



The Greenbelt

Volume 195
January 2019

OAK HILLS STREET LIGHT IMPROVEMENT

By Cynthia Suverkrop

CSA 45 is looking into the pros and cons of upgrading our street lights to LED bulbs. Your current CSA fees pay PG&E for the energy and maintenance of the 89 street lights in Oak Hills. Excluding the three high intensity, LED security lighting located at key locations in the neighborhood, the rest of our street lighting is provided by high pressured sodium (HPSV) bulbs on Town and Country style fixtures.

The two types of light bulbs under consideration offer different types of light as well as life expectancy. HPSV lighting is a more diffuse illumination, and the bulbs generally last about five years. In contrast, the LED lighting is more intense and directed, and each bulb lasts about twenty years.

PG&E will change the bulbs out to LED lighting, keeping the existing poles and hardware, but for a fee. The additional fee would be approximately ten thousand dollars per year for the entire neighborhood. If we were to take advantage of the switchover, we would immediately see a reduction in energy costs, and over time, maintenance charges would also be re-analyzed and recalculated. In addition, once fifty-plus percent of the California communities have switched to the more efficient LED lighting, the Public Utilities Commission and PG&E would eliminate the switchover charges. In the end, our community would be able to enjoy the safety and comfort of better lighting and pay less for it.

If you are interested in seeing a demo, you might want to make an evening visit to Carmel Point, a neighborhood near the Carmel Mission. This community has the same Town and Country style fixtures and has just recently completed the upgrade to LED bulbs. This district boundary is defined by the following streets: Santa Lucia Ave, Carmelo St. and Scenic Rd.

OAK HILLS DROP BOX GOES AWAY

Please Be Aware: The Board has decided that the Oak Hills Drop Box will be going away on January 15, 2019. Please mail all payments to PO BOX 689, Castroville CA 95012. Any questions or comments can be addressed to: theboard@oakhillshoa.org

What is a CSA? And what is CSA 45?

A CSA is a County Service Area, a system of local governing boards established in the 1950's by the California legislature under the rationale that rural areas would need, want, and be willing to pay for expanded service to their communities. County Service Areas typically cover specific services such as water and or street lighting. Oak Hills is located in the CSA 45 district; it is administered by the county and representative home owners are appointed by the District Supervisor to serve on its board. Board actions are advisory, as all decisions are finalized by the County Board of Supervisors. OHHA residents pay their CSA fees directly out of their property taxes, and the CSA portion of the bill is about \$25 per year.

HWY 156: So Long Traffic Signal, Hello Roundabouts

By Cynthia Suverkrop

A bold, conceptual design approved by the county in September and fast tracked with nearly all the needed money accounted for, could start as early as the winter of 2021. The new design removes the traffic signal at Castroville Blvd and HWY 156 and calls for the installation of three strategically placed roundabouts and an overpass that act as access points for locals, while at the same time, allows through traffic to travel west to the peninsula or east to HWY 101 unimpeded. (Please see the map on the following page for reference.)

Under the new design, residents of Monte Del Lago and Simonville would have to access HWY 156 via a new frontage road and roundabouts. Oak Hills residents would still have direct access to HWY 156 at Cathedral Oak Rd and Oak Hills Drive; that would not change.

The overall cost of the project is \$43 million, \$30 million will be paid by Monterey County's Measure X money, a transportation related sales tax passed by the voters in 2016. The \$13 million remainder will be paid by SB1 funds, California's new, added gas tax passed by the legislature in 2017.

And, if and when HWY 156 is upgraded or replaced by a four lane expressway or toll road, the new roundabout - overpass scheme will successfully coordinate with the future expansion, according to TAMC officials.

CHRISTMAS DECORATING CONTEST WINNER

There were many homes in Oak Hills that did a fantastic job of decorating for the Christmas season. It was a very festive neighborhood this year. The winner of this year's Christmas Decorating contest went to Jackie and Peter Lonero on Arrowleaf Trail. Thank you to all that participated in decorating their homes and yards!



PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY



SECRET 1

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 TRANSPORTATION AND HOUSING AGENCY
 DISTRICT 5
 PROJECT MAP SUPPLEMENT
 IN THE CITY OF GARDENVILLE
 ON ROUTE 166 FROM COLUMBIA AVENUE TO GARDENVILLE BOULEVARD

CD	REV	DATE	SCALE
001	001	12/28/2017	1" = 50'



OAK HILLS HOMEOWNERS

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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 advertise)

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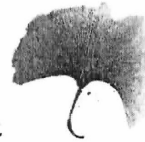
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CC&RS AND BYLAW VOTING EXTENDED

In October, all homeowners were mailed the proposed CC&Rs and Bylaws for Oak Hills Homeowners Association, along with a ballot for voting. These documents need to be amended for many reasons: to bring them up to current law, to eliminate provisions that conflict with current laws, as well as to make the documents more "user friendly" with better organization and language. It is very important that each and every homeowner take the time to vote on approving these documents. The current Bylaws require an affirmative vote of 51% of majority of the homeowners, according to the original Bylaws page 12, Article X, Section 1. The CC&R's require an affirmative vote of 75% of the homeowners, according to the original CC&R's dated May 20, 1974, paragraph 6 "Enforceability of Restrictions".

Please take the time to vote and return ballots by **March 6, 2019!**