



The Greenbelt

Oak Hill Homeowners Association

Volume 116

Restriction Committee Rules

With many homeowners wanting to make improvements to their properties, the board would like to remind everyone of the proper way to go about it and what restrictions are in place to protect the value of all Oak Hills properties.

Structures:

Pursuant to our Association's Covenants, Conditions and Restrictions, before making any exterior changes or additions to a property, homeowners need to contact the Restrictions Committee for their review and approval process. These changes and additions include, but are not limited to, additions to the residence, building sheds, or installing pre-fabricated sheds/buildings.

Second Residence:

The Board also wants to remind homeowners that we are zoned for single family residences. Our CC&Rs do not allow building secondary residences or guest houses.

Also, converting your garage to a rental unit is not only against our CC&Rs, but is against the laws of Mon-

terey County.

Fences:

While fences are allowed in Oak Hills, before construction begins, it is advisable to talk not only to your neighbors, but contact the Restrictions Committee. You need to confirm your property lines and that you are building on your property. The CC&Rs have restrictions on fences in the front yard.

The County of Monterey has height restrictions which may require you to get a permit. Fences six-feet and under require no permit. However, please remember that this measurement starts at the lowest point of land. For example, if you have a retaining wall upon which you wish to put a fence, the measurement starts at the bottom of the retaining wall.

Contact the Restrictions Committee:

You may contact the Restrictions Committee two ways:

1. Email Oak Hills

HOA at:

office@oakhillshoa.org. Write "Restrictions Committee" in the subject line along with your address. **OR**

2. Write to them at Oak Hills Homeowners Association, P.O. Box 689, Castroville, CA 95012.

In either case, make sure you reference your address, contact information and what your question or plans are concerning your property.

Help us maintain our neighborhood and property values by complying with our CC&Rs.



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New Web Site has:

- Current and past Greenbelt issues
- Aerial map of Oak Hills
- Announcements & pool schedule
- Documents
- Lost & Found
- Contact Board Members
- Pictures

Oak Hills Goes High Tech

Check Out OHHA Web Site!

OHHA has a new website! Check it out at www.oakhillshoa.org.

On it, you will find current and back issues of the Greenbelt, pictures, announcements, an aerial map of Oak Hills and post to the bulletin board.

You can also locate current copies of Association documents, such as the CC&Rs, operating budget, and minutes from Board of Directors' meetings.

Pool schedule, Jacuzzi status and important messages will be posted on the website.

We'll email assessment bills

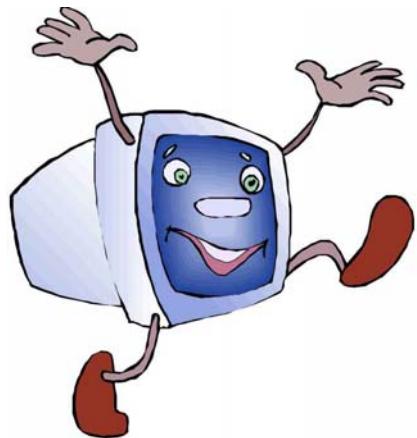
Do you pay your bills online? Tired of getting paper assessment bills from OHHA?

Contact Steve Naslund to get your bimonthly assessment bill emailed to you.

Call him at 633-0103 or email him at office@oakhillshoa.org.

You can also go onto the Oak Hills web site (see left) and get a form under "Documents" that will allow you to get your assessment bill emailed to you.

If you're worried that you won't get the Greenbelt, you will still be able to view the latest edition online



I Brake for Animals—Do you?

By Debra Scott

While Oak Hills isn't the perfect place to own pets (there's no dog run yet), it can be a relatively safe place for domestic animals. In less than two years, we've seen at least five dogs running loose in Oak Hills, and all soon got "home" safely. The cats living here have plenty of pleasant, safe yard territory.

But last weekend one cat wasn't so lucky. We found it dead in the middle of Charter Oak on a lovely Sunday morning, obviously crushed by a vehicle.

Not all people here are pet owners, or pet lovers. But we should all be cautious drivers.

Traveling up or down Charter Oak at more than 35 mph is against the law and it puts small animals, like that beautiful cat, at risk of great bodily harm and death.

If you have ever hit an animal with your vehicle, you may well recall the mental anguish you feel for some time.

Recently, I've seen a marvelous wild fox crossing Charter Oak on several

evenings. Lucky for it, I try to be a cautious, caring driver. I immediately brake and I tap the horn, and let the creature bound away.

I urge everyone in Oak Hills to share the road by driving with care, at or well under the speed limit, and to teach younger drivers in the family to do the same.

Watch for and brake for the animals. It's their planet too!

Meanwhile, if you are caring for a dog or a cat, make sure they are spayed or neutered! It will help keep them safe, minimize their daily stress and wanderings, and help reduce the population, ergo the suffering, of domestic animals without homes.

Debra Scott is an animal rights advocate and SPCA volunteer living in Oak Hills.



Many Hands Make Light Work

After another hectic holiday season, I truly came to appreciate how much help it was to have the kids at home to lend a hand with the decorating, baking cookies, shopping for that "special" gift and whipping up the traditional holiday feast.

Since my kids are grown and gone, I had to do all the work. Not only was I overburdened with everything that "needed" doing, but it wasn't nearly as much fun.

For those of you who wish the Oak Hills Homeowners Association would take care of "this" problem or answer "that" question, you need to realize that the nine Board members are volunteers—most of whom work out of the home or volunteer for other organizations while trying to keep up their own homes, taking care of various generations of family members and juggling in HOA Board work..

The work the Board does for the Oak Hills is important to the smooth running of our Association, improvement of our surroundings and maintaining the value of our individual properties.

We have had several large projects that have consumed many volunteer hours. Many of us attend multiple meetings a month and attend to the decided-upon work in between the meetings.

We need help

While we have filled the vacancy left by a board member who moved out of the area, another board member has given notice that she will not seek another term, which ends in May 2006.

If you wish to become a Volunteer Board Member and help make the decisions needed to run our association, send your name and phone number to Sue Jurgens at SueJ@oakhillshoa.org. Please include a paragraph about why

you would like to join the board.

The Board is also looking for volunteer members for the following committees:

- **Nominations Committee:** This is a periodic committee that nominates members to the Board of Directors. Normally, this committee would meet once or twice a year to screen applicants and make recommendations for nominations.
- **Architectural Control Committee:** This is an ongoing committee. Any one wanting to add onto their home, put up a fence, or make large changes to their landscaping needs to submit their plans to this committee for approval before proceeding with the construction. Ability to read a plot plan a plus.
- **Restrictions Committee:** This is an ongoing committee that is dedicated to making sure the CC&Rs are upheld by all residents. Volunteers would investigate complaints, intercede with homeowners, and follow through with set procedures for handling violations of the CC&Rs. This committee would meet at least once a month or as needed.
- **Bid Committee:** This is an ongoing committee. Volunteers need to have the time and knowledge to solicit bids from contractors for various projects around Oak Hills common areas. These projects could be anything from pool repair to building a fence to asphalt replacement. Volunteers need not be an expert in any field, but should be able to locate and obtain bids from several contractors. Specifications for the projects would be provided by the Board of Directors.

Anyone interested in joining any of these Volunteer Committees, please submit your name, phone number, and email to Sue Jurgens at SueJ@oakhillshoa.org. Please include

any special qualifications you may have and which committee(s) you are interested in joining.

Even if you have no special qualifications, please feel free to volunteer. The Board will work with you.

As the article title says, the more helpers we have, the faster the work happens and the less each person has to do. Please consider helping out to make our Association a better place.



Oak Hill Homeowners Association

P.O. Box 689
Castrville, CA 95012

831-633-0103

We're on the Web

www.oakhillshoa.org

Calendar of Events

January Board Meeting—Wednesday, January 11, 7-9 p.m. in the Library of North Monterey County High School.

February Board Meeting—Wednesday, February 8, 7-9 p.m. in the Library of North Monterey County High School.

New board Member

Please welcome Laurie Butterfield as our newest Board Member!

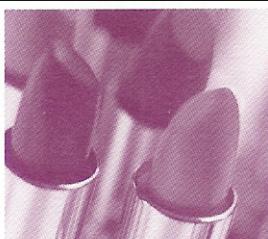
The rest of the Board looks forward to hearing more about her ideas for Oak Hills HOA.

Thanks, Laurie, for volunteering.

And the Winner is ...

The winner of the Holiday Decorations Contest, by unanimous vote, was Ron and Elizabeth Jennings home at 9632 Sandbur. They received dinner for two The Outback Steakhouse.

Thank you to all who tried out; the decorations made great cruising.



Nancy Farrar

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