

The Greenbelt

Message from our President:

Hello Neighbors,



Hope that everyone is enjoying our beautiful Indian Summer this Fall season and still visiting the Pool facilities, while we have great sunny weather. Reminder, the Pool will close November 2nd, 2025 for the winter season and its yearly maintenance work.

It is the Boards pleasure to introduce a new Oak Hills Homeowner Association employee, Devon Lazzarino and a new Board Member, Jake Wright. Welcome and thank you for joining our team! The Board of Directors is still looking for volunteers to come and join the Board. We would love to see more community involvement.

This year the Board decided to sponsor two decorating contests, one for Halloween and one for Christmas. Over the years, folks have gone all out with their Halloween decorations and it is only fair that we expand the contest to include Halloween. The prize budget will remain the same, \$100, which will be split between both contests.

The Board of Directors have done a great job managing the 2025 budget. We are on target with all expenses. We had an Ice Cream Social instead of having an Annual Picknick, which would have been more costly to homeowners. The Ice Cream Social was entirely sponsored by Board Members and a homeowner to save costs. Board Members also pick up supplies here and there, at their own cost, to help with reducing expenses, besides the many hours, that are being volunteered to ensure the OHHA is meeting operational requirements. The Board has been working on the 2026 budget, which will be voted to pass at the October Monthly Board Meeting. This may result in an increase to Homeowner assessments, due to the Operational rising costs. More news to follow after the Board Meeting.

Thank you for your understanding and continued support.

Best,

Barbara Gulley



WELCOME

to OHHA!

*Please help us welcome our
new board member Jacob
Wright & new maintenance
person Devon Lazzarino!*

Jacob Wright

My name is Jacob Wright. I am interested in joining the HOA board. My family and I have been living in Oak Hills since July 2020, almost 5 years now. Crazy how fast it's gone. Our entire family really has loved the neighborhood the entire time we've been here. I wanted to join the board to help keep this neighborhood a great place for everyone who lives here.

I'd like to give a little information about myself. I work in IT, and I work from home which is wonderful for a variety of reasons. I'm 35 and my wife and I have two kids. When I'm not working I enjoy woodworking and running. You may have seen me running with my dog.

I would love the opportunity to lend my time and IT skills to help the community in any way that is needed. If you have any questions feel free to reach out anytime.

Devon Lazzarino

I have lived in Oak Hills for 25 years and love it.

I swim at the pool several days a week each season so this job is a good fit for me. I have been retired for a couple of years, so I spend a lot of time attending my grandchildren's sporting events, and they spend a lot of time here in Oak Hills either at the pool, park or playing pickle ball.

Every year residents will see my granddaughters and I going door to door selling girl scout cookies, and that has been a terrific experience for us.

We look forward to seeing everyone in 2026!





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!



GARBAGE CANS

We've noticed some recent activity with raccoons getting into garbage cans in the neighborhood. To help keep our community clean and prevent further issues, we kindly request that you secure your garbage can lids with a bungee cord or a similar sturdy latch. This simple step can significantly deter wildlife and ensure our streets remain tidy for everyone.

Thank you for your cooperation and for being a thoughtful neighbor.



FORM 4041

🏠 Our office will be sending the annual 4041 form to your inbox/mailbox soon. If you would like to change how you receive your communication from our office, please be sure to send back the form.

🏠 What Civil Code § 4041 Requires

Each HOA member (typically a homeowner within the community) must annually provide written notice to the association that includes:

- Preferred delivery method for receiving HOA communications (e.g., email, mail).
- Current contact information, such as mailing address and email.
- Secondary contact or legal representative, if applicable.
- Whether the property is owner-occupied, rented, or vacant.

🏠 This helps the HOA maintain accurate records and ensures that important notices—like meeting announcements, rule changes, or fee updates—are properly delivered.

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:

Noise complaints

Members of the OHHA Board have been receiving many complaints from homeowners regarding barking dogs & roosters crowing. Many of these complaints are related to incessant barking that happens late at night and early morning when people are typically sleeping. Roosters and chickens have been heard in the area, which is against OHHA's CC&Rs.

Homeowners should not have to tolerate excessive animal noise 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](#)



OPPOSING CALIFORNIA AMERICAN WATER'S PROPOSED RATE INCREASE

Dear Oak Hills neighbors,

We are writing regarding California American Water's proposed rate increase for our area. If approved, the monthly charge for Oak Hills would increase by 30.96 percent, from \$102 dollars to about \$133 dollars per month. This comes on top of steady hikes that we have already experienced. Just five years ago, the monthly charge was about \$50 dollars. Today it is \$102 dollars.

Despite these increases, service quality has not improved. Many residents report declines in responsiveness and reliability. Oak Hills also includes many retirees on fixed incomes. An increase to about \$133 dollars per month would be an unnecessary and significant burden for many households.

What you can do

Please submit a public comment to the California Public Utilities Commission and share how this proposal would affect your household. It takes only a few minutes.

<https://apps.cpuc.ca.gov/c/A2507003>

In your comment, consider emphasizing the following points. Rates increased from about 50 dollars to 102 dollars within five years. The new proposal adds another 30.96 percent, bringing bills to about \$133 dollars per month. Service quality has not improved. Many Oak Hills residents are on fixed incomes and cannot sustain this pace of increases. We have also included a ready-to-go comment you can cut and paste into the CPUC website (below).

Thank you for speaking up and helping protect affordability and accountability for our neighborhood.

With appreciation,

Oak Hills Homeowners Association Board of Directors

READY TO GO – CUT AND PASTE COMMENT:

I am an Oak Hills resident. I OPPOSE California American Water's proposed rate increase because it is not in the public interest. Over the last five years our monthly charge rose from about 50 dollars to 102 dollars. Now the company seeks another 30.96 percent increase, which would push bills to about \$133 dollars per month! This is excessive. Service quality has not improved, and many residents have experienced declining responsiveness and reliability. Oak Hills includes many retirees and families on fixed income who cannot absorb another sharp increase. This proposal would push many neighbors to the financial brink and force painful tradeoffs just to keep up with essential utility service. I urge the Commission to REJECT this rate hike and protect Oak Hills residents from this excessive rate hike.

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 your 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 A ADULT PRESENT AT ALL TIMES.

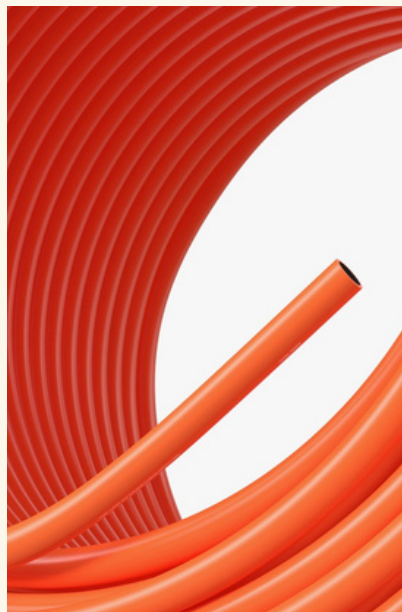


HALLOWEEN CONTEST

Get ready to decorate your home and enter our 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!



SPECTRUM IN AREA

Spectrum has contracted with Integrated Home Solutions to replace the internet cables that service our homes.

The large orange hoses are the conduits the new wires will pass through.

When they are finished, we will have faster internet. <tel:+18332676094> for any issues and more information,

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**THERE IS
SOMETHING
INCREDIBLY
NOSTALGIC AND
SIGNIFICANT
ABOUT THE
ANNUAL CASCADE
OF AUTUMN
LEAVES.**

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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.



Board of Directors:

President: Barbara Gulley
 Vice President: Jackie Lonero
 Secretary: Holly Gray
 Treasurer: Rod Karg
 Board Member: Roy Ray
 Board Member: Jacob Wright

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 Salinas, CA 93907

Oak Hills Homeowners Association

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

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

Greenbelt Advertising







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