

The Greenbelt



Volume 199, September 2019



CALENDAR OF EVENTS:

- September Board Meeting—Sep 11 (Prunedale Library)
- October Board Meeting—Oct 9 (Prunedale Library)

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Oak Hills Annual Picnic and Car Show

The Oak Hills Homeowners' Association is hosting a **Community Picnic and Car Show** at the Recreation Facilities on Saturday September 14th, from 11am – 3pm.

The car show is designed as a “park and talk” and is open to residents of the Oak Hills HOA. The swimming pool parking lot will be reserved for classic and exotic car parking only from 11am to 3pm.

A BBQ Plate, a vegetarian plate, and drinks, will be provided. Check in at the Welcome Table to receive your meal ticket. For those who would like to bring something, please bring your favorite dish or dessert to share.



Come out and have a great time with your neighbors, family and friends!



FALL GARAGE SALE

Saturday, October 26th is the date for the Fall Garage Sale. Please contact Suzanne Burr at 633-0514 to participate or obtain additional information.



Goodwill no longer picks up leftover items, so you will need to cart everything back inside. I've heard that a lot of homeowners who are done selling for the day stack their leftovers up and put up a "FREE" sign. It's amazing how quickly those items disappear. However, if the items do not get taken please do not leave them out.

CAL WATER PROJECT:

California Water would like to thank everyone on the Charter Oak Blvd and surrounding cul-de-sacs for showing patience with the traffic delays and construction activities coming in and out of the neighborhood. They are almost complete with the trench work of the new upgraded water main. Fire hydrants will be installed and pressure and water quality tests will continue through September.. The project is expected to be completed by November 30, 2019.

NEVER PAY LATE FEES AGAIN!!!

Did you know that you can set up Bill Pay through most banks using their online system. You can even set up "automatic" payments. Set it and forget it!

When you set up Bill Pay for your HOA dues, please use your street address as your Account Number and have the check sent to P.O. Box 689, Castroville, CA 95012.

POOP HAPPENS!!! What Can You Do?

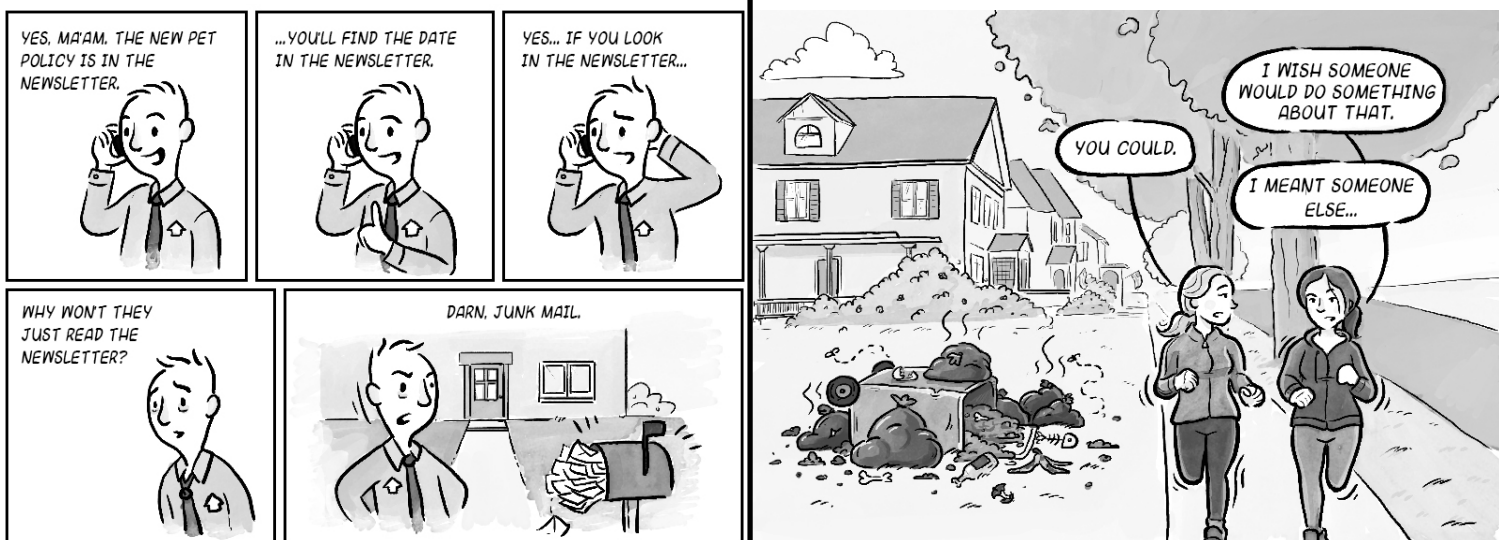


Accidents happen, we get that. It's what you do about it that matters. Our maintenance staff recently found fecal matter smeared all over the men's restroom. Because it was left for several hours, the feces was tracked throughout the facility by other homeowners, including around the hot tub, and the women's restroom.

This is a very serious Health and Safety violation and can lead to a CLOSURE of the entire

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HOA HUMOR



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facility so it can be disinfected.



There is a very good reason that pools and other swimming facilities post warnings that anyone who has or has had diarrhea in the prior two weeks should stay out of the water — it's because one person with diarrhea has the potential to contaminate an entire properly chlorinated pool. Poop can contain the E. coli bacterium, the Hepatitis A virus, the Giardia parasite, and/or the super nasty Cryptosporidium parasite.

We all share the water we swim in, and each of us needs to do our part to help keep ourselves, our families, and our friends healthy.

Please, don't leave it and don't ignore it. If you see it, say something. If it was you or your child that had an accident, we understand, but call the office at 633-0103 and let someone know so we can take care of it right away. OHHA contact numbers are posted in both bulletin boards and near the door on the pool side.

And finally, check yourself! **Keep the pee, poop, sweat, blood, and dirt out of the water.**

- Stay out of the water if you have diarrhea.
- Stay out of the water if you have an open wound (for example, from surgery or a piercing) that is not covered with a waterproof bandage.

Shower before you get in the water. Rinsing off in the shower for just 1 minute removes most of the dirt or anything else on your body.

POOL SEASON CLOSURE

The pool will close for the season on November 3rd. We thank all those who follow the rules while using the pool and spa.

CC&R & BYLAWS

Why you should vote!

What Are Covenants, Conditions, and Restrictions (CC&Rs)?

The CC&Rs are the rules of the neighborhood. They describe the requirements and limitations about what you can do with your property. The goal of the CC&Rs is to protect, preserve, and enhance property values in the community. If you violate the CC&Rs, the penalties might include fines, or suspension of your privileges to use pool. Do you know what the restrictions are? Have you tried to read the CC&R's lately? I know it makes my head spin.

What Are By-Laws?

The By-Laws describe the procedures and mechanics of homeowners association management and decision-making. This includes officer and director positions and how they are filled, voting and notification are undertaken for owners' and board members' decisions and the methods of record-keeping and reporting.

Simply put the CC&R's govern the homeowner, and the By-Laws govern the Board.

These documents need to be amended for many reasons:

- Bring them up to current law – The original CC&R's were written in 1974. Laws have changed over time.
- To eliminate provisions that conflict with current laws. For example, a current restriction does not allow a satellite dish on your rooftop. Satellites dishes are now commonplace and you see them attached to most of the rooftops in our community.
- Make them user friendly – The documents have been updated with more “user-

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friendly” organization and language that is easier to read and understand.

The current By-Laws require an affirmative vote of 51% of the majority of homeowners, according to the original Bylaws page 12, Article X, Section 1. The CC&R’s require an affirmative vote of 75% of the homeowners, according to the original CC&R’s dated May 20, 1974, paragraph 6 “Enforceability of Restrictions”.

At this time, less than 75% of homeowners have voted. We are still accepting votes for the proposed updates to the CC&R and By-Laws. If have not voted and you still have the original ballots, regardless of the “return by” date, we will accept them. If you need a new ballot, or have a question, please contact the office at 633-0103.


Board of Directors

President: Cathy Garza 633-5102	Members at Large: Jackie Lonero 633-4383
Vice-President: Rod Karg 633-5785	Barbara Gully 633-2436
Secretary: Tom Dominy 206-1637	Vacant Position Vacant Position
Treasurer: Renate Harvey 633-0636	Greenbelt Editor Cynthia Suverkrop
Administrative Staff: Michelle McLeod 633-0103	Greenbelt Publisher Michelle McLeod

BOARD MEMBERS STILL NEEDED !!!

We still have three (3) open positions. Board members serve a three-year term, after which they may seek re-election. If you are interested in being appointed to the board, please submit your request by email to: office@oakhillshoa.org. Please include a brief Bio and why you would like to become a board member.

GREENBELT SPONSORS



KAAJ Healthcare
47 East Romie Lane
Salinas, CA 93901
831.424.4886

Joe Rod, MD
Cardiology
Internal Medicine
This is when you combine both traditional and holistic medicine
We are here to serve you.
Follow up visit cash 65

Vicki Stoll, PA-C
Primary Care
Integrative Medicine
Insurance PPO/VISA/MC

Greenbelt Advertising Policy

Oak Hills HOA is open to advertising for all members and non-members. Advertising rates are based on size of print and/or graphics. Proceeds of paid advertising is to be used to offset the production and postage costs of OHHA publications

Greenbelt Advertising Rates:
(All advertising will run as space permits)

\$50 per 6 issues business card size art and print ready
\$50 per one issue quarter page ad art and print ready
\$75 per one issue for half page ad art and print ready
\$100 per one issue full page pre-folded insert
(provided by advertiser)

ADVERTISING SPACE AVAILABLE

OAK HILLS HOMEOWNERS ASSOCIATION
P.O. Box 689
Castroville, CA 95012
Phone: 831-633-0103
Website: www.oakhillshoa.org
Email: office@oakhillshoa.org