dad and Christmas enthusiast, leads a well-ordered, well-planned, and well-organized life. His new neighbor, Buddy, is Steve's polar opposite: a big personality with big dreams, which have yet to materialize. But, Buddy's latest dream--to create the biggest holiday light display in the world, visible from outer space--is turning Steve's disciplined world into a nightmare. As Buddy's home explodes with festive lights of incredible design, increasing complexity, and exponentially growing wattage, Steve becomes a man on a mission. At any cost, he will thwart Buddy--or top him.

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

GAS LINE PUBLIC AWARENESS NOTIFICATION

As the owner and operator of a gas pipeline system; The Oaks Community Association is required by State and Federal law to provide the consumer with information related to the operation, maintenance, and safety aspects of the pipeline system. The information below is a summary of the functionality of the gas system. This summary is not necessarily a complete or definitive description of all the aspects involved with the operation of a gas pipeline or consumption of natural gas. If you would like further information or have any concerns, please contact the office at (209) 274-6056.

Purpose of the Gas Pipeline System:

The natural gas pipeline system in the Oaks Community Association is owned, operated and maintained by The Oaks Community Association. The pipeline system is designed to distribute gas to the residents, which is commonly used for heating and cooking as well as being distributed for use at the pool and spa.

Reliability of the Gas System:

The gas pipeline system is operated and maintained by qualified individuals in accordance with the operator's Operations and Maintenance plan, which contains procedures for safely operating, maintaining, and monitoring the system. The California Public Utilities Commission (CPUC) inspects the gas pipeline system for compliance with Federal rules and regulations.

Hazards Associated with the Pipeline:

Gas can leak from pipeline facilities damages due to corrosion, outside force, environmental factors, natural events, or equipment failure, etc. Because natural gas is a flammable commodity, gas leaks, under certain circumstances, can be dangerous.

Preventive Measures Used:

The gas system is leak surveyed by qualified individuals on an annual basis. By law, under no circumstances can we exceed a period of 5 years without performing a leak survey. We are required to immediately repair all hazardous leaks, and schedule for repairs, or monitor, all leaks which are non-hazardous. Leaks in confined spaces, and leaks immediately near sources of ignition are generally classified as hazardous leaks. All valves necessary to isolate the system, or parts of the system, are inspected annually to ensure that hazardous conditions such as atmospheric corrosion, improper care of discontinued services and customer lines, inadequate support of meters and pipeline components, etc., are noted and corrected.

How the Pipeline Can be Damaged:

The gas pipeline system is susceptible to damage due to outside forces such as those caused by excavation, vehicular traffic, or excessive loads placed on meter set assemblies. In addition, anything that obstructs access to main valves and service valves on meter set assemblies could result in service consequences in the event of an emergency.

How to Recognize Leaks:

Odor: Natural gas is colorless, odorless, tasteless and non-toxic. An additive (mercaptan) is added by the gas company to give the gas a distinctive odor (similar to rotting eggs or sulfur) so any leaking gas can be readily detected.

Vegetation: Natural gas leaking from an underground pipeline can destroy vegetation by starving the roots of air and water. An unusual dry patch of vegetation, within an otherwise green area, could indicate a below gas leak.

Sound: A blowing, or hissing sound could indicate the presence of a gas leak.

Bubbling Water: Gas leaks on underground pipelines in flooded areas may cause bubbles in the water as the gas rises to the surface.

Fungus-like growth: Gas leaks in valve boxes, manholes, etc., may develop a fungus-like growth that is generally white in color.

How to Respond to Leaks:

Do not light items such as matches, cigarettes, or any other device that may generate a sparked and ignite gas in a gaseous environment. Devices such as electrical switches, telephones (cell and line in phones), doorbells, automobiles, other engines, static electricity, etc. can all generate a spark capable of ignition. Extinguish all flames, evacuate occupants of the structure, and possible neighboring structures, to a safe distance, and turn off the gas at the service valve, if feasible. Venting of the gas should consider gas concentration and the need to terminate electric, telephone, and other sources of ignition from their respective service connection points outside the structure. To report a gas leak, call 911, or Pacific Gas and Electric 1-888-743-7431 and inform the operator of the situation and the location of the leak. Do not make the phone call from the area when the gas leak is present.

How to Get Additional Information:

For more information, contact the Operator of the system at 209-274-6056. Also visit the websites of the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration (<http://www.phmsa.dot.gov>) or the California Utilities Commission (<http://www.cpuc.ca.gov/puc/>).

Thank You.

November 2018

Sunday	Monday	Tuesday	Wednesd	Thursday	Friday	Saturday
				1	2	3 Nomination For BOD Opens
4	5	6 Election Day	7 Budget Meeting 2:00 PM	8	9	10
11 <u>Veterans Day</u>	12	13	14	15	16 Movie Night The Incredibles	17
18	19	20 BOD Meeting @ 6 PM	21	22 <u>Thanksaiving Day</u>	23 Office Closed	24
25	26	27	28	29	30 Movie Night Deck The Halls @	