

TOCA Oak Leaf



NEWSLETTER OF THE OAKS COMMUNITY ASSOCIATION

November 2013

Happy Thanksgiving

Happy Thanksgiving to all of our residents. We hope you have a wonderful holiday!

Veterans Day is Monday, November 11, 2013.

Veterans Day continues to be observed on November 11, regardless of what day of the week on which it falls. The restoration of the observance of Veterans Day to November 11 not only preserves the historical significance of the date, but helps focus attention on the important purpose of Veterans Day: A celebration to honor America's veterans for their patriotism, love of country, and willingness to serve and sacrifice for the common good.

Veterans Day Parade | Monday, November 11, American Legion Post 108 will again be organizing a Veterans Day Parade in downtown Jackson on Veterans Day, at 10:00am.



HOA BOARD OF DIRECTORS

Rickie Brown President
(209) 274-4778
Shirley Lacy V. President
(209) 274-0362
Earl Dodson Secretary
(209) 418-5024
Kit Sherlock Treasurer
(209) 274-6231
Robert Vescera Director
(209) 274-4903
Dean Morrison Director
(209) 274-0239
Bill Six Director
(209) 772-0812

Bingo!!

Bingo will be held on Thursday November 14th this month.

Coming to the December 12th game the grand prize will be a gold nugget! Come on down and join us for this evening of fun! One dollar per game per card.

Christmas Party

In past years we have not had a Christmas party due to lack of volunteers. We have had several residents express that they would like to see the Oaks have an annual Christmas Party. This would only be possible if we were to receive enough volunteers to not only plan the party but to help put it together on the day of the party and help clean up after. If you think you would be interested in participating with the social committee to plan and help with this event please contact Patsy Johnson at (209) 274-4871 or Toni Gutherz at (209) 274-4873.

Elections

Nominations for the open Board of Directors seats will open on November 14, 2013. You may pick up an application in the office or you can download an application from our website.

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
ParkAdmr.TOCA@volcano.net
(209) 351-0565

Tami Prefling, Bookkeeper
Bkkr.TOCA@volcano.net

Kristy Bayer, Administrative
Assistant
TOCA@volcano.net

Night Security
On - Duty Night Watchman
(209) 781-5377



Don't forget Daylight Savings is November 3rd. "Spring forward Fall backward"

Next Regular Board Meeting

November 19th 2013

6pm to 8pm.

TOCA Oak Leaf

Continuing CC&R Violation notices

We seem to be having the same CC&R violation problems every month. I am posting some the most common violation notices that we send out. If you would like a full copy of the CC&Rs and the Rules and Regulations please visit our website and you can download a full copy for free. Please do your part to be a good neighbor and community member.

In accordance with the CC&R's section 8.4

(C)- Landscaping

Each owner shall maintain the landscaping on his or her lot in a neat and attractive condition including without limitation, the fertilization, regular mowing and edging of grass and trimming of bushes and trees.

(E) –Weeds and Trash

Each Owner shall keep his or her Lot free of trash, weeds and other debris

In accordance with the CC&R's section 4.23

(A) –Garages, Carports and Driveways

Each Owner and Resident shall keep his or her garage or Carport and driveway in a neat, orderly, sanitary and safe condition.

In accordance with the CC&R's section 4.17

(B) –Resident Parking

Except during such times as may be reasonably necessary to wash a Residents vehicle or clean the garage on a lot or to perform other similar short-term activities necessitating removal of vehicles from a garage, vehicles of Residents shall not be parked anywhere in the Development (including driveways) except wholly within the Residents garage or carport. The Board shall have the power to, in its sole discretion, adopt Rules authorizing the temporary waiver of this provision on such terms and conditions, and subject to such limitations, as the Board shall determine

(F) -Parking Rules and Enforcement

In order to prevent or eliminate any parking problems within the Development, or to further define and enforce the restrictions contained in this section, the Board shall have the authority to adopt further reasonable rules and restrictions, which shall be Rules as that term is defined in Section 1.36, regarding vehicles and parking within the Development as the Board may deem prudent and appropriate. The Board shall also have the power to impose fines and other sanctions for violations of provisions of the Governing Documents relating to vehicles and parking. Such authority and power shall include, without limitation the power and authority to cause the towing, at the vehicle owner's expense, of vehicles which are parked within the Development in violation of any of the provisions of the Governing Documents, provided that towing of vehicles of guests and other non-Residents of the Development shall be subject to the provisions of applicable law. Cost incurred by the Association relating to the towing and / or storage of any vehicle parked in violation of any provision of the Governing Documents shall be assessed as a Reimbursement Assessment against the Lot Owner responsible or whose household members, tenants, Contract Purchasers, or guests are responsible for the presence of such vehicle.

In accordance with the CC&R's section 4.12

“Rules & Regulations” PETS

All pets must be registered with The Oaks Community Association.

EXCEPTION: fish, caged birds, and small, harmless caged animals such as hamsters, etc.

Owners/tenants are responsible for pets of guests.

Pets (including but not limited to cats & dogs) shall not cause a disturbance or nuisance.

Pets (including cats & dogs) shall be kept on a leash within the community while not within the fenced yard of residence.

Pet owners shall be responsible for cleaning up after their pet/s:

Clean up in the community areas shall be immediately.

Clean up of owners' own yard shall be not less than every few days.

Not more than 2 (two) pets are allowed per household. The 2 (two) pets shall only be either: 2 cats or, a combination of 1 cat & 1 dog.

EXCEPTION: (i) Current owners/tenants who had 2 (two) dogs prior to January 1, 2003. However, should owner/tenant lose one of the two dogs, the second dog must not be replaced with another dog. (ii)

Board of Directors Meeting Agenda
Tuesday October 15, 2013 6:00 PM

Type of Meeting: Regular Meeting

Call to Order - The meeting was called to order by President Brown at 6:02

Roll Call of Directors –All members were present except for treasurer Kit Sherlock, who arrived a few minutes after the roll call.

Approval of Minutes – The following meeting minutes were approved: Executive Board of Directors Meeting Minutes of August 20, 2013 Regular Board of Directors Meeting Minutes of August 20, 2013, Executive Board of Directors Meeting Minutes of September 17, 2013 Regular Board of Directors Meeting Minutes of September 17, 2013 , Special Board of Directors Meeting Minutes of October 3, 2013

Treasurers Report – Was given by Park Administrator Terri Bailey. Cash on hand was reported to be \$400,941. As of September 30, 2013. The net gain for the month of September was reported as \$6,413. Net loss for the year was reported as \$27,673. Treasurer Sherlock arrived during the Treasurers report.

Maintenance Report –Director Morrison gave the maintenance report. He reported inspection of the electrical transformers would begin the next day.

Park Administrators Report – Terri Bailey Gave the Park Administrators report she reported that the trans axle on the case backhoe has gone out and the estimated cost to repair the backhoe is 6,000 – 8,000 thousand dollars. The Board discussed other options available and if the backhoe was required or could we work without it? The Park Administrator introduced the new Maintenance worker, Eric Crabtree who started Monday. It was reported the sewer lines would be jetted before the holiday season. The Park Administrator also informed the Board that the retaining wall in the visitor parking area beside lot 148 needs to be repaired. The board gave direction to repair the retaining wall.

Design Review Lot 86 – Design Review for lot 86 was approved to replace the six foot fence along the visitor parking area.

Discussion and Possible Action Regarding Maturity of Certificate of Deposit at Compass BBVA Bank – The Board approved sending notification to BBVA not renewing the CD and placing the funds when they mature in the money market account until the funds can be transferred to an account paying a higher interest rate.

Discussion and Possible Action Review of Meeting Schedule for Holiday Season - The board gave direction to maintain the regular meeting schedule for November and December.

Discussion and Possible Action Regarding Approval of 2014 Budget. Motion to approve the budget as presented was made by Director Lacy and seconded by Director Morrison. Motion passed 7-0-0

Discussion and Possible Action Regarding Appointment of Election Inspector(s) – The board appointed Debra Saragosa, George Dulas, and Debbie Zachary as election inspectors.

Committee Reports:

The social committee reported the second bingo night was a success. They also reported that during the December 10 bingo night there would be a special game and the winner of that game would receive a gold nugget valued at around \$50.00.

Open Forum:

A member asked about the status of the houses the association has for sale. The Park Administrator said one house has closed, the other house is in the process of closing and the third house would be discussed by the board in executive session.

A member asked if the cameras in the RV parking area were operational. They Park Administrator said they are.

Board Adjourn into Executive Session

