

The Greenbelt

Message from our President:

Dear Oak Hills Neighbors!

We are approaching the last month of summer and already approaching fall in a month. Hope that our summer weather is going to improve a bit, since it has been a cooler summer so far and our pool visits have been lighter than usual.

A couple events that are important to note:

This year we have decided to forgo our annual Community Picnic, due to cost and instead will hold an Ice Cream Social. Still a great opportunity to come out, have some delicious ice cream and meet your fellow neighbors and Board members. Make a note on your calendar for Saturday, September 6th, 2025 from 1:00 pm to 3:00 pm in the Park/Playground area. See you there!

Community Financial our billing vendor had a software conversion that has impacted our community and will require all homeowners to follow certain steps that were outlined in the Community Financial welcome letter to ensure the September 2025 dues are processed correctly and timely. Please refer to the detailed article in this newsletter.

The security project of our recreational areas was successfully implemented, with minimal impact to our homeowners/tenants. I wanted to express my sincere thanks to our expert volunteer, Bill Harvey, employees and Board members who participated in this large effort to ensure the project was managed effectively and timely.

Best wishes,
Barbara Gulley
OHHA President





QUICK ACCESS INFORMATION

Community Financials is collecting all assessments. No payments are accepted locally.

Payments are to be mailed to:

Oak Hills HOA

P. O. Box 174386

Denver, CO 80217-4386

Be sure to include your new seven digit account number
on your check

Community Financials OHHA Portal to
check your balance or set up autopay

<https://office.smartwebs.com>

Community Financials Homeowner Support
Account Balance, Payments

Support @communityfinancials.com

833-266-3646 option 1

If you are not receiving your emails from Community Financials, please check your junk or spam folder!



Key Cards for all recreational facilities

Access to all three areas (pool, park, and tennis courts) will require a single key card. If you already possess a key card for the pool, no action is needed, as your current card will grant you access to all facilities.

If you require a key card, please reach out to the office.

Following a vote by the Board of Directors, each household is now allotted one key card for facility access. If your household currently has more than one key card, please contact our office to arrange for the return of the additional card(s).



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).



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.

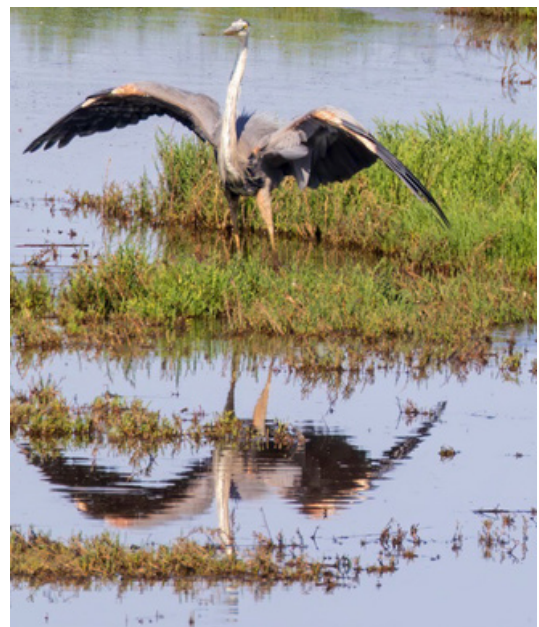


UNVEILING THE BEAUTY OF OHHA TRAILS

We wanted to take a moment to highlight one of the wonderful amenities we have right here in Oak Hills: our beautiful walking trails. These trails offer serene sights and peaceful landscapes, providing a perfect escape into nature without having to leave our community. As you explore, you might even spot some of our protected birds and other local wildlife thriving right in our own backyard.

We strongly encourage all homeowners to take advantage of these fantastic trails. It's a great opportunity to get some fresh air, enjoy the natural beauty of our community, and even connect with your neighbors. Grab a friend or family member and set out to discover the "great wide open" that's just a stone's throw away.

As a friendly reminder, please note that dirt bikes and all other motorized vehicles are strictly prohibited on the OHHA trails. This rule is in place to ensure the safety of all users, protect the natural environment, and maintain the peaceful ambiance of our walking paths. Your cooperation in adhering to this regulation is greatly appreciated.



RENTING?

Whether you are a homeowner renting out your property or a renter residing in our community, we want to ensure we stay connected with you. Our goal is to bring our community newsletter, important alerts, and information about local happenings to everyone residing here.

For renters, we kindly ask that you consider providing the office with your name and email address. For homeowners, please ask your tenants to allow us to have their contact information as well. This will help us ensure that everyone receives timely and relevant updates about our community.



CSA45

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>

Noise complaints

Members of the OHHA Board have been receiving many complaints from homeowners regarding barking dogs. Many of these complaints are related to incessant barking that happens late at night and early morning when people are typically sleeping.

Homeowners should not have to tolerate excessive barking allowed by inconsiderate pet owners at any time of day. This affects the peace and comfort of living in our neighborhood.

When this situation occurs, whenever possible please let the applicable homeowner/occupant of the barking dog know that this situation exists.

If the situation is not addressed by the pet owner, we recommend filing a complaint with Monterey County Animal Control using the link below (you may have to copy and paste) and completing the Complaint Form.

<https://www.countyofmonterey.gov/government/departments-a-h/health/monterey-county-animal-services/get-help/animal-complaints>

According to the County ordinance, if three or more adult persons living in separate households file a complaint, the Animal Control Officer will investigate. The owner of the barking dog will be served with notice, and the dog may be impounded if the situation is not resolved by the dog's owner. Monterey County has ordinances regarding noise and nuisance when the peace and comfort of a neighborhood is negatively affected.

These include:

8.36.010 - Unnecessary noise.

It shall be unlawful for any person to keep, maintain, or permit on any lot or parcel of land, any dogs, cats, household pets, or any other animal which by any sound or cry shall disturb the peace and comfort of any neighborhood.

(Ord. 3629, 1992)

8.36.020 - Abatement of noise or nuisance.

Whenever it shall be affirmed in writing by three or more adult persons living in separate dwelling units in the neighborhood that any dog, cat, household pet, or any other animal is a habitual nuisance by reason of howling, barking, or other noise, or is in any other manner causing undue annoyance, that shall constitute a public nuisance, the Animal Control Officer or his or her designee, if he or she finds such public nuisance to exist, shall serve notice upon the owner or custodian that the public nuisance shall be abated or the animal shall be impounded in a legal manner. If the nuisance and annoyance cannot be successfully abated and the Animal Control Officer or his or her designee determines it necessary to impound such dog, cat, household pet, or animal, he or she shall not permit the reclaiming or redemption of the animal to the owner or custodian unless adequate arrangements have been made by the owner or custodian to ensure abatement of the annoyance or public nuisance.

(Ord. 3629, 1992)

Link for County ordinances:

[Search | Monterey County, CA | Municode Library](#)

UPCOMING....

Social Media for OHHA

We are excited to announce our initiative to create a dedicated social media community exclusively for members of the Oak Hills Homeowners Association (OHHA). Our goal is to establish a private and secure online space where homeowners can connect, share information, and discuss community matters. This platform will serve as a valuable resource for fostering a stronger sense of community and facilitating effective communication among residents.

To ensure we select the best possible platform for our community, we are seeking your input. If you have a preferred social media platform that you believe would be suitable for this purpose, please send an email to our office. We will be compiling all suggestions to determine the most favored and appropriate option that can provide a safe and effective communication channel for all OHHA members. Your feedback is greatly appreciated as we work to build this new community resource.



Annual Garage Sale

Our annual community garage sale, which will take place on **Saturday, August 23rd, from 8:00 AM to 2:00 PM**. This is a wonderful opportunity to declutter your homes and find new treasures while connecting with your fellow residents.

Participating in the garage sale is a fantastic way to clear out items you no longer need and meet new neighbors in a relaxed and friendly atmosphere. We encourage everyone to join in, whether you're selling or simply browsing.

For more information or if you have any questions, please feel free to contact Andria Cutler at AndriaCutler5@gmail.com or by phone at 831-809-1758.



Ice Cream Social

Oak Hills Homeowners Association (OHHA) will be hosting an ice cream social to celebrate the beginning of Fall! This will be a wonderful opportunity for us to gather as a community and enjoy each other's company.

We'll be providing delicious ice cream and brownies, along with plenty of opportunities for laughter and engaging conversation. We're looking forward to a relaxing and enjoyable event for everyone.

Saturday, September 6th from 1-3pm
in the park/playground area.

We will send out another announcement with all the details as soon as they are finalized.





Board of Directors:

President: Barbara Gulley barbaragulley@gmail.com
 Vice President: Jackie Lonero lonerojackie@gmail.com
 Secretary: Holly Gray hollygray.oakhills@gmail.com
 Treasurer: Rod Karg rodkarg@yahoo.com
 Board Member: Roy Ray roy@rrayconsulting.com
 Board Member: Mohammad Reza Kazemi mreskiq@gmail.com

✉ theboard@oakhillshoa.org
 ✉ office@oakhillshoa.org
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 🌐 www.oakhillshoa.org
 ● 14460 Charter Oak
 Salinas, CA 93907

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
 831 633-0103



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