

The Greenbelt



Volume 197, May 2019

OHHA ANNUAL MEETING

The OHHA Annual Meeting will be held on Tuesday May 7, 2019 at the Prunedale Library Community room from 7:00 – 9:00 pm. This is an opportunity to come and meet with your neighbors and to discuss items of interest.

GUEST SPEAKERS FIRE SAFETY

In light of the increased number of wild fires California has experienced Lt. Tucker of North County Fire Department will be on hand at the May 7th Annual Meeting to discuss Fire Safety and Prevention.



Come join us and learn what you can do to help protect your home and keep our neighborhood safe.



MST: TRANSPORTATION & MOBILITY RESOURCES

Monterey-Salinas Transit
201 Pearl Street, Monterey, CA 93940
www.mst.org

‘Please join Lesley van Dalen, Mobility Specialist with Monterey Salinas Transit as she ‘spreads the word’ about the different ways you can be more independent through public transportation.

More Information about the program can be found on Page 3.

CALENDAR OF EVENTS:

- Annual Board Meeting—May 07 (Prunedale)
- May Board Meeting—May 08 (Castroville)
- June Board Meeting—June 12 (Prunedale)

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MOW THE LAWN AND PULL THE WEEDS

There’s no better time than now to clean up and spruce up your yard. Few things in life give such instant rewards. You and your neighbors will like how it looks, and you will magically improve your home’s resale value. Your HOA is legally authorized to ask and require that homeowners maintain their property in order to preserve the real estate values of the neighborhood. It’s helpful to know your property’s boundary lines, so you are clear on what is your responsibility.

NOMINATIONS FOR THE BOARD

Nobody volunteered or was nominated for any of the three (3) open board positions. As a result, no election was held. If you are interested in volunteering, please email the board at theboard@oakhillshoa.org.

HOMEOWNERS

By Miguel Sanchez, ECHO Magazine Article—Mar/Apr 2019 Issue

Some people think the board has all the power. The reality is that the board's power comes from the homeowners. Recall that board directors are legally entrusted to act in the interest of others. This trusted relationship is decided every year when homeowners vote for directors.

Voting is the primary responsibility of homeowners. Besides electing fellow homeowners to serve on the board, homeowners can remove directors, dissolve the board, and vote on major decisions that the board cannot decide itself. When homeowners don't fulfill their responsibility of voting, the community may go on autopilot and not be the community the homeowners want.

Besides voting, homeowners also have the responsibility to help enforce the governing documents. Each association has its own unique governing documents and associated rules and standards. Homeowners and their tenants should know all governing documents and abide by them. They should remind neighbors to do so, too. Abiding by the governing documents includes the governing-document requirements that homeowners pay their assessments on time. Failing to pay affects the entire community.

Last, some implied responsibilities exist that homeowners might miss. These responsibilities include being active in the community. Examples include being active on a committee, reading the newsletter or web portal, asking questions and providing feedback, and helping to keep the community safe and well maintained. If you see an issue report it. Addressing issues when they are small and helping out with community projects usually saves the association time and money, keeping association fees low for everyone.

HOA HUMOR

THE HOA MANAGER

WHAT THEY THINK YOU DO



gogladly.com/comics gladly

WHAT YOU ACTUALLY DO



designed by Dawid Szymczyk

HOMEOWNERS GUIDE TO UNDERSTANDING HOA's

Written By: Burke Nielsen @ GoGladly.com



gogladly.com/comics gladly

With 69 million Americans living in common interest communities, nearly all of us have at least heard of HOAs. In states like Florida, you would be hard-pressed to find a neighborhood that isn't governed by a homeowners association. Even with the rapid growth of common interest communities, many homeowners don't really understand how they work and what they can do to make their community better.

While "Resident Discontent" and "Resident Apathy" may not be the most serious concerns for HOAs they definitely make the shortlist. Just ask a community manager. They will tell you that the best communities have engaged homeowners, good communication, and effective committees.

Unfortunately, many HOA members don't know where to start. Here are three things that every homeowner should know about their HOA and how to make it better.

Don't Kill the Messenger

One of the most common misunderstandings in an HOA is that the community manager calls all the shots. When you get a letter from the management company, they are simply the messenger. Debating with a manager why you should be able to have tinfoil on your windows isn't productive. The fact is, the manager didn't make the rule and they don't have the power to change it. They are simply tasked with enforcing the rule and handling the day-to-day for the HOA.

While it's true that the manager is the point of contact, they can only report to the board. The HOA board

adopts rules and policies for the HOA. With that said, in most cases, the manager is a trusted advisor to the board; so if you treat her with kindness and respect you are more likely to have an ally, instead of an enemy.

Apathy Breeds Tyranny

Many homeowners and board member have the attitude that “no news is good news”. This attitude can lead to reluctant communication. Reluctant communication is when boards fail to provide homeowners with basic information and homeowners ignore HOA news. The board wants to get stuff done without resistance from uninformed homeowners, so they don’t bother informing the members. The homeowners are busy and assume that their input isn’t needed so they ignore the HOA issues. This creates an environment where one or two rogue members can influence the HOA to meet their own selfish wants.

Good HOAs fosters transparency, welcomes suggestions and ideas, and communicate above and beyond what is expected. Good homeowners educate themselves about the HOA, attending meetings, and help on committees. When homeowners get involved it’s much harder for self-interest to drive rules and policies. Homeowner participation brings fresh ideas and differing perspectives to the table, shutting down overbearing individuals who push for selfish policies.

Be a Problem Solver

Getting involved in your community is important, but how you get involved can make all the difference. For example: Calling the manager 6 times a week to gripe about your neighbors, or showing up to the annual meeting with a list of your top 25 complaints, isn’t a productive way to get involved.

Community members have the power to bring about positive change. Positive change comes through understanding the HOA rules, attending meetings, and contributing ideas, time, and skills, to help the community. The truth is, HOAs don’t have to be a necessary evil. With good leadership and involved members, they can become an asset to the community. Members who get involved, understand HOA issues and treat each other with respect and diplomacy. **So remember, if you’re not satisfied with your HOA, step up and be the change.**

MST: TRANSPORT & MOBILITY RESOURCES

By: Lesley van Dalen , Mobility Specialist

The MST Department focuses on the needs of the disabled, seniors, and veterans in Monterey County to ensure that no one falls through the cracks when it comes to accessing safe and reliable transportation, which is key to being a thriving member of society.

- **TRIPS (Mileage Reimbursement Program)**
MST has a reimbursement program to assist seniors, veterans, and individuals with disabilities living outside MST’s service area. MST will reimburse the individual \$0.40 per mile, up to 250 miles per month to compensate the individual’s family members and friends who volunteer their time and privately owned vehicles to transport them.
- **RIDES (Paratransit Program)**
The American with Disabilities Act (ADA) requires that all public transit agencies that provide fixed-route transportation to the public must also provide complementary paratransit service for those who are unable to use the fixed-route system. MST RIDES is Monterey-Salinas Transit’s ADA Paratransit program.
- **TRAVEL TRAINING**
The MST Travel Training Program is for anyone who wants to learn to travel safely and independently using public transportation. As an independent traveler, you can rely less on family and friends for transportation and have the freedom to plan your trips according to your schedule.

Please join me for a short presentation at the OHHA Annual Meeting, May 7th or the June Monthly Board Meeting on June 12th at the Prunedale Library.

POOL / HOT TUB PARTIES

Hi Neighbors! As the weather starts to warm, the pool / hot tub usage will be in full force. If you are planning a pool party of more than 5 guests per household, you need to make arrangements with the Oak Hills Administrator, Michelle, at 633-0103. A Pool/Hot Tub Guest Policy form will need to be completed and a \$100 refundable cleanup deposit will have to be paid. Private use of the facilities is strictly prohibited. No private parties that exclude other residents from the pool or hot tub area are allowed. Please make sure that you and your guests are aware of the pool/hot tub rules. Have a safe and fun pool season!

BASKETBALL HOOP SETUP

The new hoop is located inside the tennis courts near the east corner behind the playground. It features a Shatterproof Fusion Backboard, and Speed Shift Height Adjustment that easily adjusts from 8 to 10 feet. Please enjoy this new amenity and play responsibly. The Board hopes the hoop provides an increased benefit to the recreational facilities.



As with all the association recreational assets – pool, spa, tennis courts, etc. – use the hoop at your own risk. It is to be used exclusively by Oak Hills Association residents and their guests.

Board of Directors

President:

Cathy Garza
633-5102

Vice-President:

Rod Karg
633-5785

Secretary:

Barbara Gulley
633-2436

Treasurer:

Peggy Scoggin
633-4620

Administrative Staff:

Michelle McLeod
633-0103

Members at Large:

Jackie Lonero
633-4383

Renate Harvey
633-0636

Tom Dominy

206-1637

Vacant

Vacant

Greenbelt Editor

Cynthia Suverkrop

Greenbelt Publisher

Michelle McLeod

DROP BOX LOCATON

With the change of Administrators, the Board reinstated the Drop Box. It is now located along the garage wall near the door of 9744 Arrowleaf Trail. Please **DO NOT** place anything in the mailbox down by the street. For one, mailbox access is restricted to postage paid U.S. mail. Also, the letter carrier could mistake unstamped items as outgoing mail.

GREENBELT SPONSORS



KAAJ Healthcare
47 East Romie Lane
Salinas, CA 93901
831.424.4886

Joe Rod, MD
Cardiology
Internal Medicine

This is when you combine both traditional and holistic medicine
We are here to serve you.

Follow up visit cash 65

Vicki Stoll, PA-C
Primary Care
Integrative Medicine

Insurance PPO/VISA/MC

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 per 6 issues business card size art and print ready
\$50 per one issue quarter page ad art and print ready
\$75 per one issue for half page ad art and print ready
\$100 per one issue full page pre-folded insert
(provided by advertiser)

ADVERTISING SPACE AVAILABLE

OAK HILLS HOMEOWNERS ASSOCIATION

P.O. Box 689

Castroville, CA 95012

Phone: 831-633-0103

Website: www.oakhillshoa.org

Email: office@oakhillshoa.org