



OAK LEAVES

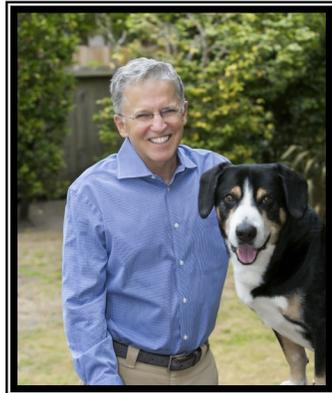
THE OAK SHORES
COMMUNITY ASSOCIATION NEWSLETTER
WWW.OAKSHORES.US

August 2015

2015 Board Election Issue Board Candidates



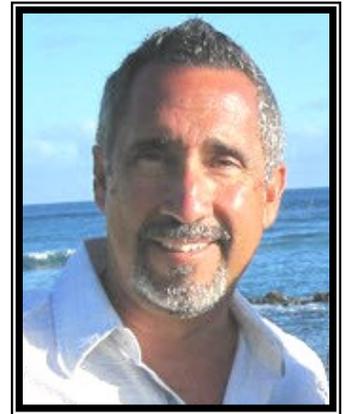
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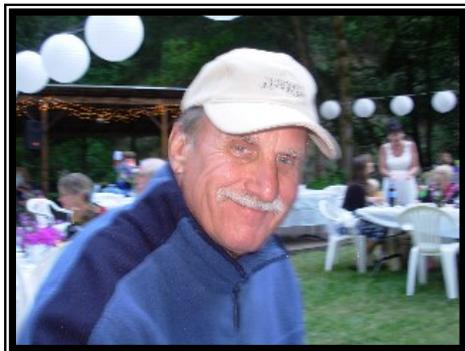
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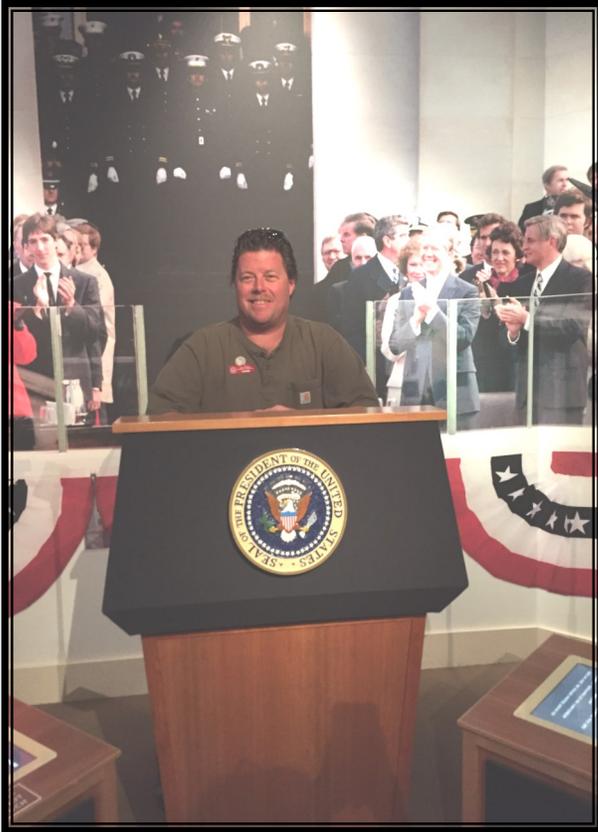
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President's Message

By Jeff Killion



Hello All!

Amazing how fast time flies by but summer is coming to a close, and we are already preparing for back to school and Labor Day weekend. My term as an Oak Shores Board Member is also coming to an end. It has been my pleasure, these past four years, to serve as a Director and more recently as President to this wonderful recreational community. My sincerest appreciation to all those I served with on the Board, the various OSCA committees and to the staff for their support.

Lake

Unfortunately, the lake levels are low again. The main ramp AND west ramp are not accessible so we are only able to launch at the auxiliary ramp. Please be courteous and patient when using the auxiliary ramp.

Community

As you may have witnessed first-hand, the Deer Fire across the lake was too close for comfort. Like the sign on Smokey the Bear states, fire danger is extreme. Please be cautious with barbeques and pit fires. Ensure you take precaution and have safety measures in place.

Upcoming Events

Labor Day is fast approaching. Although Labor Day marks the close of the summer, the fall time at Lake Nacimiento is one of the most enjoyable—October is my personal favorite at the lake. The water is not as crowded and the weather is not in the triple digits! Come up to the lake to enjoy all of the beautiful surroundings.

And lastly, it is that time of year to elect new members to the OSCA Board of Directors. There are four seats that are open for election. Please take the time to review the information in this newsletter that was provided by each of the potential candidates. These candidates deserve a big thank you for “putting their names in the hat.” In addition to my opening remarks, it is an honor to be on the Board and to serve the community as a whole.

Farewell, Jeff



Manager's Report

By Dennis Javens



The summer of 2015 is coming to an end and the good news is that we still have plenty of water in the lake to continue your boating experience. The main and west ramps are closed but the auxiliary ramp is open for your use. We hope you can come up over Labor Day to end the summer with a bang.

End of Season Banding Program.

Several years ago we started a program of banding boats at the end of the boating season. This program accomplished two very important things. The first benefit of having your watercraft banded with our special bright yellow OSCA band when you're done for the remainder of 2015, is that it allows you to get your boat updated and ready for the 2016 season much faster. The band shows us that you really did not take your boat out of the community and to another lake. This is important because we have to inspect each watercraft as if it was in another body of water even if you tell us otherwise. If your watercraft does not have a band on it when you want to launch we are required by both Monterey and San Luis Obispo County to perform a formal inspection. This is very time consuming. The second benefit of the banding program provides our code staff the ability to monitor the launch ramps to insure that those watercrafts that are trying to launch have the proper paperwork with them. Not having the proper paperwork could cost the owner a fine of \$2,000 if caught by the Rangers.

Please contact the office or the gate when you're ready to put your watercraft away for the season and we will either have code stop by the house or you can bring the watercraft to the gate and they will be happy to get it done for you.

Tired of having to have your mussel inspection form stamped every 21 days? We have a solution.

The County of San Luis Obispo has a great program called the Resident Vessel Program. This program allows you have an annual (free) boat sticker that shows that your boat never leaves the Community of Oak Shores and you never have to remember to have your mussel inspection form updated every three (3) weeks. This an outstanding program and I strongly suggest you get all your watercraft into this program. Call the office for details. It does require that you attend a class to learn about the effect of mussels but we are working with the County to see if this can be done online.

Oak Leaves Election Edition August 2014

Introduction to Candidate Information

As we have done the past five years, the Oak Leaves Newsletter will seek to provide the Membership with helpful information about each of the six candidates running for the four 2015 vacancies on the Board of Directors. The Election Committee developed six specific questions for the candidates that can be addressed separately or incorporated into their official "Candidate Statement", however they prefer. Each candidate is free to prepare their statement as they choose. The responses by the candidates will be presented in alphabetical order by last name with their picture as they are submitted.

The Election Committee's questions are as follows:

1. Why have you chosen to run for a seat on the Board?
2. What knowledge, experience or abilities do you have that would make you an effective Board Member?
3. What do you believe are the top three priorities for Oak Shores Community Association in the coming year?
4. Do you have any business or other financial interests that could pose a financial conflict of interest if you were elected to the OSCA Board of Directors? If so, please describe how you would assure Members it would not influence your Board actions.
5. Have you previously volunteered/served on any OSCA committees or the Board of Directors?
6. How much time do you expect Board Membership and related activity will require of you each month? Are you willing and able to devote that time?

Board Candidate Statement
Steve Gasperson
(Incumbent)



As your current Board Vice President it has been a pleasure to serve our entire community over the last 2 years. I am asking for your “Support & Vote”. My wife Tammy & I have owned in Oak Shores for the last 5 years. Two years ago we built our dream home and moved to Oak Shores full time. We both love our community and continue to volunteer our time in numerous areas.

I was the President of a large Lighting Manufacturing company. My experience over the years in running a business and as a past board member, I understand the importance of listening to your team. My experience with budgeting-contracts-and team building has served well over the last 2 years on the Board. I am semi-retired and have no business interests or financial interests that could result in any conflict of interest.

Tammy & I have both been very involved since we moved to Oak Shores. Volunteering our time for the 4th of July Pancake Breakfast – New Years Eve party – Halloween Bash – and both Memorial Day & Labor Day BBQ’s. WE love being involved.

I have served on numerous committees. Ad Hoc committee for the Private Marina - Ad Hoc Committee for Oak Shores 2 project- Meeting with CDF Fire Chief and County leaders on the potential of fully staffed fire station in Oak Shores at little or no cost to our community.—ARC Committee liaison & Past Firewise committee member.

My key priorities for my next 2-year term would be to stay actively involved on managing the Oak Shores 2 project. Continue to work on finding a way to get us a much needed Fire Station at little or no cost. This is a key project to keep our property values up and our Homeowners insurance at affordable prices. I also want to continue the focus of improving our community through volunteer efforts and fundraising events.

It would be a great pleasure to serve our community and to work with all of our committees to insure all of your enjoyment when you and your family are in your community.

I appreciate your “Support & Thank you for your Vote”.



Board Candidate Statement Randy Gillenwater



I have decided to run for the Board of Directors and ask for your support and vote. As a former Board Member and Board President I was pleased to contribute to the many improvements at Oak Shores in the past 12 years. My wife Janice and I love Oak Shores and want it to continue to promote the positive spirit, the active volunteerism and the financial responsibility that are so evident in our wonderful community.

As some of you know, I retired as a Fire Captain after 31 years of service to the citizens of Monterey County. That experience taught me a lot about working with a team, as well as administrative responsibilities including budgeting and financial management. We have owned property here at Oak Shores since 1978, built our home here in 1987 and have lived here

fulltime since 2003. I have a long history at Oak Shores. We are fully retired and I have no financial or business interests that could result in a conflict of interest.

Both Janice and I have been active volunteers since we moved here. Most everyone knows Janice as the Chair of the Recreation Committee, a community spark plug, social butterfly and a caring friend to everyone in Oak Shores.

In addition to my previous service as a Board Member and Board President, I have been an active long-term member of the Finance Committee. As a regular volunteer at our social events you will usually see me bartending, or following other directions from Janice to plan, prepare, and clean up after our social events and wonderful community fundraisers like the Firefighters Ball and other social events. Currently, I am on the Finance Committee, I also Chair the Private Marina Slip Owners Committee, and I am an OSCA representative on the Oak Shores II Development Workgroup. I also volunteer to maintain the soda machine and ice machine at the Clubhouse which are both important fundraisers for our community.

As a former Board Member, I am proud of many of the accomplishments during my previous 8 years of Board Volunteer service. We monitored the budget carefully and were able to produce budgets for seven years in a row with no total increase in the OSCA operating budget. When I first joined the Board our "Reserve Fund" part of the budget, that is required by law, specifically for the maintenance, repair and replacement of the community property we all own together, was dangerously underfunded at 11%, placing us all at risk of major "Special Assessments" such as the \$1,602 Special Assessment for roads about 10 years ago. With discipline and careful financial management we have raised that Reserve Fund every year toward our goal of at least 75% which is the industry standard for a well-managed HOA. We updated our important CC&Rs and Bylaws in a manner that received overwhelming community support. I am also proud of the agreement I helped to negotiate that the Board just approved with the private slip owners that resolved important liability and ownership issues in a "win/win" manner that everyone can support.

My priorities for OSCA during the next two years are continued strong financial management and the maintenance of our property values, maintaining the positive spirit and active volunteerism in our community, negotiating a positive agreement with the developers of Oak Shores II, and working with CalFire and the County to advocate for an affordable Fire Station at Oak Shores. I will continue to attend meetings regarding the Nacimiento-San Antonio Tunnel proposal to stay informed, looking out for OSCA's best interest.

We live in a beautiful natural environment, with wonderful people and a great sense of community spirit. Janice and I are both happy to volunteer to do what we can to maintain these characteristics as we move forward together as a community. I appreciate your support and ask for your vote. Thank you very much.

Board Candidate Statement Joe Howard



We are fortunate to have a very unique community here at Oak Shores. To make sure it stays special requires involvement from many of its residents. We want to be sure the features that we first appreciated about our community are revived and refined. I am of the conviction that open representation from honorable members is essential to the well-being of our community.

As a board member, my sole concern would be to do what is best for the community. Hidden agendas on the other hand, sometimes perpetuated by conflicts of interest, can be divisive and are not helpful for community prosperity or cohesiveness. Except for owning our home and boat slip, I do not have any financial or business interests in the community, so no conflict of interest would exist for me.

In my opinion, top priorities for Oak Shores in the coming year include: (a) The budget. I am in favor of instituting prudent and wise financial policies, keeping spending under control while at the same time, providing needed repairs and replacements to keep our community up to par. (b) The proposed tunnel. Like many of you, I am concerned about the plan to connect Lake Nacimiento to Lake San Antonio and the potential serious impact that will have on our lake. (c) Fire safety. The fast-moving fire which occurred across the lake in early July has reinforced for many of us the importance of being vigilant and proactive in doing what we can to prevent that from happening here.

This past year, I was the chairman of the Firewise Committee. Organizing the Memorial Weekend BBQ gave me the opportunity to meet more of the good people who call Oak Shores home (or their weekend getaway!) I also have been a member of the Private Marina Committee and I am a current member of the Finance Committee, which has made me even more aware of the importance of the prudent, responsible management of our community's resources.

I have run a small business successfully for more than 30 years. Some of the skills which enabled my success include an ability to consider multiple options, to brainstorm for the best solution to the challenges faced and to communicate effectively with colleagues and others. Communication with you as members of our community is a high priority for me. I am committed to keeping the community properly informed and noticed about upcoming meetings and to ensure proper recording and posting of meeting minutes and supporting documents so that members, including part-time residents, can keep abreast of what actually is happening here.

I am aware of the time obligation needed to serve on the OSCA Board of Directors and I have that time, energy and commitment to represent you well. "Vote for Joe" in order to preserve and enhance the exceptional community of Oak Shores!

Respectfully submitted,

Joe Howard

Board Candidate Statement Julie Munro



When I first saw Oak Shores, I knew this place is where I wanted to live. Now, the beauty of the community starts at the front gate with its recent improvements. The next and very natural step for me is to run for the Board of Directors. This term will be no different than any other because it will involve decisions to be made at many levels. Some of my concerns include the safety (and customer service) factors unique to Oak Shores.

Here are answers to questions most commonly asked of candidates running for the Board of Directors.

The three top priorities for Oak Shores Community Association in the coming year:

- 1.) Health & Fire Protection is a continued priority for the safety of the community. I put this category first on the list because it is ongoing and the first and the foremost concern on each resident's mind.
- 2.) MCWRA Interlake Tunnel project is a top concern because after thirty years of planning this project is being accelerated to fruition before important aspects are answered, such as what elevation the lake will spill at going to San Antonio Lake. It keeps changing.
- 3.) The Oak Shores budget is a topic that is mentioned in almost every board meeting. It involves our ongoing fiscal health especially in these particularly pressing times.

I hope to contribute in the area of problem solving to help deliver solutions more effectively and efficiently as a board member. I currently have no conflict of interest that would prevent me from serving.

Being active in the community has been one of the more enjoyable aspects for me. My husband and I have repeatedly closed the community events and made sure that the Clubhouse is left secure. I have, also, attended many monthly board meetings over the years. In 2011, I was one of the last two Oak Shores residents to attend the Volunteer Fire Academy (PCF), and I was certified as a First Responder. While I did not become a Volunteer Firefighter, it set me on a course to follow other avenues. The timing was perfect for me to go through the Sheriff's Citizen Academy. After receiving more information about the Sheriff's Department, I chose the volunteer role as a SAVP which gives me the opportunity to drive a black and white volunteer vehicle in the Nacimiento area. I am currently on the Oak Shores Christian Fellowship Board and facilitate in weekly Sunday morning gatherings and other events.

The knowledge, experience, and abilities I have to make an effective Board Director have been obtained from being a full-time owner, since 1990. Then, as a former employee of Oak Shores, I understand the parameters of the role in proper Board Director directives. Also, I have a unique outlook on the community and perspective on how changes will affect the community involving those living and visiting here. I have experience with concerns, both big and small, that will help complete the puzzle by responsibly filling in the big picture.

Without hesitation, I am willing to devote the time needed to become a Board Director. I expect, but not limited too, 10 to 15 hours a month as a requirement with additional time also needed for special circumstances and related activities. The same as many of the other Directors already on the board, status quo is not a category I fall into, and I do not believe in making changes just for the sake of making changes. While maintaining the highest standards, it is important to stay fiscally responsible and to keep the community advancing as needed. I respectfully ask you to join the many others in your vote for me, as one of next newly elected Board Directors of Oak Shores.

Board Candidate Statement
Rod Olguin
(Incumbent)



My wife Andrea and I have enjoyed living full time in Oak Shores for the last three years. We feel fortunate to live where others vacation for the open space, lake living, and at a place where people actually know their neighbors. I have served on the association's Board of Directors these past two years because I believe it is important to be active in the community and take part in maintaining our quality of life.

As a retired city planner and former manager of building and code enforcement staff, I have 30 plus years of experience working with involved property owners and neighborhood groups. This experience also included working with various codes and regulations that I believe can be useful as a board member.

I believe the top three priorities for Oak Shores in the coming year are continuing to ensure reserves are adequately funded, maintaining the efficiency and cost effectiveness of the association, and preserving the beauty and quality of life at Oak Shores. While my wife and I occasionally rent out our home to vacationers, I do not believe there are any business or other financial interests that could pose a financial conflict of interest if elected to the OSCA Board.

Since living here at Oak Shores, in addition to my current Board Member activity and responsibility, I have served on the Finance Committee for the past two years, the Ad Hoc Committee for the Private Marina, and several other committees and workgroups. Additionally my wife Andrea and I have served as one of the hosts for the Christmas Night Light Parade and Open House event and we have volunteered time helping at the Fireman's Ball, Memorial Day BBQ and Fire Auxiliary.

My wife and I have made Oak Shores our primary home and intend on living here for years to come. For that reason and the fact that I am retired, I am willing and able to devote as much time as necessary to carry out my responsibilities as a board member.

Board Candidate Bob Sutherland



Introduction

Hello, my name is Bob Sutherland, I am a candidate for OSCA Board of directors for the 2015-2016 term. My wife (Shari) and I have lived full time at Oak Shores for the past 20 years. We are retired teachers. I have served on past Boards for 4 years. During my tenure I served as secretary for one year, vice president for one year, and treasurer for two years. I have served on the safety committee, the financial committee, the private dock committee and volunteered on many community projects as developed by the beautification committee. Some of the accomplishments as a past board member are:

- A financial report to the board and community monthly.
- Monthly review of income and expenses.
- The transfer for reserve funds to different banks that provide an increase in our interest income.
- The allocation of funds to allow staffing the gate for extended hours during the peak season.
- The hiring of a new manager (Dennis Javens).
- The writing of the "Conditional Use Policy for Cables Across The Common Areas".
- The writing of the "Gasoline Storage Policy".
- The successful defense of OSCA vs Watts/Burlison lawsuit that has finally been concluded in our favor by the California Supreme Court.
- The successful defense of OSCA vs Enrique Mauro lawsuit.

Why I'm Running

My wife and I moved to Oak Shores 20 years ago because we wanted to live in a **safe, private, gated**, community on the lake. We love being in a community that has a strong base of volunteers that will work for the betterment of the community.

I believe that an Oak Shores director:

- should maintain and protect our "**private community**" status. I agree that owners have the right to rent their property to whomever they choose. I believe OSCA has the right to impose rules and restrictions to rental properties as reinforced by the California Supreme court decision in the Watts/Burlison lawsuit.
- should support the efforts of Nrwmac as it pertains to the proposed pipeline between Nacimiento and San Antonio lake.
- should support a seasonal fire department that is funded by San Luis County.
- should support more responsive code enforcement especially on holiday weekends.
- should see that the administration work in total collaboration with our volunteer committees. Volunteers are the heart of this community.
- should maintain its reserve funding in order to avoid unscheduled assessments.
- has a fiduciary responsibility to the community. Our dues should only be spent in the maintenance and improvement of our community.
- defend the CC&Rs that govern the operation of our community.
- carefully study the inclusion of the Oak Shores 2 project before they become part of OSCA.

Conclusion

I have no financial interests that are connected with Oak Shores.

My only goal in running for the board of Oak Shores is making it a better place for my wife and I and my neighbors. I am willing to work any hours necessary to achieve that goal.

Respectfully, Bob Sutherland



**Nacimiento Regional Water Management Advisory Committee
Information Update**

Michael Davis—Oak Shores Representative

Hello everyone.

This being my first letter to you on this subject I will start by introducing myself. I am Mike Davis, Board member of the Nacimiento Regional Water Management Advisory Committee (NRWMAC), Board Member of the Oak Shores HOA and a concerned property owner of the proposed Monterey County Tunnel Project.

For those who are not familiar with how the lake is operated, here is a quick overview. The Lake (Nacimiento) and Dam are located in SLO County but the water releases are controlled by Monterey County. Specifically the Monterey County Water Resources Agency (MCWRA) controls the daily operations of the dam and water releases from both Lake Nacimiento and Lake San Antonio which feed into the Salinas river and flows north through the Salinas Valley for nearly a hundred miles.

MCWRA is directed by the Reservoir Operations Committee (Res Ops), which is comprised of various voting members from the Salinas Valley Farmers Representatives, the parks department, the concessionaire at Lake Nacimiento, and NRWMAC. The Res Ops committee is advised by hydrologists working for the MCWRA as to various options for release scenarios every month.

Monterey County is planning to build a tunnel to transfer water from Lake Nacimiento to Lake San Antonio. They say the Tunnel Project is needed for flood control to capture excess water from winter storms that would run over the dam and eventually be wasted as it flows to the ocean. They also say the Tunnel would allow additional operational benefits to move and store water during the dry part of the year.

This project could have an impact on your property values and all the communities around Lake Nacimiento.

We, NRWMAC, feel that the Tunnel, as they have outlined, is not in the best interest of either Lake Nacimiento, your property or flood control.

We have spoken with a few landowners whose property is in the vicinity of the proposed tunnel path. Their concerns have been noted and incorporated into our position paper, but we would like to hear from you and those who may be directly affected by the construction of this Interlake Tunnel project.

The following Monterey County website http://www.mcwra.co.monterey.ca.us/interlake_tunnel/interlake_tunnel.php briefly describes the Tunnel Project. Also, in this edition of the Oak Leaves you will find a copy of NRWMAC's Position Paper on what issues we think need to be addressed in the design of the Tunnel.

If you or any of your neighbors that have not been informed of this project would like to be included on my email distribution list for ongoing updates regarding this project please contact me at: michaeldavidm@aol.com.

NRWMAC has been representing the people and property owners around the lake for over 30 years and is ready to do our best to insure that our water and recreation needs are defended.



NRWMAC Perspective on MCWRA Interlake Tunnel Project

We support the Interlake Tunnel and feel it can help facilitate our goals

Our Goal is to save and store water that would otherwise spill over dam in the event of a large rain event with a nearly full Nacimiento Reservoir. That is to move flood control flows from Nacimiento Reservoir and store them in San Antonio Reservoir.

Operational Concerns

We would like an agreed upon operational plan for the releases from both lakes based on various factors. □

"Transfer water" moving from Nacimiento to San Antonio via the tunnel would be credited towards reduced releases from Lake Nacimiento during the summer months

Technical / Design Concerns

12 foot diameter tunnel conservatively costs at most 30% more than a 10 ft diameter tunnel for machine and materials, yet the increase in capacity and efficiency is on the order of 40% more. Making it more cost effective and allowing a higher transfer rate.

Intakes (structure above the tunnel entry point into the ground)

Water transfer should not begin until the lake achieved an elevation of 795. This would define an invert elevation of 778 which would provide 5 feet of head for a 12 foot diameter tunnel. This will allow for a shorter tunnel and still have enough capacity to support inflows from a heavy rain event. The last 5 feet of lake elevation is 7% of the lake volume and equivalent to 28,050 acre-ft. of storage.

Tunnel Length

Lower inverts demand a longer tunnel as they are closer to the middle of each lake

- longer tunnels cost more money to dig
- the current proposal has a tunnel that is 2,000 feet longer than may be necessary
- at \$10,000 per foot to drill/dig tunnel - 2,000 ft. extra length costs \$20 Million which would be better used for a larger diameter tunnel

Valves for flow control

A valve on the downstream end does not make sense without a valve at the upstream end. The tunnel remains pressurized with water all the time without an upstream valve.

- If a problem occurs within the tunnel (eg a leak due to earthquake etc) then one could not service the tunnel without an upstream valve.
- Its more prudent to have a valve at the upper end for maintenance and repair.
- Ideally the tunnel would have a valve at both ends

Land owners in vicinity of Tunnel Concerns

These landowners are concerned that they could loose significant land value if their property becomes unstable due to tunnel issues.

There is no insurance they can buy for this □

Need a study to understand the effects of a tunnel on the current wells

Property owners are concerned about their water wells becoming less productive

- about changing hydrology due to tunneling
- about core sample drilling
- some have well depths in the range of the tunnel elevation

Property Owners want an insurance policy to:

Indemnify and hold harmless the property owners to issues related to the pipeline

- in case wells dry up
- replacement of wells
- compensation for loss of water
- interim costs for water delivery
- structural damage to property
- repairs to property

NWRMAC Information—Continued from Previous Page**Looking for compensation for an easement / tunnel below their property**

All people/landowners on the hill above the tunnel are assuming risk

The tunnel will affect people directly above and on the same hillside

These people would like to have a discussion regarding compensation

Project Funding

Landowner consent is required for any government funding

Next steps

- NRWMAC would like a sit down meeting within the next 30 days between MCWRA and/or Res Ops personnel to discuss details of the anticipated design and the operational plan.
- NRWMAC would like to have these issues addressed before the contract is awarded but no later than 30 days from now.

OAK SHORES PROPERTIES

<u>HOMES</u>			<u>LOTS</u>		
Address	Bd/Ba	Price	Address	Sq. Ft	Price
2671 Tree Trap	2/2	\$174,900	8103 Boat Hook	11543sf	\$24,000
2178 Ridge Rider	3/2	\$245,000	2263 Lariat Loop	7448sf	\$45,000
8116 Cove Ln	3/2	\$249,000	2677 Pine Ridge	8537sf	\$49,000
2363 Rough Rd.	3/2	\$269,000	2533 Shoreline	9322sf	\$50,000
2431 Captains Walk	2/2	\$279,000	2472 Captains Walk	5600sf	\$50,000
2462 Captains Walk	3/2	\$299,000	2667 Tree Trap	6000sf	\$59,000
2359 Lakeview	2/2	\$317,000	2705 Lookout Loop	5706sf	\$62,500
2430 Stern Deck	2/2	\$319,000	2517 Captains Walk	4782sf	\$69,000
8391 Stub End	2/2	\$324,900	2450 Stern Deck	5660sf	\$69,000
2772 Oak Shores	3/3	\$349,000	8813 Circle Oak	8800sf	\$69,900
2624 Crows Nest	3/2	\$359,999	8679 Landlubber	5950sf	\$75,000
8101 Boat Hook	4/2	\$369,000	2631 Crows Nest Loop	5001sf	\$75,000
2860 Spike Ct	3/3	\$419,000	2652 Tree Trap	5300sf	\$75,000
8037 Ready Rd	3/3	\$459,500	8769 Deer Trail Ct	12937sf	\$79,000
8812 Circle Oak	3/2	\$460,000	2700 Turkey Cove	6800sf	\$85,000
2674 Pine Ridge	4/3	\$464,200	8811 Deer Trail Ct	12798sf	\$98,000
8791 Circle Oak	3/4	\$479,000	2851 Lands End	6041sf	\$100,000
8200 Woody Pt	4/3	\$489,000	2879 Saddle Way	12110sf	\$110,000
2586 Captains Walk	3/3	\$495,000	8820 Deer Trail Ct	15999sf	\$125,000
8208 Bass Pt	3/2	\$499,000	2645 Pine Ridge	7600sf	\$130,000
2641 Pine Ridge	4/2	\$499,000	8137 Smith Pt	9500sf	\$199,000
2537 Shoreline	4/3	\$635,000	2676 Pine Ridge Rd	11979sf	\$199,900
3125 E. Beach	3/3	\$679,000			
8209 Bass Pt	5/3	\$719,000			
2676 Pine Ridge Rd	4/3	\$725,000			
8132 Smith Pt.	3/3	\$799,000			
2581 Shoreline	5/4	\$869,000			

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Entrance Landscape & Lighting Project Update

by Randy Feltman

Twenty Chinese Pistachio trees were planted in May on both sides of the Oak Shores entrance road along with an array of about 150 plants. Fifteen additional trees intended for the area between the kiosk and the gate arrived in late July and are in the process of being planted. See the picture below of a mature Chinese Pistachio tree. When completed we will have a total of 33 of these trees at the entrance and 2 added trees at the Miniature Golf Course. In a few years they will provide a spectacular first impression of Oak Shores.

Next steps will include sealing the pond and linking the two ponds together to form a new water feature, completing the drip irrigation system and installing the low voltage lighting highlighting the trees and the water feature.



Mature Chinese Pistachio

We currently have 35 sponsors for the trees and are sold out until a decision is made about the number and potential placement of any additional trees. The dedication plaques are all completed and available for pickup in the OSCA office. See Debbie.

I want to thank Mark McMullen, our resident landscape designer, for his expertise and hard work on this project as well as the many volunteers who are providing the labor along with Chris Marcotte and his Maintenance Staff.

New Resource for Oak Shores Residents at Heritage Ranch

Fridays Only – 12pm to 2pm

Proper Disposal of Household Hazardous Waste

Hazardous waste should NOT be disposed of in the trash or in the gutter. Hazardous waste disposed of in the trash poses a serious threat of injury to trash collection and landfill operators. This kind of waste also creates environmental problems when disposed of improperly. For these reasons, disposal of hazardous waste is regulated and improper disposal is illegal. The penalties can be substantial. Empty containers may be discarded with your trash. Hazardous waste must be disposed of on a designated drop off day at the designated location only.

Household Hazardous Waste

Drop-off Facilities

San Luis Obispo County Integrated Waste Management Agency (IWMA) operates six household hazardous waste drop-off facilities in San Luis Obispo County where residents can bring household hazardous waste. One of those sites is at Heritage Ranch behind the Community Services District Office and it is now available to residents of Oak Shores. It is only available Fridays from 12pm to 2pm. Another facility is located at the Paso Robles Landfill and it is open on Saturdays from 11am to 3pm. The maximum amount of household hazardous waste you can drop off at one time is 15 gallons or 125 pounds. You can also drop off old TVs and computers. There is no charge to use these facilities.

Household hazardous waste is accepted but not radioactive, medical waste such as prescription drugs or needles, or explosives. The IWMA has a separate program for proper disposal of medicine or needles. For more information please contact the IWMA at 805-782-8530.



Reminder - Mussel inspection Documentation Required

OSCA Code Enforcement has identified a substantial number of boats preparing to launch without the required updated Mussel inspection. This includes owners and most frequently guests. Be sure they understand. If you're stopped on the lake by the rangers without the documents it is a \$2,000 fine from Monterey County. Oak Shores will fine a boat owner \$500 if attempting to launch without the mussel inspection. If Oak Shores residents are apprehended on the lake without the Mussel Inspection, Monterey County has threatened to close the launch ramp at Oak Shores so it is a very serious issue.

Recreation Committee Labor Day Activities Janice Gillenwater

Tuesday night at the pool - 6pm - Bring something to share and your own beverage

Thursday pontoon night 6pm bring something to share and your own beverage

First Thursday of each month- bunco

Labor Day Event coming up Saturday Sept 5th theme is **Sunshine n Sunflowers BBQ** at the clubhouse We will have face painting, booths, games for the children and a live band, the McGuffy Road Band, featuring our very own Leon Auburt. Flyers will be posted very soon!

Feel free to call Janice Gillenwater for any recreation questions at 472-9404

CLUBHOUSE GALLERY NEWS *Rusty Lipscomb*

Calling All Photographers!

I am in need of new photos for gallery display. The topic is open, now expanded to include your travel and vacation photos of interest, as well as central coast images. If you have a large amount, 20 or more photos to choose from, I can do a show just for your pictures. Please let me know if you are interested!

lilrust@earthlink.net or 805-472-2717

**Oak Shores
Community Association**

Office Hours

Monday - Saturday 8am – 4pm
Office Phone 805-472-2233
Office Fax 805-472-2234
New Website www.oakshores.us

General Manager—Dennis Javens
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2015 Big Shot Photo Contest

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You may submit more than one photo, Judging by an outside Professional Photographer

Submit Photos By December 1, 2015 to CathyAtTheLake@msn.com ...BE A BIG SHOT...

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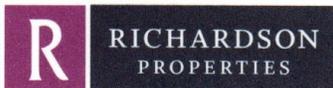
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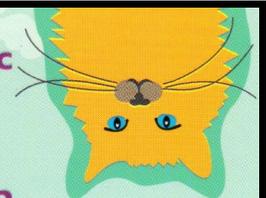
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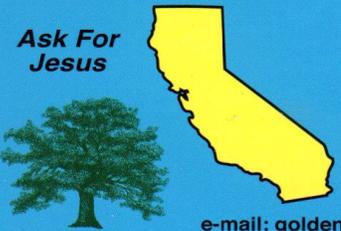
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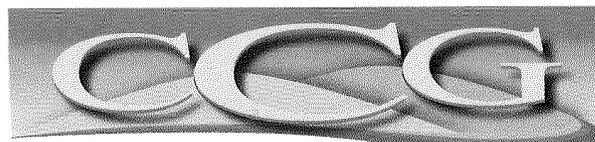
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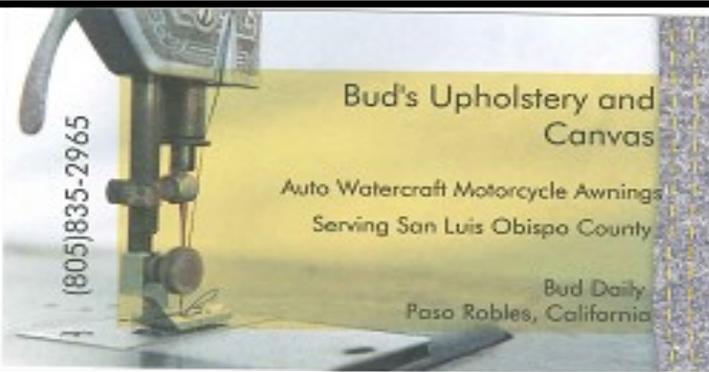


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