

TOCA ACORN - Community Events

THE OAKS COMMUNITY ASSOCIATION NEWSLETTER



October 2021

2022 HOA Assessment

At our September 14, 2021 Open Board meeting, the Board adopted our 2022 Budget, Reserves Study and the 2022 HOA Assessment. As we have been preaching for the past couple of years, everyone should anticipate an increase to our HOA assessment each year, at least in line with inflation rates. 2021 has been a tough one, with retail price increases on many items, many hovering around 30%, and in July 2021, we once again saw inflation rates over 5%. That said, if you don't increase your pricing by the inflation rate, your dollar is no longer worth a dollar! Although HOA associations can legally increase assessments up to 20% each year, without a membership vote, our goal is to keep increases to a minimum, to ensure that our dollar is still worth a dollar, to ensure a balanced budget, and to continue infrastructure maintenance and improvements that will ensure long-term performance and stability for housing values in our community.

Our official notice will be mailed out as part of Election materials mailings in November, but we want to give everyone as much notice as possible about anything that impacts your finances! Effective with our 1/1/2022 billing, your HOA monthly assessment will go up by 5.64%; this equates to an \$11.00 increase, taking it from \$195/month, to \$206.00/month. If you have any questions, we encourage you, as always, to proactively participate in these decisions while they are being made, by attending Open Board Meetings and Workshops. If you would like to address any questions after the fact, you are free to reach out to the office, or to speak up during the Open Forum at a future Board meeting.



Pets on the loose



We would like to remind everyone your pet must be on a leash anytime they are outside your home or enclosed yard.

PLEASE, CLEAN UP AFTER YOUR PET.



September 2021

Total Letters sent:	51
1st Notices	39
2nd Notices	12
10 Day Notices	6
\$100 Fines	2

Type:

Appliances	1
Carport/Driveway	9
Deck	2
Furniture	1
Trailer/Boat/ATV	1
Weeds/Landscaping	28
Yard	15

PG&E Public Safety Power Shutoffs



Are You Ready?

Power outages can happen at any time due to severe weather, high fire danger conditions, and other unforeseen events. Here is a checklist to help you and your family prepared and safe during a power shutoff.

- Update your contact information with the office
- Prepare and practice your emergency plan.
- Build or restock you emergency supply kit
- Create a hard copy of emergency numbers, include family and friends
- If you have a generator, be sure it is working and you have fuel for it.

Board of Directors Meeting
2nd Tuesday
6:00 pm at the Clubhouse

HOA BOARD OF DIRECTORS

Rickie Brown, President
(209) 304-4772
rickie@theoaksione.com
Bill Six, Vice President
(209) 772-0812
bill@theoaksione.com
April Rodriguez, Treasurer
(209) 217-7525
April@theoaksione.com
Ann Hutson, Secretary
(209) 274-4271
ann@theoaksione.com
Dean Morrison, Director
(209) 274-0239
dean@theoaksione.com
Steve Sanchez, Director
(702) 943-8945
steve@theoaksione.com
Brian Fletcher, Director
(209) 274-0500
brian@theoaksione.com

THE OAKS OFFICE Hours
Monday-Friday
9:30AM to 5:30 PM
(209) 274-6056
(209) 274-6058 Fax

After Hours Emergency
(925) 413-3100

Official Website
theoakscommunityassociation.org


Laurie Triano
General Manager
Laurie@theoaksione.com

Elizabeth Hughes
Assistant Community Manager
Elizabeth@theoaksione.com

For information on registered sex offenders, visit www.meganslaw.ca.gov.

"All things are difficult before they are easy" - Thomas Fuller

October 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 <i>Happy National Homemade Cookie Day!</i> <small>Photo: Pinterest.com</small>	2
3	4	5	6	7	8	9
10	11	12 Board Meeting - 6:00 pm	13	14	15	16
17	18	19 Bingo & Potluck - 6:30 pm	20	21	22	23
24	25	26	27	28	29	30
31 						

THE OAKS COMMON AREAS, I.E., POOL, PLAYGROUND, ETC ARE NOT SUPERVISED AND WE WILL NOT BE HELD RESPONSIBLE, NOR LIABLE, FOR UNSUPERVISED CHILDREN OR OTHERS WHO ENTER, TRESPASS OR USE OUR FACILITIES. PLEASE ENSURE YOUR MINOR CHILDREN, IN PARTICULAR, ARE SUPERVISED BY AN ADULT AT ALL TIMES.