

Oaks North Marbella Newsletter Articles

April 2010

Greenbelt update

The Board of Directors has been very busy researching various options to restore the greenbelt.

Earlier this year we replaced the landscape contractor with a Poway company, Benchmark Landscaping. They did a survey of the equipment on the greenbelt and gave us several proposals to remedy the problems.

As the sprinklers system is over 25 years old we do have problems but nothing that can't be corrected with time and money. Their first proposal was to repair the heads that were leaking, replace the nozzles with a more modern product and re-seed the entire five acres with grass seed. The board accepted this proposal at the last meeting and Benchmark will be starting this project soon, if not already. Part of the process will be to aerate and hydro-seed. Some scalping may occur to remove weeds prior to the hydro-seeding. So if you see bare areas it's okay, just the first step. Also, the aeration creates dirt plugs that will remain on the turf until the dissolve.

We also signed a contract to rework the entry plantings to present more color and a more professional appearance.

This project will be ongoing and changes will be made as needed. The board will attempt to keep you updated but the best way to get the real information is to attend the board meetings which are held at the Community Center on the third Monday of the month at 9 A.M. (note new day and time). The meetings are always open to the residents and we welcome your comments.

One last item is the gopher problem on the greenbelt and the slope areas. Benchmark has put out traps for the gophers, so please do not touch them or remove them.

We Need You!

The Marbella Homeowner's Board is currently in need of volunteers for a Nominating Committee to line up candidates for next years Homeowners Board. The 2 year terms of 3 current Board members expire and there will be 3 vacancies on the Board.

The recent vacancy on the Board was filled by Richard Reid, a very qualified resident, who stepped in to fill the gap

If you are a team player, interested in the future of your community and willing to help it move along, please consider running for the next Board of Directors. Visit our monthly meetings, held on the 3rd Weds. of the month at 10 a.m. in La Pinata Room, accessed from the Library in the ON Community Center. Our biggest hurdle in the next few years will be renovating the Greenbelt on a limited budget and meeting water restrictions.

If you are ready, willing and able to be on the nominating committee or run as a Board member, please contact one of our Board members or drop us a note.

Change in Meeting Schedule

Due to some scheduling conflicts the Board will be changing their monthly meeting day and time. Starting in May the Board meetings will be held on the third Monday of the month at 9 a.m. The date of our first meeting will be May 17. The meetings are open to all owners and we encourage you to attend.

Mailboxes

Letters were sent last October to owners who needed to do work to their mailbox or mailbox post. Many complied and we thank you for your cooperation. However, there are still about 10 that need work and follow up letters have been sent. If you received one of these letters, please take immediate action to avoid possible fines or other action by the Board in order to gain compliance. We are also sending out reminder letters to others whose mailboxes have gotten worse. We will try to work with you to get the needed work done.

NEIGHBORHOOD WATCH ALERT!!!

There have been two incidents in Rancho Bernardo where homes have been broken into by people posing as landscapers. The first person knocks on the front door to see if anyone is home. If not, the second person starts up a loud leaf blower in order to allow the first person to go around the back of the house and break a window to gain access to the house. If you see anything suspicious in the neighborhood, call the police immediately at 911.

Proposed Rules for Pets on the Greenbelt

As we mentioned in our last newsletter, our amended Declaration of Restrictions (CC&R's) requires that the Board adopt rules to allow pets on the greenbelt. We asked for your input and received suggestions from a few owners. At the March Board meeting the Board approved the following rules for the greenbelt. Owners have until the June 21st Board meeting to give their input as the Board will vote at that meeting to formally adopt the new rules. You can drop us a note or email any of the Board members with your comments.

"Rules Regarding Dogs on Greenbelt"

1. *Residents and their guests shall have control of their dogs at all times, no dogs off leash.*
2. *Retractable leashes are permitted but the owner shall shorten the leash to six feet or less when there are other people or other pets in the vicinity. At no time shall the owner allow the dog to approach other pets or people without that person's invitation or permission.*
3. *Do not allow the dog to dig or disturb other wildlife.*
4. *Owners will clean up after their dog and dispose of the waste in their trash can at home. Do not allow your pet to urinate or defecate on resident's yards.*

*Residents should be aware that the **privilege** of walking dogs on the greenbelt can be revoked should owners not abide by the rules. If you witness owners in violation of these rules please notify a board member. Please don't spoil it for the other owners who care for their animals, take pride in your greenbelt."*

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. You can email the Board members at the following:

Larry Allen: lallengolf@aol.com

Marilyn Tipler: mdtipler@yahoo.com

Maurice Nahum: mhuman@aol.com

Jim Coote: jcoote@san.rr.com

Richard Reid: reid.richard4@gmail.com

Questions regarding your billing, refinance information or escrow information should be directed to our accounting service at (760) 751-5444.

Copies of Board meeting minutes and financial statements are kept in the Oaks North Community Center Library for your review.

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 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 come and join us!