



# The Greenbelt



Volume 227, November 2024

## CALENDAR OF EVENTS:

Board Meeting – November 13, 2024 Prunedale Library 7pm

### Message from our Vice President

Dear Residents,

As summer has come and gone, we're excited to share some upcoming improvements to our facility for the year ahead. Starting the week of October 27th, we will begin installing new gate locks for the playground and tennis courts to enhance security and protect our assets.

In response to homeowner requests, we're thrilled to announce the addition of a third pickleball court! This will allow us to accommodate more players while ensuring one court remains available for tennis.

I'm also pleased to share that our maintenance team has expanded! We now have three part-time employees, and as their supervisor, I couldn't be prouder of their hard work and dedication. If you see any of our staff around, please take a moment to let them know they're doing a great job.

This past summer, we held an ice cream social that fostered connections between neighbors. A big thank you to Claire, one of our team members, for suggesting the event, and to all the homeowners who used the facility and helped keep it neat and clean.

I look forward to seeing everyone soon! If you have any suggestions or notice anything you'd like to see improved in our park, playground, tennis courts, or pool, please don't hesitate to reach out.

Best,  
Jackie Lonero



We need your help! Currently, we are operating without a full Board of Directors and we need two more members. Our association relies on volunteers, and participation is essential.

Not enough time? Serving on the Board can be intimidating, please consider volunteering. Even if you only have an hour to spare, we can use you! Every bit counts, and collectively, we can make a difference for our community.

If you have a little bit of time, please reach out to the Board, and together, we'll figure out how you can help!

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## **OHHA Board Election Nominations**

There are 4 seats on the Board up for election. The annual meeting will be held on May 6. You must be a homeowner in the Oak Hills Homeowners Association to serve on the Board. You may nominate yourself.

If you are interested, email your information to our office at [office@oakhillshoa.org](mailto:office@oakhillshoa.org) or call 831-633-0103. We request that you provide a brief bio for your neighbors. Please submit your information by February 6 so that your name can be placed on the ballot. Nominations received after February 8 will not be placed on the ballot.

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## **Friendly Reminder!**

Dogs are not allowed in the Recreational areas, which would be the Pool/Spa, Playground and Tennis Courts. These areas are for the enjoyment of OHHA homeowners, tenants and their guests. Please ensure everyone is following the Association rules and guidelines.

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The pool will be closed  
November 4, 2024 – March 10, 2025  
for the winter season

## Request for Annual Preferred Delivery Methods

Our office is getting ready to send our Homeowners the OHHA Annual Documents.

Notice 4041 went out to all Homeowners, Notice 4041 is a “*Request for Annual Preferred Delivery Methods, Representative and Rental Status*”. Referring to Civil Code §4041. *This code requires members of an association to provide written notice to the association on an annual basis of their preferred delivery method for receiving notices from the association, including a mailing address and a valid email address.*

If no updates need to be made at this time, you may choose to ignore the form and last year’s mailing preference will be used. **We do encourage you to allow our office to use your email for all correspondences, as it cuts down on paper, waste, money and time.**

To return the form; you may scan an image and send it via email, drop it in the mailbox at the pool or mail it back to our office. If you would like a new form please contact our office.

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## Trees & Shrubs

The OHHA Landscaping Policy effective October 1, 2024 asks that homeowners trim shrubs and trees off streets and sidewalks. Tree branches should also allow 8-foot clearance. This was added to the policy to prevent injury to pedestrians and damage to vehicles.

Some trees and shrubs next to the street or sidewalk have not been trimmed for a long time. When those shrubs are trimmed, they will not look good, but they will grow back and then can be trimmed on a regular basis for an attractive appearance. Thank you to the homeowners that have already trimmed their shrubs and trees. We appreciate your help in keeping our neighborhood looking great.

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## Parties Discontinued

The Oak Hills Homeowner’s Association Board of Directors voted to pass the motion to discontinue pool parties at our recreation center on September 11, 2024.

With limited resources from volunteers in our community to serve on the Board to assess the condition of the area after parties have concluded, along with the growing number of guests included in parties, the OHHA pool will no longer serve as a place for our Homeowner’s to host parties.

During the September 11<sup>th</sup> meeting, citing the same reasons, the OHHA Board of Directors also voted to suspend all parties in the park area until 2025. We hope our pool and park areas will continue to bring enjoyment to our residents as we move into autumn.

## Zoom

A Zoom Survey was sent to Homeowners on September 9<sup>th</sup> asking for community input. We asked if you would consider attending Board Meetings, using Zoom, this year, next year or not at all. 39 Homeowner's responded.

The Board of Directors voted that OHHA will not be continuing Zoom for our Board Meetings. Please reach out to our office if you have any questions.



## *Annual Christmas Contest*

Break out those Christmas decorations slumbering in the garage and storage units and celebrate Christmas cheer! Your neighbors in Oak Hills have generously shared their imagination and resources to make our neighborhood reflect this joyous time and the Board once again approved a \$100 gift card for the house a neutral party judges to best represent that spirit.

The Board wishes everyone in our neighborhood a hearty happy holiday.



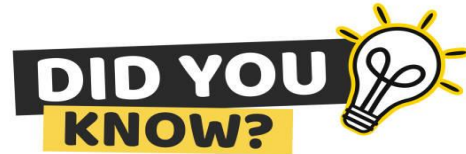


## Board of Directors:

President: Barbara Gulley  
Vice President: Jackie Lonero  
Secretary: Rod Karg  
Treasurer: Nathalie Hendricks  
Board Member: Fernando Munoz  
Board Member: Javier Hernandez  
Board Member: Roy Ray

## Email:

[barbaragulley@gmail.com](mailto:barbaragulley@gmail.com)  
[lonerojackie@gmail.com](mailto:lonerojackie@gmail.com)  
[rodkarg@yahoo.com](mailto:rodkarg@yahoo.com)  
[oakhillsnh@gmail.com](mailto:oakhillsnh@gmail.com)  
[fernandomunoz89@gmail.com](mailto:fernandomunoz89@gmail.com)  
[javier0428@yahoo.com](mailto:javier0428@yahoo.com)  
[roy@rrayconsulting.com](mailto:roy@rrayconsulting.com)



35.6% of California's population live in HOA Communities.

California has over 50,000 HOAs.

The Average HOA in California has 286 residents



NO BICYCLES ALLOWED  
IN POOL AREA

Bike rack next to fence by parking lot

Oak Hills Homeowners Association

Thank you for advertising with us!

An advertisement for Rachael Harvey. It features a photo of her on the left, the "SAMPLES REALTY GROUP" logo in the center, and the "exp REALTY" logo on the right. Below the logo is the tagline "Client Focused. Results Driven." At the bottom, her name "RACHAEL HARVEY" and phone number "831. 262. 7412" are displayed in a teal box, followed by her email "rachael@samplesrealtygroup.com" and DRE# "02223126" in a black box.

**SAMPLES REALTY GROUP** | **exp REALTY**  
Client Focused. Results Driven.  
**RACHAEL HARVEY**  
831. 262. 7412  
rachael@samplesrealtygroup.com DRE# 02223126

An advertisement for advertising with OHHA. It features a blue megaphone icon on the right. The text is in white and blue on a light blue background.

**ADVERTISE WITH OHHA**  
\$50 - 6 issues business card size art, print ready  
\$50 - 1 issue quarter page ad art, print ready  
\$75 - 1 issue for half page ad art, print ready  
\$100 - 1 issue for full page pre-folded insert (provided by advertiser)  
Greenbelt Advertising is open to ALL; both members & non-members of OHHA  
Contact the office for more information  
831 633-0103  
Email office@oakhillshoa.org