

# The Greenbelt



Volume 215, September 2022

## CALENDAR OF EVENTS:

- Board Meetings—Sept 14, 2022 & Oct 12 2020 (via Zoom 7pm)

## ANNUAL PICNIC **SEPTEMBER 24, 2022**

From the President's Desk: Tom Dominy

Greetings fellow homeowners! Hope everyone had a safe and sane Fourth of July. I thought I would take this opportunity to report what the Board has been doing and plans that will have significant impact for years to come. (Yes, the Greenbelt has been delayed for a variety of reasons.) Before going any further, the Board approved our annual picnic in the park at the August 10 monthly meeting which was postponed since the pandemic. The Board and I look forward to meeting with you. Please email me at [tomdominy@gmail.com](mailto:tomdominy@gmail.com) with any ideas you would like to share for this event.

I want to thank the Board for their hard work with their progress in these various projects.

For over a year the **Architectural Review Guidelines Committee** has been working on policies that will help homeowners maintain community standards regarding structures and changes to the exterior appearance of their properties. According to article 6.1 of the CC & R's, all planned structures are to be reviewed by the ARC whose members will be appointed by the Board.

Over the last several months, the Committee has presented their policies to the board, once the Board approves the policies, the document will be forwarded to and vetted by an attorney. The completed draft will be sent to all homeowners to review for 30 days to allow time for comment. A meeting will then be scheduled for all who wish to attend to express concerns. Taking into consideration community feedback, the final guidelines will be approved by the Board and presented to all residents.

Repairs were made to the sidewalks that were safety issues that needed to be fixed along Charter Oak. The work was awarded in Executive Session June 30. The OHHA community can thank the diligent work of Rod Karg, long time Board member, Treasurer and Dana Suverkrop Board member and Secretary and Todd Fridey Board member and expert in matters of construction for walking all along Charter Oak and marking the various sites that need repairing and working with the three contractors bidding for the work.

A **dog park committee** has been formed to recommend to the full board a site and costs related to completing the project. This will be an opportunity to have a place where dogs can run freely in an enclosed area with two sections, little dogs and big dogs separated. OHHA has lots of dog owners who will enjoy the company of those with similar interests with a rest area for humans if, indeed, the Board approves.

Obviously, the pool was closed for 28 days for various upgrades and repairs. New electrical work was done to install a new automatic chlorine feeder which should accurately add chlorine to the pool and spa when needed. Oddly there have been challenges to getting the liquid chlorine but once it is delivered, the system will be up and running. We were unable to find a professional until much later to replace the existing pool filters. Several vendors were asked and refused to replace them given their extra commercial complexity. We finally were able to find someone. Unfortunately it took a while to clean the debris that had collected at the bottom of the pool. As of this writing the pool is now as sparkling as it should be!

The Board has hired a resident of OHHA, a regular swimmer, Claire Wong, to fill in for Chris's two days off a week. The Board welcomes her intelligence and enthusiasm for the position.

One final note: the landscaping policy provides common sense guidelines for maintaining standards for front yards. Most of the violations are for weeds taller than eight inches, but others are for just debris that is a blight to the home and neighborhood. When violations are spotted, a letter is sent to the homeowner politely requesting clean up. It is not meant in any way to harass. The letters are sent in the spirit of neighborliness. Please prevent having to go to the next step requiring a meeting with the Board. Unfortunately, there are a few who have been fined. Just do it for yourselves and your neighbors.

All those who have kindly allowed their emails addresses to be used will only receive the Greenbelt by email. Those who have not submitted their email addresses will still receive by mail. This has been suggested over several years and we are finally able to save some money and more efficiently deliver the Greenbelt electronically.)

## Tennis Court Rules, one year in review

By: Dana Suverkrop

it has been over a year since the Oak Hills HOA tennis court rules were published and approved by the Homeowners Association. Now is a good time to update the community and those who are planning on using the tennis courts. While many have read and signed the rules a year ago, there may be some information you have forgotten. As a reminder, please bring your pool card to sign in inside the pool gate for yourself and anyone who is in your party. This measure helps us to track who is actually eligible to use the tennis courts and determine who may be trespassing. When you arrive at the tennis courts, please stop and read the signs at the entrance and spend a few minutes reading the Tennis Court Rules. Understanding the rules will go a long way in creating acceptable behavior. As homeowners in good standing we are entitled to this perk, but at the same time, we are responsible to our fellow members to preserve this asset.

It is our hope that more homeowners and their family members get involved using the tennis courts, whether it be tennis, pickleball or basketball. If your knees are getting too old to play tennis, try pickleball. It's not as strenuous as tennis but still is a good activity with plenty of movement and eye-hand coordination. One of our homeowners, Randol Hall has generously offered to provide basic instruction of the game. He can be contacted at 831-915-2020. You may see him and others out on the courts meeting at 10 am on Saturday mornings. If you're interested, please take advantage of the opportunity. As they say, it's in your court.

## Greenbelt Vehicle Access

By: Rod Karg

**All-terrain vehicles, dirt bikes, and personal vehicles are NOT allowed in the greenbelt due to the fire danger posed by these vehicles.** Any maintenance vehicles must be authorized through the OHHA office. Failure to comply with this policy will result in fines to the homeowner involved.

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### 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—six (6) issues business card size art, print ready
- \* \$50—one (1) issue quarter page ad art, print ready
- \* \$75—one (1) issue for half page ad art, print ready
- \* \$100—one (1) issue full page pre-folded insert (provided by advertiser)

### OAK HILLS HOMEOWNERS ASSOCIATION

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