

Oaks North Marbella Newsletter Articles **July 2017**

MARBELLA BOARD ELECTIONS

Our Board elections will be coming up in November, with the ballots being mailed out in early October. We are seeking owners to run for election to fill the three vacancies on the Board (the terms of Larry Allen and Frank Roberts will be up). The third vacancy is due to the resignation of Richard Reid from the Board. Abdy Salimi was appointed to fill this vacancy until the next elections.

If you are interested in serving on the Board or would like more information on what is involved, please drop us a note, attend an upcoming Board meeting or talk to any of the current Board members. This only involves a couple of hours of your time each month to help keep Marbella looking good!

ADDRESS INFORMATION FORM

The State has enacted a new law for homeowner associations which requires us to mail out the enclosed *Annual Request for Owner's Address for Association Communication*. The purpose of the form is to ensure that the Association has a correct mailing address for every owner. Some owners live onsite, but have their mail sent to a P.O. Box or a different address. Some owners live offsite and rent out their property. This form will provide us with the correct mailing address so that we can be sure that you are receiving all communications from the Board.

If you do not return this form, the Association will use your property address as the default address for sending all Association communications. So, if you wish to continue to receive your mail at an address other than the property address in the Association, you MUST return this form.

LANDSCAPING UPDATE

You may have noticed that we have recently done some relandscaping at the entry areas to Marbella. The changes should produce a much nicer looking entry!

One reminder is to PLEASE not let your dogs use the entry planter as a bathroom! This is caused considerable damage to the plants in the past and we do not want to see this problem happen again with our new plantings. Thank you!

Lastly, if you have a problem with the Common Area landscaping DO NOT talk with the gardeners about the issue. Contact a Board member. The gardeners are given direction by the Board and when you distract them with your questions or concerns, it takes away from other work they are doing.

REMINDERS TO DOG OWNERS

When out for a walk with your dog, please be sure that the dog is on a leash at all times! The greenbelt is not a dog park and dogs are not permitted to run loose. If you see someone who is allowing their dog to run loose, please gently remind them of this rule.

Issues with dogs running loose should be reported to Animal Control by calling 619-767-2675. Another issue is with dog owners not cleaning up after their dogs when out for a walk. Please be mindful of your neighbors and clean up after your dog.

Lastly, there are coyotes in our area that have grabbed small dogs when they have been let out unattended in their yards. Always be mindful of the coyotes whenever your dog is outside.

San Diego County Restraint and Leash Law

Proper restraint of dogs will prevent them from harming other animals, people or property, and from straying and getting lost or injured.

- **At home** dog owners must control their dogs by voice, an electronic containment system, or keep them restrained by leash, fence or other enclosure. (San Diego County Code section 62.669; California Penal Code Section 597)
- **Away from home** dog owners must restrain their dog using a hand-held leash no longer than six feet. The person holding the leash must be capable of controlling the dog.
- **In a motor vehicle** you must safely protect your animal with a harness or other device that will prevent it from falling, being thrown or jumping from the vehicle.

GOPHER ERADICATION

The Association has contracted with Landscape Pest Control to come out monthly and treat the Common Areas for gophers. We have noticed a marked decrease overall in gopher activity. If you are interested in having this company also treat for gophers in your yard, we were advised that they would charge \$35 a month for each owner who signs up. If you want more information, you can contact Ken Schuler at Landscape Pest Control at 619-466-1021.

AGING RESIDENTS IN OUR COMMUNITY

There has been some concern expressed about older residents in our community who may become confused when out for a walk or is some sort of distress and need assistance. While this is not the responsibility of the Board, it is our responsibility as a community.

Some of the ways to help:

- Get to know your neighbors and their emergency contact information in case something happens to them.
- Know when they will be away so that you can keep an eye on their house.
- Offer to take out or bring in trashcans for elderly neighbors who find this difficult.
- If you see anything suspicious at a neighbor's house, call 911.
- If you see someone walking in the neighborhood that looks confused or lost, call the Police.
- If you are concerned about the welfare of an elderly neighbor and do not have any contact information for them, call Adult Protective Services at 800-510-2020.

ARCHITECTURAL APPROVAL NEEDED

Don't forget that you must get ARC approval for ANY changes to the outside of your house or to your yard BEFORE you do the work. Applications are available at the Oaks North Community Center. You can get them online at: oaksnorthcommunity.org. For information on what changes are and are not permitted, please consult the Declaration of Restrictions (CC&R's) for Marbella as amended in 2008.

REMINDER ABOUT CONTRACTORS

We are aware that there are contractors who are in Marbella soliciting work. Some have done

good work and others have over-charged owners and did not do quality work. Please be sure to check out all contractors to be sure they are licensed and insured. Also, check with the State Contractor's Licensing Board (www.CSLB.gov) to be sure they do not have complaints filed against them. You can also check with the Better Business Bureau. Finally, it is always wise to get at least two bids from licensed contractors before deciding to proceed with any work.

PROPER FLAG ETIQUETTE

Many residents in Marbella proudly fly the American flag and we love it! However, just be sure that you are following the proper flag etiquette. Flags may be flown from sunrise to sunset, unless properly illuminated (light shining on the flag itself). Also, when the flag becomes frayed, it should be removed and properly disposed of. You can contact any Veterans' organization or the Boy Scouts for proper disposal.

Share Your Harvest

Got more zucchini or tomatoes than you know what to do with? How about fruit from your trees? The Backyard Produce Project will give them a good home. There's even a tree picking team if you need help picking fruit.

The produce stays in our community, going to local families who are experiencing hard times and are unable to afford fresh produce.

Our contact at the food pantry says they distribute the fruit and vegetables to upwards of 500 families a month. Using her figure of 3.5 people per family, that's over 1750 people who receive it.

Produce can be donated in the parking lot of the Seven Oaks Community Center, 16789 Bernardo Oaks Drive, every Thursday, 9-12:00 a.m. or at Building C behind Trinity Church in Poway, 14047 Twin Peaks Road, any Monday, Wednesday, or Friday 3-6:00 p.m.

For more information, contact Jane Radatz at jradatz@att.net or 858-485-5449.

COMMUNICATIONS WITH THE BOARD

All communications, including complaints, should be in writing and mailed to: Oaks North Marbella HOA, P. O. Box 300164, Escondido, CA 92030.

Questions regarding your billing, refinance information or escrow information should be directed to our accounting service, California Business Solutions (CBS) at **(760) 439-1810**.

Copies of Board meeting minutes and financial statements are kept in the Oaks North Community Center Library for your review. The minutes and the newsletters for the Association are also online at the Oaks North Community Center website (www.oaksnorthcommunity.org). Click on "Sub Association Newsletters" and then click on "Marbella".

The notice and agenda for the monthly Board meetings are now posted on the Community Center bulletin board four days in advance of our meetings.

The Board normally meets on the 3rd Monday of the month at 9 a.m. at the Oaks North Community Center. The meeting is open to all owners. Please check the Oaks North Community Center bulletin board to confirm the meeting date and time and then please come and join us!