

The Greenbelt

Oak Hills Homeowners Association Neighborhood Newsletter

Message from our President:

DOG DAYS OF SUMMER

Lately Oak Hills has experienced such gloomy mornings and often windy and sunless evenings. Let's hope these dogs days are behind us so we can really enjoy our sunny Monterey summer.

That said the board has decided to cancel our annual picnic due to several reasons. Although our financial position remains sound, our budget this year is tighter than ever due to some unexpected expenses related to legal costs and removal of dangerous trees that are fire hazards or diseased such that they risk falling on homes, maybe not now but some unknown unexpected time. This is going to require a lot of money. Therefore, the Board is doing what it can to avoid an increase in fees by avoiding non-essential expenditure.

You may see more activity than in the past in the Greenbelt cutting down trees, pruning them or removing downed trees and debris. This is all for the good of keeping our community safer.

If you have any questions or concerns, the Board would like to hear from you so email any of us and you will get a response. Better yet, attend our monthly meeting held every third Wednesday of the month (unless there is a temporary change). Check the sign at the corner of Cathedral and Charter Oak.

Also, the Board is now down to five members of a total of nine so is seeking new members who want to be a part of the decision making of our HOA. We need to have more voices on the Board who represent the community. Please call or email me directly if you are a homeowner interested in the wellbeing of yourself and neighbors.

Tom Dominy,
President of OHHA





Important Notice: Updated Assessment Collection Policy

Approved by Legal Counsel • Revised with Your Feedback

Dear Neighbors,

The Board of Directors has finalized our community's new Assessment Collection Policy. This updated policy ensures our neighborhood remains financially strong, fair, and beautiful for everyone.

Thank you to all the homeowners who shared their thoughts—the final version was directly revised based on your valuable feedback to ensure it reflects our community's needs.

✨ What You Need to Know:

- *Legally Sound: Fully vetted and approved by legal counsel.
- *Clear Timelines: Establishes predictable grace periods and late fee structures.
- *Firm Accountability: Includes updated terms regarding the use of third-party collection agencies for delinquent accounts.

📖 Read the Full Policy Today:

Please take a moment to review the complete document to understand the updated timelines and procedures.

🔗 View on the website: <https://www.oakhillshoa.org/policies>

✉ Questions/Comments: office@oakhillshoa.org

Thank you for doing your part to keep our community thriving!
— The Oak Hills Homeowners Association Board of Directors

WELCOME

to the Board!

Gary Skillett

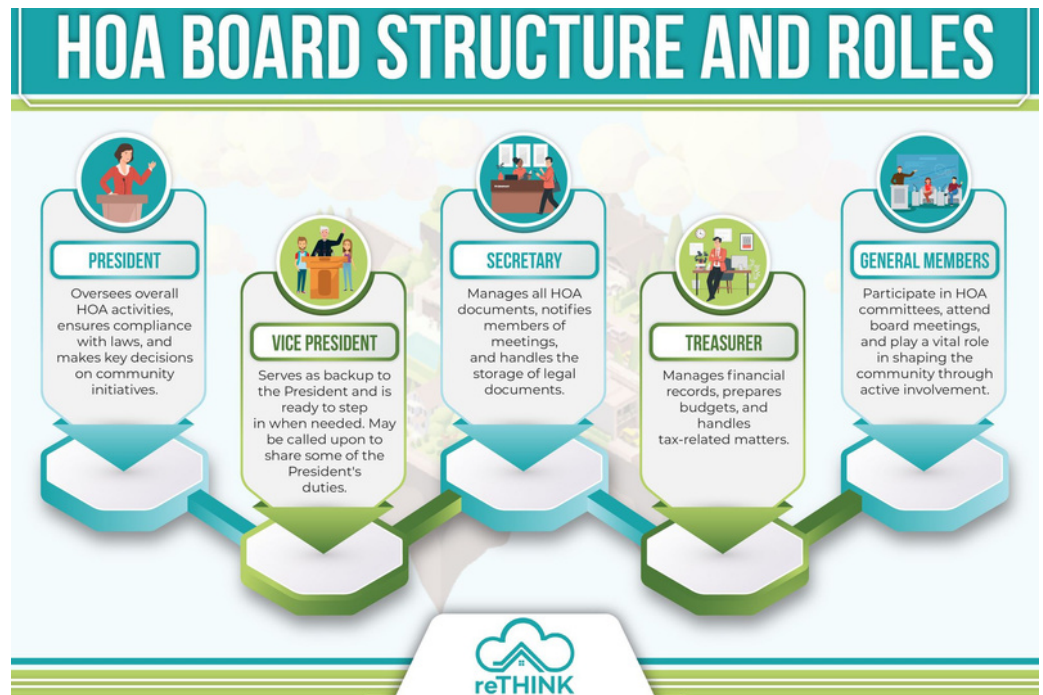
We welcome Gary Skillett
to the Board of Directors!



Thank you Gary for serving your community and neighbors!

If you would like more information on becoming a Board Member or Volunteer, please reach out to the office: office@oakhillshoa.org or 831 633.-0103

We would love to have you on-board!



CSA-45

The County Service Area No. 45 Public Works Advisory Committee (Oak Hills) serves as a bridge between the community and the County's Board of Supervisors, offering advice on various issues related to CSA No. 45. These include public utilities, sanitation planning, fire protection, transportation, and highway traffic.

Here's a quick breakdown of its structure:

- **Appointments:** Five members are appointed by the Board of Supervisors—two from Oak Hills Subdivision east of Cathedral Oaks Drive, two from the west side, and one at-large residing in CSA45.
- **Term Length:** Each member serves a three-year term until a successor is appointed.
- **Meetings:** At least two meetings per year, held at a regular time and place, and open to the public.

OHHA is proudly represented by Jackie Lonero & Benjamin Longoria.

For more information:

<https://apps.co.monterey.ca.us/bccsite/Bodies/Display/72>



KEY CARD REMINDERS

OHHA RECREATION AREA ACCESS

HOW TO GET ONE

Access key cards are for Oak Hills Homeowner Association members only. Please contact our office to get yours today. office@oakhillshoa.org
831 633-0103

KEEP THE GATE CLOSED

Since only OHHA members can use our recreational areas, please do not open the gate or hold it open for anyone. Homeowners have their own keys, please allow them to use them.

IMPORTANT ITEMS

One key is issued per home.

If you are planning to move, please make sure to turn your key into our office to avoid a key replacement fee

KIDS UNDER 14 NEED AN ADULT PRESENT AT ALL TIMES.



To ensure the security of our pool area, **please do not hold the gate open or open the gate for anyone.** Homeowners have key cards for access, and we ask that you allow them to use their cards. Our office number is posted on the bulletin board outside the gate. Please refer anyone seeking access to our office for assistance.

Please be aware that if you allow someone into the pool area who then causes damage to the grounds & rec center, you may be held responsible for their actions.

Please be advised that the recreation center is equipped with cameras and is under 24/7 video surveillance.

We ask that you remain mindful of your actions while using the facilities.



Please remember that access to all recreational facilities will require a key card and is exclusively for Oak Hills Homeowner Association residents, and their guests with a limit of five guests per household. **A adult must be present to bring minor guests into the pool and spa area.**





HALLOWEEN HOME DECORATING CONTEST

Get ready to decorate your home and enter our
2nd Annual Halloween Home Decorating Contest!

The Oak Hills Homeowners Association (OHHA) will
be awarding a \$50 Amazon gift card to the home
with the best Halloween decorations.

We can't wait to see your spooky and creative
displays!



office@oakhillshoa.org



GUIDANCE FOR DESIGN APPROVAL



PLANNING AN EXTERIOR PROJECT?

The Architectural Review Committee (ARC) helps maintain community beauty, harmony, & property values.



BEFORE YOU START

- **Get Written Approval:** Exterior changes (fences, buildings, additions) require written ARC approval *before* you start.
- **Check with Monterey County:** Oak Hills is in a **Design Control (D)** District may be required for new structures.
- **Maintenance & Repairs:** No application needed for simple repairs/restoration to original condition.
When in doubt, ASK the ARC!



REVIEW CRITERIA

- The ARC evaluates projects based on:
- **Aesthetics:** Harmony in color, form, style, scale, and materials.
 - **Validity of Concept:** appropriate for its surroundings.
 - **Neighbor Protection:** Consideration for drainage, privacy, and sight buffers for adjacent properties.
 - **Workmanship:** Quality must be equal to or better than existing structures.



TIMING & COMPLETION

- **Set a Schedule:** Applications must include start and completion dates.
- **Stay in Touch:** Update ARC in writing if scope of timeline changes significantly.
- **Final Step:** Notify ARC/Board when work is finished.
Follow-up inspection closes project.

Protecting the Visual Integrity of Oak Hills





BOARD OF DIRECTORS

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 **Gary Skillett**
Board Member
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 **Jackie Lonero**
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CONTACT US

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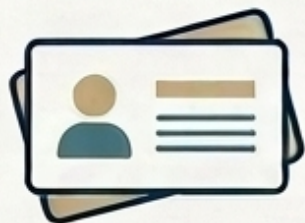
OAK HILLS HOMEOWNERS ASSOCIATION



ADVERTISE WITH OHHA

Advertising Options & Rates

BUSINESS CARD AD



\$50

Business Card Ad

Runs for SIX issues

Print Ready Art

QUARTER PAGE AD



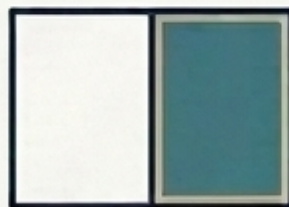
\$50

Quarter Page Ad

Runs for ONE issue

Print Ready Art

HALF PAGE AD



\$75

Half Page Ad

Runs for ONE issue

Print Ready Art

FULL PAGE INSERT



\$100

Full Page Insert

Runs for ONE issue

Pre-Folded Provided by Advertiser

For more information or to reserve your space, contact:
office@oakhillshoa.org | www.oakhillshoa.org

