

# THE GREENBELT

## Neighborhood Newsletter

Volume 333 - 2nd Quarter 2026

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### Message from our President:

#### OHHA Welcomes New Board Members and Officers

Homeowners who attended the Annual Meeting on May 19 joined in thanking our outgoing President, Barbara Gulley, for her three years of dedicated service. Barbara led with integrity and steadiness, guiding the community through important improvements — most notably the new security system for the playground and tennis courts. That upgrade has dramatically reduced trespassing and helped protect two of our most valued amenities. If you see her out walking her dogs, please take a moment to thank her for her hard work on behalf of all of us.

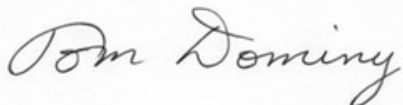
We are also pleased to welcome two new members to the Board: Tom Dominy and Gary Skillett. Gary brings extensive experience in infrastructure and insurance matters, and together their addition brings the Board to six members.

At the Board's monthly meeting on Wednesday, May 20, officers were elected for the coming year. Tom Dominy will serve as President, Jackie Lonero will continue as Vice President, Rod Karg will remain Treasurer, and Kathryn Pernet, one of our newer members, has accepted the role of Secretary. Roy Ray continues his valued service on the Board.

Thank you to each Board member for your past and ongoing commitment. Homeowners can be confident that this Board will continue to govern with a steady hand, keeping our community safe, stable, and financially sound.

On Saturday, May 23, the Board conducted a full review of the recreation area. Only minor repairs were identified. One of our ongoing challenges — and one of our greatest assets — is our trees. Their beauty defines our neighborhood, but they also pose risks if not properly managed, including falling hazards, root-related plumbing issues, and increased fire danger. The Board will continue to address these and other concerns with care, diligence, and a focus on the long-term well-being of the community.

On behalf of the Board of Directors,



Tom Dominy, President



# OHHA ANNUAL MEETING RECAP

## **Oak Hills Annual Meeting: Security Upgrades, New Board Members, and Financial Recap**

It has been a busy and productive season for the Oak Hills Homeowners Association. From infrastructure improvements to fiscal responsibility, your Board and volunteers have been working hard to ensure our community remains a safe, beautiful, and quiet place to live.

### **Enhanced Security & Infrastructure**

One of the biggest successes this past year has been the expansion of our security system. Thanks to the instrumental work of Bill Harvey, we have successfully expanded our gate access system to include the playground and tennis courts. There has not been any vandalism since the gate access locks have been installed. Additionally, three gates have been replaced along Hwy 156 as the old gates were rusted and damaged.

### **Financial Health & Operations**

We are pleased to report that the Association is in excellent financial standing. We finished \$6,756 under budget (after depreciation), and our March financials show us staying \$4,947 under budget year-to-date. Unfortunately, the impacts of inflation have caused our costs to increase. Inflation has also increased the recommended contribution to the reserve accounts. Dues were increased to allow us to make recommended contributions to the reserve account which will allow future Boards to maintain the facilities without the need for special assessments.

In terms of policy, please note that pool parties have been discontinued. The Board is also currently rewriting the collection policy for HOA dues to ensure clarity and consistency for all residents.

### **Maintenance & The Greenbelt**

As we head into summer, maintenance remains a top priority:

- Greenbelt: Mowing was done after Memorial Day.
- Fire Safety: CalFire is very busy we are still reaching out to them to see if they can continue to service our area. The Board is currently seeking a private company to handle the East and South Maul Oak areas.
- Pools: A new motor has been installed, and our staff continues to do a wonderful job with daily upkeep.

### **Community Leadership**

We are thrilled to welcome new faces to the leadership team! Kathryn Pernet and Gary Skillett have joined the Board, and Jackie Lonero and Tom Dominy were recently appointed to fill vacant seats as Vice President and President. Rod Karg was also officially elected by acclamation and will continue to be Treasurer.

We still have open slots on the Board of Directors. If you are interested in shaping the future of Oak Hills, we would love to have your input.

### **A Word of Thanks**

A huge "Thank you" to Randy Hall for his incredible help in sealing the cracks on the tennis courts and to the homeowners who shared fire-hardening tips and feedback during our public comment period. It's the dedication of neighbors like you that makes Oak Hills so special.

# NEW GATES AT 156

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You may have noticed the three new gates currently being installed along Highway 156. While these additions significantly improve the overall aesthetic and curb appeal of our neighborhood from the highway, their purpose extends beyond visual enhancement. These gates are fully functional and are being implemented to ensure safe and efficient entry and exit for the community should the need arise.

Our maintenance department is doing an excellent job managing this installation, and we are pleased with the progress they are making to improve our community's infrastructure.

Thank you for your continued support as we work to enhance the safety and appearance of Oak Hills.



## \* HISTORY \*

### SPEAKING OF HIGHWAY 156....

For the history buffs this page from California Highways provides a comprehensive historical and technical overview of State Route 156, a 25-mile highway traversing Monterey, San Benito, and Santa Clara counties.



<https://www.cahighways.org/ROUTE156.html>



# It's a OHHA Summer!

## Pool Reminders!

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.**



## 5 Guests per Household

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.**





# 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

Please visit <https://www.oakhillshoa.org/arc-application> for our full ARC Policy & Application.

# Fire Hardening Free resources:

### Cal Fire:

<https://www.fire.ca.gov/home-hardening>

### YouTube:

[https://youtu.be/v\\_jMBmmx0nM?si=9iuG\\_ZJ4mjQ846-Z](https://youtu.be/v_jMBmmx0nM?si=9iuG_ZJ4mjQ846-Z)

### Check your readiness survey:

<https://survey123.arcgis.com/share/31e91d1ba02b4da0b6442d09f9a9824f?portalUrl=https://calfire-forestry.maps.arcgis.com>

# Fire Hardening

Fire hardening is the process of retrofitting or building a structure using ignition-resistant materials to help it withstand flying embers, radiant heat, and direct flame contact during a wildfire



As we move into the summer months, we want to share some important information regarding wildfire preparedness and the practice of "home hardening." Protecting your home involves taking specific steps to make your property more resilient against the threat of fire.

Home hardening focuses on building, retrofitting, and maintaining structures using fire-resistant materials and safe landscaping practices. Research from the Insurance Institute for Business and Home Safety (IBHS) indicates that up to 90% of homes lost in wildfires are actually ignited by flying embers rather than the main wall of fire. These embers can travel over a mile ahead of a blaze, finding small vulnerabilities in a home's exterior.

By implementing these preventative measures, you create a "stand-alone" defense system that significantly minimizes the risk of ignition from direct flames, radiant heat, and ember storms. We encourage all residents to review their property for these vulnerabilities to enhance our collective safety.

We have included some free resource for you.



# Oak Hills

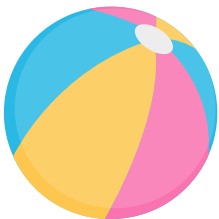
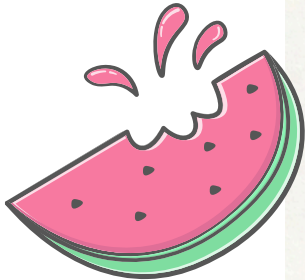
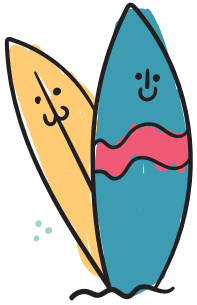
## Board of Directors

President: Tom Dominy  
Vice President: Jackie Lonero  
Treasurer: Rod Karg  
Secretary: Kathryn Perent  
Board Member: Roy Ray  
Board Member: Gary Skillett

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### OAK HILLS HOMEOWNERS ASSOCIATION

## ADVERTISE WITH OHHA

#### Advertising Options & Rates

BUSINESS CARD AD	QUARTER PAGE AD	HALF PAGE AD
<b>\$50</b>	<b>\$50</b>	<b>\$75</b>
<b>Business Card Ad</b> Runs for SIX issues Print Ready Art	<b>Quarter Page Ad</b> Runs for ONE issue Print Ready Art	<b>Half Page Ad</b> 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](mailto:office@oakhillshoa.org) | [www.oakhillshoa.org](http://www.oakhillshoa.org)

# SUMMER

