

The Greenbelt

Volume 119

July 2006

CC&Rs Update Subject to Change

The Oak Hills Homeowners Association members and Board met May 30 to review the updated CC&Rs and Bylaws, hoping to pave the way to an early vote by homeowners.

Several questions were raised by the homeowners in attendance and both the Board and the Associations Attorney, Paul Gullion, fielded them and explained some of the new law changes that prompted the update.

Due to the many questions generated by the attending homeowners, the only document reviewed was the proposed Bylaws.

Another informational meeting is scheduled Tuesday, July 11th at 7:00 pm in

the NMCHS Library to continue the review process, focusing on the CC&Rs this time.

Please plan to attend this important meeting to supply input to the Board in deciding upon the final draft of the proposed CC&Rs.

Some of the homeowners expressed a desire to see a side-by-side rendition of the proposed changes. The association's legal counsel offered to prepare documents that outline the significant changes – old vs. new. These documents should be available at the July 11th meeting.

Due to the delay in adopting new CC&Rs and Bylaws, the Association will have to follow the changed voting laws which will add about \$1,000 each time we mail out



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The Inside Story

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- Question, etc., Procedures
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Charter Oak Speed Set by County

Over the last few years, several homeowners have expressed concern over the safety of Charter Oak Blvd. because so many drivers do not observe the speed limit.

The Board has been asked to investigate whether the speed limit could be

changed to 25 or 30 miles-per-hour.

Every few years, the Board contacts the county with that same question. Finally, we got an answer to that question.

The county has investigated the area, terrain,

width of the roads and several other factors and concluded that the existing 35 mph is the proper speed limit for Charter Oak

The cul-de-sacs also remain at 25 mph.



Changes to Pool Staff

This pool season, you will see a new sign that states "No Lifeguard on Duty."

At the Annual Meeting, several homeowners expressed an interest in having the pool open for expanded hours.

Due to the fact that we have been unable to hire a certified lifeguard, the board has decided to hire pool attendants, who are certified in CPR and First Aid and have a demonstrated ability to swim.

In order for the pool to be open and staffed with the minimum requirements, our insurance company requires a "No Lifeguard on Duty" sign to be posted in and around the pool area because the Association does not have a certified lifeguard to staff the pool during open hours.

It has come to the attention of the

Board of Directors that while some of the pool staff hired in the past have been certified Water Safety Instructors, there is no one with that qualification on staff currently.

The individuals you will see at the pool are pool attendants, not lifeguards.



However, they will have the same authority as lifeguards had in enforcing the rules and regulations in and around the pool and spa.

Each homeowner will have to make their own personal decision whether to allow your children to use the pool, or use it yourself, without a certified lifeguard on duty.

In the future, you may be asked to sign a waiver accepting this responsibility for you, your family and your guests.

We are currently looking for more pool attendants so that we can keep the pool open longer hours for the homeowner's convenience. Please contact the Association office at 831-633-0103 if you or someone you know is interested in working as one of our pool attendants.

CC&Rs Update to be Discussed—Continued

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a new set of documents for voting. The new law went into effect July 1 and requires double-blind voting envelopes and an unbiased voting "monitor" to ensure that votes are anonymous.

This monitor will mail the ballots with two envelopes. After voting, homeowners slip their ballot into the inner, blank envelope, then slip both into an outer envelope on which the homeowner puts

his/her name and address.

This envelope is returned to the monitor, who checks off a list of those who voted.

Once the voting deadline is hit, the monitor will then open the outer envelope and put all the blank

envelopes aside to be opened and counted under controlled conditions.

Proxy votes will also be available, but the Board will have to obtain the details before ballots are mailed.

All elections from now on will require this process.

July 11, 2006, is set for a public forum to discuss changes to the CC&Rs.—7 p.m. at North Monterey County High School library.

Dogs are at it Again—with Human Help!

It's a dog's life!

Locked up in the house or back yard, they yearn to be free—and sometimes they make it!

Driving to work has become an exercise in dodging dilettante dogs. First they stick their nose out of the garage, then they creep out into the yard and finally, they bound out into the street or trot down the sidewalk, tail high and a doggie grin on their faces.

Not only is this behavior dangerous to the dog—if you haven't seen the road-kill on 156, you haven't been looking!—but concerned homeowners risk life and limb to shoo these dogs back home.

Please follow the county laws concerning pets and keep your dog confined in your yard and on a leash when you take them for a walk.

Another problem has cropped up with these lovable pets. Some home-

owners are taking their dogs into the fenced playground area where they defecate on the grass or bark area where our children play.

Some owners have even had the audacity to claim that their dog would never do such a thing as using the children's playground as their own personal potty.

For the health and safety of our children, do not take your dog into the playground.

Golf Balls Not a Ball for Homeowners

In the past few months, homeowners have contacted the board about golf balls being lobbed into their yards from the greenbelt.

Besides the possibility of broken windows, the risk of injuring homeowners or their children in their own back yards should deter these would-be Tiger Woods.

If the thought of committing those dangers doesn't bother you, maybe

being hit in the pocketbook will. When we mow the greenbelt, these balls—and other man-made debris—



creates an obstacle course for Pete and can cause damage to the rented mower. Any damage must be repaired at association expense. We will pass this cost onto the golfers lobbing balls.

Lastly, if homeowners walk through the greenbelt, they could slip on lost golf balls. Since many students take that as a shortcut to the High School and the soon-to-be-completed Junior High, the dangers should be obvious.

Proper Complaint/Question Procedure

The Board of Directors are volunteers who are interested in and concerned about our Homeowners Association.

Since the laws governing homeowner associations have changes so drastically, the Board puts in many

hours and attends from 2-4 meetings a month and doing business in between.

What Board members do not need is to have homeowners knock on their doors in what little free time they have.

If you have any questions or com-

plaints, please contact the Association office at 831-633-0103.

You may also reach us visiting our website—www.oakhillshoa.com and click on "Contact Us." Your email will then be routed to the proper committee who will address your questions.

New President, Others Elected by Board

June is the Board Meeting where officers are elected by the seated Board members.

Michael Kuntz graciously accepted the nomination for President and was elected.

Jerry Gifford was elected Vice President, Barbara Naslund won the election

for Secretary and Sue Jurgens became the new Association Treasurer.

Several homeowners have volunteered to become committee members and will make suggestions to

the board on such things as keeping the pool open, rules and restrictions, voting procedures, and contract investigation.

Congrates to the new officers.






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

Board of Directors

President:

Michael Kuntz

633-0104

Vice-President:

Gerald Gifford

633-0401

Treasurer:

Sue Jurgens

633-6393

Administrative Staff:

Steve Naslund

633-0103

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Members at Large:

Barbara Naslund

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Al Brekke

633-2892

Rod Karg

633-5785

Pete Lonero

633-4383

Julie Russo

633-2338

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Pool Key, Piggy-Backing & Personal Hygiene

Pool Key

Some Homeowners and renters have asked how they may get a copy of the pool key.

Pool keys are handed out by the Association Administrative Assistant. When a house changes hands,

If you have misplaced your key, call 633-0103. The replacement fee is \$25.

Renters need to obtain a key from the owner of the house, who accepts responsibility said renter may cause.

Piggy-Backing into the Pool

Homeowners and pool attendants

have complained that people without our association's pool key are hanging around outside the pool gate, waiting for someone to enter and sneaking in behind them.

This is called Piggy-Backing; it crowds our facility and makes our attendants work harder.

Anyone caught Piggy-Backing into



the pool or spa will be evicted from the area.

Garbage Around Spa Building

Some romantically-minded teens have been hovering around the pool building and disposing of their personal protection products in the bushes around the spa building.

Not only is this a nasty "find" on an early morning walk, but it is unhygienic, especially if kids pick them up.

If you see anyone leaving these deposits around the spa building, please get their license number and report them to the police.

Meet Barbara Naslund

Friends, neighbors and fellow homeowners—my name is Barbara Naslund and I was recently appointed to the OHHA Board of Directors.

My decision to have my name placed on the ballot as a candidate for the Board—on the day the ballots were due to be printed—was made in the car on my way out of town for two weeks. I apologize for not having something

prepared for the ballot.

I have lived in Oak Hills for 15 years and I hope to be able to bring some ideas to the Board that will be insightful and will complement the forward-thinking of the current Board of Directors.

There is a lot to learn and a lot of opportunity ahead. I appreciate the

support of the Board of Directors who appointed me and the homeowners who voted for me already. I will do my best to promote the best interests of the association members.

The next issue of the Greenbelt will feature an introduction to new Board member, Rod Karg.