

TOCA Oak Leaf



NEWSLETTER OF THE OAKS COMMUNITY ASSOCIATION

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

September 2013



Labor Day is Monday September 2nd and our office will be open from 10 to 1. We hope you have a wonderful Holiday!!

We would like to thank you for your patience regarding the recent and thankfully brief electric outage while we repaired a water leak in the park. For future reference if you would like to be notified via telephone or email for any future interruptions of service please make sure you have provided us with a working telephone number and email address by returning your emergency contact card. If you are in need of another card please contact the office and we will mail you another one.

Halloween Party

We are currently looking for volunteers and ideas for the upcoming Halloween party. These party's would not be possible without your help and support. All volunteers and ideas are greatly appreciated.

A Big Thank You!!

Our facility's supervisors John Cowdell & Jody Bullard will soon be leaving us again until next summer. They have done an amazing job this summer and will be missed. Jody will be leaving us after Labor Day and John will be working only weekends in September. They are a great asset to our community and have done a fantastic job of keeping our kids safe in the pool and on the playground this summer. Thank you both!!

Walk Away the Pounds!!

"Walk Away the Pounds" is a new walking group being put together here in the Park. It will be every Tuesday and Thursday at 10:00am starting at the clubhouse. It will last for 30 mins from beginning to end and will be low impact. For more information please contact Vicki Ross at: (209) 274-0258.

Next Regular Board Meeting

September 17, 2013

6pm to 8pm.

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

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

TOCA Oak Leaf

Homes for Sale & The Bidding Process

The Oaks Community Association Will be accepting sealed bids on two properties. The process for the sealed bid will be as follows:

- The home(s) will be sold in "AS IS" condition.
- "As is" condition serves to give notice of patent defects and means that the buyer accepts the property in the condition in which it is reasonably observed by him, her, or their representative.
- Neither the Board nor staff have lived in either property and do not have personal knowledge regarding defects to or condition of the home(s) other than those that can be reasonably observed.
- Potential bidders will not be allowed inside the homes due to liability issues.
- There are information sheets as well as pictures at the Association clubhouse which potential bidders can view.
- Bidders will have an opportunity to have the homes inspected by a properly licensed and insured property inspector at the bidders expense.
- If you wish to have the home(s) inspected please have your inspector contact Terri Bailey at (209) 274-6056 to schedule the inspection.
- Bidders will be expected to submit their highest offer for the home(s) before 6:00 PM on the date of the close of bidding.
- Bids must be submitted in a sealed envelope.
- The outside of the envelope must clearly identify by lot number the property being bid on and also state "this is a sealed bid".
- Sealed bids will be opened by the Board and or their designated representative at 6:15.
- Bids submitted prior to 6:00 PM on the bid close date should be submitted to the Terri Bailey, the Park Administrator, at the clubhouse office located at 5607 Jackson Valley Road, Lone, CA during normal business hours.
- Bids can also be delivered before 6:00 PM at the close of bidding.
- The Board of Directors has established an opening bid reserve. In order for a bid to be accepted it must meet or exceed the reserve amount.
- Bidding will close for lot 68 on Friday September 13, 2013. The reserve amount for this home is \$13,669.58 (thirteen thousand six hundred sixty six dollars and fifty eight cents).
- Bidding will close for lot 86 on Monday September 16, 2013. The reserve amount for this home is \$15,389.53 (fifteen thousand three hundred eighty nine dollars and fifty eight cents).
- If the reserve is not met, the board has the option of establishing a lower reserve amount and establishing a different bidding period and closing bid date.
- The bid should also include the source of funding. Information related to the proof of funding would also be desirable.
- The winning bidder will be announced by the Board of Directors once all bids have been considered and reviewed.
- The Board of Directors will consider all factors provided in the bidding process to determine the winning bidder.
- The winning bidder must open escrow with 3 (three) business days of The Board of Directors acceptance of the bid.
- The homes shall close escrow in 30 (thirty) days unless otherwise agreed up by the Board of Directors and The winning bidder.

Recap of The Board of Directors Meeting Tuesday August 20, 2013 6:00 PM

Call to Order - The meeting was called to order at 6:02.

Roll Call of Directors – All Directors were present.

Approval of Minutes – The minutes were approved.

Treasurers Report - Treasurer Sherlock gave the Treasurers report. She reported total cash on hand as of July 31, 2013 as being \$400,438. The Association had a loss for the month of \$23,314. The Treasurer explained the loss was due to the timing difference between when utilities are expensed and when the utilities are recorded as revenue. This happens when utility usage is high such as during the summer months.

Maintenance Report – Director Morrison gave the maintenance report. He reported that the ditch work has been completed. He reported he intends to do some cleanup work at the water tank. The handrails for the pool are in the process of being installed. He also reported meeting with John Upchurch and staff to review needed maintenance of the electrical transformers. He asked the Board to approve payment of \$4,000 for Upchurch Electrical Contractor to inspect each of the nine transformers' and to prepare a status report for each transformer. Having status reports for each transformer will allow the Board to develop a maintenance schedule for the transformers. The Board approved this request. There was also discussion related to the need to build a distribution box to have on hand in case of emergency. The motion to approve the expenditure of \$4,000 was amended to include the cost of building the distribution box. The Board directed the Park Administrator to schedule the inspection for some time in mid to late October.

Park Administrators Report – The Park Administrator reported the pool handrail installation would be completed on Thursday. She reported purchasing a new color copier – all in one printer, and asked permission from the Board to start printing the first page of the newsletter in color. She estimated the cost at \$10.00 per month. The Board approved this request. The Park Administrator reported that the facility supervisor positions would be ending at the end of September. The Park Administrator also asked the Board for approval to replace the paneling in both the men's and women's bathrooms. The Board approved spending \$500.00 for materials. The Park Administrator also requested permission to send Christopher Main to a training class in preparation to take the water distribution test. The cost of the weeklong class is \$900. The Board approved this request.

Design Review Lot 145 and 152 – Lot 145 asked for a design review to allow the owner to extend the sidewalk along the side of the home. Lot 152 requested a design review to allow a window air conditioner to be allowed on the front of the home. Both requests were approved with conditions.

Discussion and Possible Action Regarding City of Jackson Wastewater Treatment Options. The Board approved sending a letter to the Department of Public Health and The Regional Quality Control Board asking that they not allow additional effluent discharge into Jackson Creek from the City of Jackson's waste water facility. The Board approved sending the letter and also directed the Park Administrator to send a letter to the Ledger Dispatch.

Discussion and Possible Action Reserve Study Approval – The Board approved the Reserve Study as presented.

Discussions and Possible Action Regarding Slurry Seal of Roads – The Board reviewed the three proposals to have the roads slurry sealed. They directed the Park Administrator to check for license status as well as complaints against the companies and to obtain references for the companies. This issue will be brought back at a later date.

Discussion and Possible Action Regarding Electrical Grid – This issue was discussed under the maintenance report.

Discussion and Possible Action Regarding Disposition of Properties Acquired through Foreclosure – The Board directed the Park Administrator to organize a sealed bid process to sell the houses in "As Is" condition. There were several concerns voiced by a member regarding the ability of the association to sell homes in As Is Condition, without a realtor, and without an inspection. The Park Administrator informed the membership and the Board that she has contacted the attorney we have on retainer to ask if the attorney give their opinion as to the legality of selling property "As Is".

Committee Reports: The social committee reported they have had the first bingo night and that it was a success. They also reported they are planning on future bingo nights to be held the first and third Monday of each month.

Open Forum: During open forum a member asked about the State imposed fire fee and the petition process for refunding the fee. Another member inquired about the status of lot 176. He wanted to know what was happening to the property and if the Association was doing anything to cause the property to be "cleaned up".

TOCA Oak Leaf

THE OAKS COMMUNITY ASSOCIATION