

The Greenbelt

Volume 118

May 2006

CC&Rs Update Ready for Vote

The long promised updates to the Oak Hills Homeowners Association governing documents are finally ready to go to a vote.

The Board of Directors voted May 2, 2006 on the final draft of the proposed updates to the Association Bylaws and Covenants, Conditions and Restrictions documents.

As explained in the cover letter that was sent with the proposed Bylaws and CC&Rs update, we need to complete the vote on this issue before July 1.

Due to a new law that goes into affect on that date, elections for anything, from Board Members to changes to our governing documents

needs to be handled in a different manner, which would add greatly to the expense and timeliness of this vote.

May 30, 2006, is set for a public forum to address questions about the proposed updates to these documents.

The Association's attorney, a specialist in the field of Homeowners Associations, will be present to answer questions. The meeting will start at 7 p.m. in the library of the North Monterey County High School. All homeowners are welcome to attend.

The Oak Hills Homeowners Association has had to work with the original Bylaws and CC&Rs for 30 years. These outdated documents contain



Continued—Page 2—CC&Rs

The Inside Story

- CC&Rs Update Vote
- Speeders
- Community Garage Sale
- Neighborhood Watch
- TAMC's 14-Year Plan
- Board & Committees
- Tennis Court Quandary

Charter Oak is Not a Race Track

Contrary to popular belief, Charter Oak is not a practice course for the Indy 500.

With several blind intersections, speeding cars create a danger for all our residents, whether they are drivers or pedestrians.

Oak Hills contains many hills (hence the name), which makes cars pick up speed on the downward trip.

Charter Oak is posted at 35 miles per hour, not 45-55.

A tip for new and experi-

enced drivers, though. That peddle to the left of the accelerator actually slows your car down. Of course, you actually have to use it for it to work.



Community Garage Sale Set—May 20

The Community Garage Sale is coming up, so it is time to sort through all those boxes in the garage, closet or storage shed and weed out those items you no longer use or need.

A good rule of thumb – if you packed something away in a box and haven't used it in six months, chances are, you don't need it. Of course, as with all rules, there are exceptions: family pictures, classic books, and heirlooms.

Once you have identified all the items you don't use, you have the option of donating them and taking a tax write-off or selling them and making some money. Either option frees up closet space and makes you feel like you have accomplished something.

With the Community Garage Sale,

you have the best of both worlds. You can sell as much as you can all day long, then let Goodwill pick up the remainder and give you a charitable contribution tag for your taxes.

Suzanne Burr, with Blackhorse Real



Estate, has long sponsored these sales. She advertises them in the paper, prints up fliers with the location of each residence that is selling, places balloons at each garage sale, and arranges with Goodwill to pick up the left-over things.

The flier is handed out to anyone coming into Oak Hills and wants a map of the sale locations. If you wish to be included in this map, make sure you contact Suzanne at 633-0514 well ahead of the sale and give her a general list of items you wish to sell, such as baby clothes, exercise bike, furniture, books, or gardening tools. If you have a pricy, unique item, you will have your best chance of selling it if you include it in the flier.

Remember, even if you don't plan to sell anything, the Community Garage Sale is a good time to pick up bargains.

CC&Rs Update Ready for Vote—Continued

Continued from Page 1

many items that are now illegal, irrelevant or inconsistent with the current laws that have been passed by the state to govern homeowners associations. Other parts are ambiguous.

The Davis-Sterling Act has rendered obsolete many of the provisions in our original documents. It also includes many new protections for homeowners.

The proposed updates streamlines these documents, brings them into compliance with current laws and explains some of the necessary "legalese."

Please read these documents over carefully and send your questions to the office@oakhillshoa.org or mail them to

P.O. Box 689, Castroville, CA 95012, by May 28 so that we can be prepared to address them in a timely manner.

Even if you cannot attend the public meeting, please take the time to vote on this issue.

We need to hear from everyone.

May 30, 2006, is set for a public forum to answer questions.—7 p.m. at North

Neighborhood Watch—Please Join

Dave Crozier from the Monterey County Sheriff's office spoke briefly at the Annual Meeting May 2 about forming a Neighborhood Watch in order to curb crime in our area.

While crime is not rampant, our Association has been hit

with the occasional break-ins, theft, and random acts of vandalism and drug trafficking.

According to the literature brought by Crozier, Neighborhood watch has been a highly successful crime prevention effort for the last 30 years.

Neighborhood Watch is not a vigilante group, but a collection of concerned residents who are willing to watch our neighborhood and report suspicious activity.

First step for those interested is to contact Dave Crozier at 755-3766 or email him at crozierd@co.monterey.ca.us.

The more watchful neighbors, the safer our Association will be.



TAMC's 14-Year Plan for Monterey

Debbie Hale and Jeff Morgan from TAMC – the Transportation Agency for Monterey County, spoke at our Annual Meeting about the proposed 14-year plan for road improvements in our county with a special emphasis on the plans affecting the Oak Hills area.

TAMC has been working hand-in-hand with Caltrans to develop plans to improve Highways 156 and 101. While the proposed options to Hwy 156 were not finalized as yet, TAMC plans to hold a public meeting in the summer to gather input from the affected neighborhoods. Please watch for that date; we will post it on our website.

Besides some form of widening of Hwy 156, current proposals include improvements to hwy 101 through Prunedale. Overpasses are proposed for Crazyhorse Canyon/Echo Valley Roads,

Blackie/Reece Roads, and Espinosa/Russell Roads. Once those were complete, a permanent cement barrier will be in place from Crazyhorse Canyon Road to Espinosa Road, which will eliminate the left-turn lanes and many of the deadly collisions at those intersections.

In order to pay for these improvements and receive matching funds from the state, County Supervisor Lou Calcagno touted Measure A, the half-cent sales tax initiative on the June ballot.

Please watch the paper for more on these proposals. Public input is encouraged and needed in order to make the final option for widening Hwy. 156 one we can live with.



New Board Members—We Still Need More Help

At the Annual Meeting, Rod Kerg, Peter Lonero and Barbara Naslund were appointed to the Board of Directors for a term of three years. Thank you all for stepping forward.

We still have one opening for more Board member. If you have an interest and the time to take part in the governing end of our Association, please contact us

Please join our committee or board to help make our Association the best it can be.

by calling Steve Naslund at 633-0103 or emailing to office@oakhillshoa.org.

As always, we are looking for committee members. The commitment for these varies and meetings are by consensus of the members.

Current committees are Restrictions, Architectural Review, Pool, Bid (gathering bids for projects or jobs), and "Get out

the Vote" for the proposed CC&Rs. This final committee would be short term and involves people willing to go door to door if necessary to gather the votes before the July 1 deadline.

Please consider working on a committee or on the Board. We need a diverse mix in order gather the view points of a good cross-section of our homeowners.

The more help we get, the better our Association will become.

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We're on the Web!
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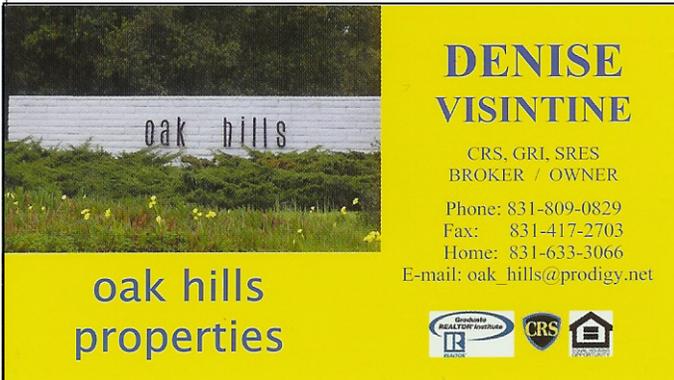
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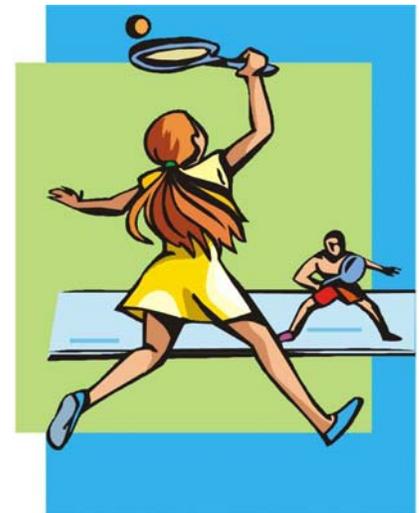
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Tennis Court Quandary

The Board of Directors is investigating options for repairing the tennis court area, which is in a deteriorated condition.

After discussing it with the small group of homeowners that came to the Annual Meeting, several scenarios were identified.

1. Keep the tennis courts as tennis courts, repairing them in stages as money allows.
2. Keep one half of the four tennis courts intact and convert the other half to a multipurpose play area which might accommodate roller-blades, volleyball and/or basketball players.
3. Keep both of the tennis courts as in #1, but add a multi-use court where the sand volleyball court used to be.
4. Unrelated suggestion – create a dog park where dogs could run and play without a leash.

Comments from homeowners during and after the meeting showed that many don't want a cheap patch that would have to be redone in two or three years.

The Board is soliciting ideas and suggestions from interested homeowners about the proposed configuration of the area, specific types of recreation facilities desired, ideas to stretch our repair dollars and any other thoughts regarding the situation.

Please contact us by email, snail mail or phone. Let us know if you like one or more of the four suggestions or offer some of your own.