



The Greenbelt

Volume 178
March 2016

COMPLETED POOL PROJECTS

The following planned projects have been completed over the past year:

A new video camera surveillance system has been installed.

New spa surface and pool deck completed.

Spa and restroom floors have recently been power washed.

Interior of bathrooms and Jacuzzi are to be painted during the first few weeks of March.

As is obvious the planned new fencing has not been installed. After contacting many local fence contractors we have only one firm bid. As board policy requires at least three firm bids before a considered selection can be made, we are at a stand still. If you or someone you know would be interested in a fencing contract please let Peggy Scoggin know at 831-633-4620. This installation is now on hold until next fall so as not to impact our pool opening in March.

OHHA BOARD ELECTIONS

An election will be held in May to fill three (3) Board positions this year. The results will be announced at the Annual Meeting on May 3rd. **Anyone interested in running for a position on the Board of Directors should submit their name and a brief bio or statement why they would like to serve on the Board to the OHHA Office no later than Monday, March 27th.** Bios may be submitted by email to: office@oakhillshoa.org or drop a hard copy in the OHHA mail box located at 9907 Pampas Path. Ballots and voting instructions will be sent out in early April.

The Board of Directors is the governing body for the Oak Hills Homeowners Association. It is responsible for the decision-making, enforcement of rules, Bylaws and Covenants, Conditions & Restrictions, and fiscal responsibility necessary to maintain the established quality and appearance of our common interest development. Board members serve a three-year term, after which they may seek re-election.

OHHA BOARD ACTIVITY ROUNDUP

Every month your hard working Board members meet to keep your community safe, repaired, and solvent. It seems to run like a well oiled machine, humming so quietly in the background that the beneficiaries of its power take no notice until something goes wrong, so it is easy to take it for granted.

Members of the Board feel it is important that you be informed of our ongoing activities other than just paying the bills, repairing sidewalks, pruning trees and keeping the pool and spa clean. We have been fortunate to have two wonderful employees that we have depended on to keep everything running smoothly with Steve Naslund, our Administrator, and Pete Lonero, our Maintenance Person. Members of the Board are looking ahead to the unfortunate day when either or both of them may not be available. Then what? So, we decided it would be prudent to develop job descriptions for each position. The Board has recently approved the documents and put them into practice. We have also voted on an updated vacation policy.

Next we will be developing performance reviews and deciding on pay upgrades for both positions. This will take time and serious thought on the part of the Personnel Committee and the Board. In addition, it will have to be worked into an already large list of tasks facing the board and the individual board members.

Board member Rod Karg led other members on an inspection of the recreation building housing the spa and found areas that needed repairing such as wall painting, tile cleaning and walkway and door repairing. We hope to have these completed before the pool opens. I will keep you informed of our progress.

We have several ongoing projects that have been on the back burner since last year.

1. The Board has a Pool Committee that will develop a Policy and Procedure for handling those who are found to have broken the rules. It will be based on what has been done in the past and common sense, as well as distinguishing between serious offenses requiring immediate action and less serious infractions requiring warnings.
2. There will be a committee that will develop a Landscape Policy to enforce minimum standards for how we keep our yards that are able to be seen by the public. This affects our property values in a real way and we need everyone's cooperation. The policy will be reasonable and will only involve requests on behalf of the community to have owners clean their front yards based on the standards that are developed.
3. In the long term we hope to finally have the Board agree on a final draft of a modern version of the CC&R's and By-laws that are readable and understandable to everyone, which would be a clear improvement over the ones we have now.

4. For you dog lovers out there, you have an opportunity to have a doggie park but you need to be proactive and come up with your own committee. That's why I wrote the last article in the Greenbelt about "participation." You have the power to get whatever you want, within reason, but you need to go through the grinding democratic process of persuading enough homeowners to force the Board's hand. It can be done. You just have to do the work. Money is in the budget for such projects.

Naturally, we warmly welcome your input during the **open forum** about all these topics and more at our monthly meeting. The rule of thumb is no more than 3 minutes per person because of time constraints of getting through the agenda but we are flexible based on the topic and number of people in attendance.

Tom Dominy, President

ANNUAL MEETING

The OHHA Annual Meeting will be held on Tuesday May 3, 2016 in the North Monterey County High School multi-purpose room from 7:00 – 9:00 pm. Election results will be announced. This is an opportunity to come and meet with your neighbors and to discuss items of interest with them and with the Board.

OAK HILLS GARAGE SALE

Suzanne Burr organizes the semi-annual Oak Hills garage sale in the Spring and Fall of each year. This year, the Spring garage sale is scheduled for a Saturday in May. She is currently trying to establish the date for this garage sale. Suzanne does all of the advertising for the garage sale as well as putting together maps and addresses of those home participating in the sale. There is plenty of time (2 months) to go through the garage, clean out cabinets and sort through the piles to get ready for May's garage sale. Please call Suzanne Burr at 633-0514 to let her know that you will be participating in this year's event. Once she has a date, she will put up her sign at the corner of Cathedral Oak and Charter Oak Blvd.

POOL OPENING

The pool is scheduled to open on the first day of Daylight Savings Time, Sunday, March 13th. The initial pool hours will be 7am to 7pm. Pool hours will change throughout the year to maximize the length of time the pool is open. Please pay close attention on the GATE CLOSING time posted on the pool entrance gates. This is the time the gates will automatically lock!

Do you have your pool card key? Please plan ahead and call Steve Naslund, at the office, to get your pool card key so that you can enjoy the pool this season. Call 633-0103 to pick up your card key and to sign the ***Agreements and Rules for Use of Pool and Hot Tub Access Key Form***.

OAK HILLS HOMEOWNERS ASSOCIATION

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We're on the Web!
www.oakhillshoa.org

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 advertise)

Board of Directors

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Cathy Garza
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Peggy Scoggin
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