

# THE GREENBELT

Neighborhood Newsletter

Volume 332 - 1st Quarter 2026

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## Message from our President:

Dear Neighbors,

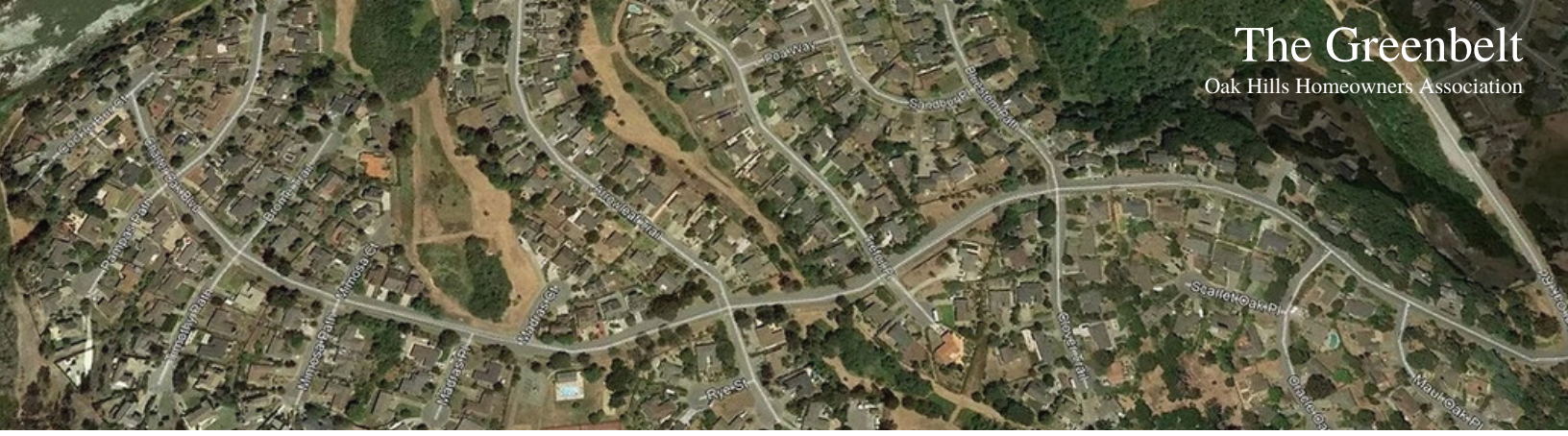
The first quarter of 2026 has almost ended, and it seems that we just wished everyone a “Happy New Year” in January. Officially Spring has started and the pool facilities have opened for enjoyment of this awesome weather with summer temperatures.

This is my last Greenbelt Newsletter article, since my tenure on the Board will come to an end in May. I wanted to thank my fellow Board members, Association employees and all homeowners/tenants on their support during my three-year tenure as the Association President. It has been an honor serving our beautiful Oak Hills Homeowners Association community and had the pleasure meeting lots of fellow community members.

Wishing everyone all the best and see you around the neighborhood!

Warm Regards,  
Barbara Gulley  
OHHA President





## *Welcome to the Board Kathryn!*

The Board of Directors is made up of homeowners who volunteer their time to help keep Oak Hills thriving. We are excited to welcome Kathryn Pernet to the Board of Directors

“I have been a resident here since 2019 and have a strong background in community leadership. At my previous condominium association, I served as both Treasurer and Secretary for nine years, which provided me with extensive experience in association governance and financial oversight. Professionally, I currently serve as the Director of Operations and Administration for an organization in Monterey.

On a more personal note, my family and I are passionate about animal welfare. We frequently foster for Peace of Mind Dog Rescue (POM), though we often find ourselves officially adopting the pets we bring into our home.”

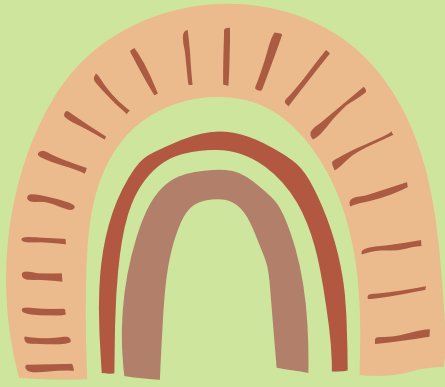
If you are interested in becoming a Board member, email our office at [office@oakhillshoa.org](mailto:office@oakhillshoa.org) or call 831-633-0103.

Please refer to the ARC policy when planning exterior property changes to ensure compliance with Association standards. Most projects require an ARC application and committee approval before work begins.

### Architectural Review

- Architectural standards preserve, protect and enhance property values within your association
- Compliance required prior to construction
- Ensures intended improvement meets your community's "CC&R's" standards
- Ensures aesthetic consistency throughout neighborhood

<https://www.oakhillshoa.org/arc-application>



# Community Alerts!



[www.oakhillshoa.org](http://www.oakhillshoa.org)



## ELECTION

There are 4 open seats to be filled and 3 Board members whose term is ending. The annual meeting will be held on May 19. You must be a homeowner in the Oak Hills Homeowners Association to serve on the Board.

At the close of the time period for making nominations (2/20/26), there were fewer qualified candidates than there were board positions to be filled. The OHHA Board of Directors has voted to seat the qualified candidates by acclamation without balloting at the annual meeting on May 19, 2026.

## VEHICLES



Vehicles cannot be driven over OHHA property without prior authorization.

Please see our Greenbelt Vehicle Access Policy posted on the website for further clarification and contact our office.

<https://www.oakhillshoa.org/policies>

## NEW COLLECTION POLICY

We are implementing a new collection policy to clarify the process.

If your assessments are not paid by the late date, you will receive two warning notices and then a final warning. If assessments have still not been paid and no contact with the office has been made, your account will be sent to collections.

We hope this new policy will help ensure a more efficient process for everyone.

## FINANCIAL REVIEW

The new OHHA Financial Review is out.

The financial Review is posted on the website. If you would like a printed copy, please reach out to our office.

<https://www.oakhillshoa.org/cc-r-and-by-law-documents>



# POOL IS OPEN!

*Hello Springtime!*



## Pool Hours

Pool 7am - 7pm

Spa 6am - Midnight

## Key Cards for Recreational Access

Springtime is here and the recreation center is open!

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 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**).

**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.**



# Oak Hills

## CONTACT US

### *Board of Directors*

President: Barbara Gulley

[barbaragulley@gmail.com](mailto:barbaragulley@gmail.com)



[theboard@oakhillshoa.org](mailto:theboard@oakhillshoa.org)

Vice President: Jackie Lonero

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[office@oakhillshoa.org](mailto:office@oakhillshoa.org)

Treasurer: Rod Karg

[rodkarg@yahoo.com](mailto:rodkarg@yahoo.com)



831 633-0103

Board Member: Roy Ray

[roy@rrayconsulting.com](mailto:roy@rrayconsulting.com)



[www.oakhillshoa.org](http://www.oakhillshoa.org)

Board Member: Holly Gray

[hollygray.oakhills@gmail.com](mailto:hollygray.oakhills@gmail.com)



14460 Charter Oak  
Salinas, CA 93907

Board Member: Kathryn Pernet

[kpernet@yahoo.com](mailto:kpernet@yahoo.com)

### **Oak Hills Homeowners Association**

Greenbelt Advertising is  
open to all members and  
non-members our OHHA.

## **Greenbelt Advertising**

### **Greenbelt Advertising Rates**

- \$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)

*Contact Us:*

[office@oakhillshoa.org](mailto:office@oakhillshoa.org)  
831 633-0103