

The Greenbelt

Volume 135

March 2009

POOL OPEN

The pool is now open for the 2009 season. Hours of operation are published on the bulletin board at the pool house and based on available daylight. If you did not get a new pool card key last year, or if you have misplaced the one you did get, contact the OHHA Office at 633-0103. The pool rules are listed on page 2 for your review. Failure to comply with these rules may result in disciplinary action including loss of pool privileges and/or liability for damages. If necessary, criminal action may be taken against offenders as well.

Annual Meeting

The OHHA Annual Meeting will be held on May 5, 2009 in the North Monterey County High School multi-purpose room from 7:00 – 9:00 pm. Election results will be announced. This is an opportunity to come and meet with your neighbors and to discuss items of interest with them and with the Board.

By-Laws and CC&Rs

Bylaws and CC&Rs – An open meeting was held in January to discuss the latest proposed revisions to the OHHA Bylaws and CC&Rs to bring them into compliance with current legislation and to provide documents that are easier to read and understand. The review of the Bylaws is complete. **A meeting will be held to finalize the review of the CC&R's on Wednesday, March 25th at 6:30 pm in the North Monterey County High School Library.**

Board Elections

An election will be held in May to fill three (3) Board positions up for re-election this year. The results will be announced at the Annual Meeting on May 5th. **Anyone interested in running for a position on the Board of Directors should submit their name and a brief bio or statement why they would like to serve on the Board to the OHHA Office no later than Saturday, March 21st.** Bios may be submitted by email to office@oakhillshoa.org or drop a hard copy in the OHHA mail box located at 9907 Pampas Path. Ballots and voting instructions will be sent out in early April.

The Board of Directors is the governing body for the Oak Hills Homeowners Association. It is responsible for the decision-making, enforcement of rules, Bylaws and Covenants, Conditions & Restrictions, and fiscal responsibility necessary to maintain the established quality and appearance of our common interest development. Board members serve a three-year term, after which they may seek re-election.

THE INCOME STATEMENT
Tax Service, Bookkeeping, Payroll

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CTEC
CREDIT TAX ESTIMATING COMPANY

POOL & HOT TUB FACILITY RULES

1. Homeowners are responsible for their own, their renters' and/or other guests' actions and behaviors.
2. Homeowners are responsible for any damages or consequences that may result from their own, their renters' and/or other guests' actions and behaviors.
3. Only residents of Oak Hills Homeowners Association and their guests are permitted to use Pool & Hot Tub Facility!
4. Guests must be accompanied by an adult resident of Oak Hills Homeowners Association.
5. Children 14 and younger may not enter or use Pool & Hot Tub Facility without an adult resident of Oak Hills Homeowners Association.
6. The Monterey County Health Department occupancy limits for each pool & spa are posted.
7. Any child who is not potty trained must wear little swimmers or other appropriate swim wear.
8. Running, pushing, wrestling, excessive splashing, rough play or any other type of dangerous or objectionable behavior is PROHIBITED.
9. NO DIVING in the shallow end of the pool; Shallow area is 4 feet or less water.
10. Loud music or noise is PROHIBITED.
11. Smoking of any kind within the building, fence or the parking lot is PROHIBITED.
12. Alcohol usage within the building, fence or parking lot is PROHIBITED.
13. Food and Drinks are PROHIBITED within 4 feet of the pool.
14. NO Food or Drinks in the Hot Tub area.
15. No glass containers within the Pool & Hot Tub facility.
16. Water/squirt guns of any kind are PROHIBITED.
17. No animals of any kind in pool area.
18. The use of skateboards, bicycles, scooters, wheeled footwear or any other similar conveyance is PROHIBITED within the Pool & Hot Tub facility. Bikes & scooters must be parked outside fenced area.
19. NO LITTERING!

Dogi Pots

There has been a positive response from homeowners regarding the new dogi-pots. Homeowners have been using them not only for pet deposits but also as trash receptacles for litter and both uses are helping to keep our neighborhood clean. Two additional dogi-pots have been purchased and will be installed this month. A sincere "Thank You" from the Board and from homeowners at large; keep up the good work!

Pocket Bikes

A reminder to everyone, the streets within Oak Hills are also County roads and therefore subject to County and State traffic laws, including appropriate registration, licensing and wearing of helmets. This includes mini motorcycles (pocket bikes) and gas or electric powered scooters. Such vehicles must obey standard rules of the road regarding direction of travel and are not to be ridden on the sidewalks. Failure to comply with the rules creates an unsafe situation and is also illegal and subject to citation if caught.

California Water

California Water has announced intentions to place a water well and water processing plant on their property at the end of Pampas Path. They are billing it as a 'replacement' well for the contaminated one which is located at the East end of Oak Hills. The plan design, thus far, is a very general one with a text description only and no drawings.

A preliminary meeting with the Coastal Land Use Committee was held on Tuesday, February 17th. Several residents and Board member Pete Lonero attended the meeting.

The committee suggested that California Water have a meeting with all Oak Hills residents prior to any further action by the committee. That meeting will most likely be in late March or early April. Residents should watch their mailboxes for the meeting announcement letter and plan to attend if at all possible.

There are several issues which may be important to Oak Hills homeowners, especially those within a few hundred yards of the proposed well site, including:

1. Noise - 24 hours per day non-stop. (This is as per testimony by an Oak Hills resident who visited a 'modern' water processing plant in Salinas very recently. The comment "like Chinese water torture" was primary in the description of that plant.)
2. Presence of the very poisonous gas, Chlorine, very, very close to human habitat.
3. The plant will be located less than 200 feet from houses on Pampas and Timothy Paths.
4. The presence of a water processing plant may cut off access to the Oak Hills Homeowners greenbelt. A place and path which is heavily used by OHHA residents, especially those on the west end of Oak Hills.
5. Proposed plant is in a flood plain.



(With every 10 lunch or dinner dishes, one free lunch special or dinner dish!)

OAKHILLS HOMEOWNERS ASSOCIATION

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Castroville, CA 95012

Phone: 831-633-0103
Website: www.oakhillshoa.org
Email: office@oakhillshoa.org

We're on the Web!
www.oakhillshoa.org

Board of Directors

President: Michael Kuntz 633-0104	Members at Large: Al Brekke 633-2983
Vice-President: Rod Karg 633-5785	Pete Lonero 633-4383
Secretary: Tom Dominy 633-3996	Mystère Sapia 402-3931
Treasurer: Beenal Amin 805-234-4219	Larry Starkey 632-0755
Administrative Staff: Steve Naslund 633-0103	Barbara Naslund 633-0285
	Greenbelt Editor: Vacant Your name should be here!

Sidewalk Reminder

A reminder to all homeowners – It is your responsibility to maintain the sidewalk in front of your property in accordance with County requirements. Sidewalks that are broken and/or have a variance in height greater than one-half inch create a safety hazard and leave you, the homeowner, liable for any injury that may result from a fall on “your” sidewalk. Likewise, shrubs and brush should be cut back so as to not encroach upon walkway.

Chef on Call

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Rebecca Pieken, Chef

831.238.2296

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Crime Corner

With the economic downturn, neighborhood watch groups are proving to be a first line of defense in battling property crimes.

In recent months we have seen an increase in auto break-ins within our community.

If you see any suspicious vehicles or activity in your neighborhood, you are encouraged to get as much information as you can, such as vehicle color, license plate, physical description and report it to the sheriff's department. (Non-emergency phone number: 755-5111) As well, you should report graffiti activities to the authorities.

Another good alert that something may be going on, that we tend to ignore, is the barking of our dogs. Some neighbors experienced this first hand...they heard the dogs start barking around 2:00 a.m. but shrugged it off as just a cat going through the neighborhood. Some even looked outside but didn't see anything. In the morning they learned that their neighbor's van had been broken into.

This is our community and together we can all help to keep it safe and secure.