

The Oaks of Del Rey Homeowners Association

JANUARY 2002

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for:

**Monday, January 7, 2002
7:00 PM in the Clubhouse**

Please plan on attending the monthly Board of Director meetings so as to be involved in the decisions that affect your community.

Insurance Reminder

The association carries a blanket insurance policy on all the building structures. This policy covers the replacement cost of rebuilding the unit. The blanket policy does not cover your personal property such as clothing, furniture, collectibles, etc. Additionally, if there were a fire in your home, the relocation of your family during the construction is not covered.

All homeowners should carry a minimum level of personal property insurance. This type of policy is normally called an HO 6 policy. It will cover your personal property, liability and some real property in the event that you cause damage to the structure that is below the blanket policy deductible of one thousand dollars. If you would like more information on the insurance, please call Tim Dillon at Access Association Services, Inc. 782-1222.

Clubhouse Rental

If you are interested in reserving the clubhouse please contact the Management office at 888-972-4900. A Rental Agreement will be mailed to you for completion and returned to Management. There is a refundable security deposit of \$100.00 and a cleaning deposit of \$25.00 required prior to the reservation.

HOLIDAY CHEER

The management and staff at Access Association Services would like to wish you and your family a wonderful and joyful New Year.

**Access Association Services, Inc.
16450 Monterey Road, Suite 1
Morgan Hill, CA 95037
1-888-972-4900
e-mail access@associationservices.com**



The Oaks

DECEMBER 2001

BOARD OF DIRECTORS

David Rojas
PRESIDENT

Mark Bramman
SECRETARY/TREASURER

Susan Thamer
DIRECTOR

Judy Charles
DIRECTOR



MANAGEMENT

Tim Dillon
Association Manager

Access
Association
Services
16450 Monterey Road
Suite 1
Morgan Hill, CA 95037

(408) 782-1222

Email:
tdillon@
associationservices.com

Website: www.
associationservices.com

Board Meeting

Due to the holidays, there will not be a Board Meeting in December. The next scheduled meeting will be set for January 2002. Due to the Board changing the meeting day, the date will be posted in the January newsletter.

Gutter Cleaning

With the recent winter rains, it is again time to remind all residents to clean the gutters along the front of your patios. Many of these gutters are filled with plant debris and will block the main downspouts drains if not cleaned.

Christmas Potluck

The Board of Directors would like to invite all residents to the First Annual Oaks Christmas Pot Luck.

The association will provide wine and soft drinks, residents should bring finger food, appetizers, or other snacks for all to enjoy.

This will be an opportunity to meet your neighbors and to welcome the holiday season. So mark your calendar for:

December 12, 2001

6:00 PM

In the Clubhouse

Assessment Changes

Homeowners are reminded that the assessment will change on January 1, 2002. If you currently have automatic payments established with the bank, you will need to contact them to change the amount withdrawn from your account.

Importance of Recycling

Many of the residents at The Oaks are still not following the basic recycling requirements. On a weekly basis, the maintenance crew must clear each of the dumpster areas of large cardboard boxes that are not broken down, remove boxes from the dumpster, and in some cases remove bottles and cans that people leave on the ground.

The cost to the association for this service is approximately \$244.00 per week.

Additionally, if a dumpster is overloaded (where the lid will not close), the trash company adds an additional service charge of \$32.00 for each overload to the monthly invoice which is currently \$1343.00 per month. This brings the total cost of trash collection to approximately \$2,300.00 per month.

Christmas Tree Disposal

Again this year, a dumpster will be available (later this month) at the south end of the complex (by the TCI building) for the disposal of Christmas trees. Please remove all decorations and stands.

Do not dispose of trees in the garbage dumpsters.

The Oaks of Del Rey Homeowners Association

November 2001

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for:

**Wednesday,
November 28, 2001
7:00 PM in the Clubhouse**

All homeowners are encouraged to attend the monthly Board Meetings.

Meeting Agenda Items

The following is a summary of items discussed at the October Board Meeting:

- The Board of Directors reviewed budget information for the next year and will be meeting on November 6, 2001 at 6:30 PM to finalize the assessment. The Board of Directors feels that an increase of approximately \$10.00 per unit per month will be approved.
- Residents and homeowners that have insurance claims are instructed to contact management before calling the agent.
- The Board approved a proposal to repair and replace insulation under the lower units at an approximate cost of \$300.00 per unit. If individual homeowners would like to have additional insulation added, they should contact Tim Dillon at Access Association Services, Inc. 1-888-972-4900.

Please plan on attending the monthly Board of Director meetings to be involved in the decisions that affect your community.

Dogs/Cats

Residents are reminded that they are responsible for their pets. Dogs must be on a leash at all times when in the common area and the owner is responsible for cleaning up the animal waste. Additionally, cats must be kept out of other resident's property, including vehicles.

Clubhouse Rental

If you are interested in reserving the clubhouse please contact the Management office at 888-972-4900. A Rental Agreement will be mailed to you for completion and returned to Management. There is a refundable security deposit of \$100.00 and a cleaning deposit of \$25.00 required prior to reserving.

Satellite Dish Installations

Remember that the association has a policy for the installation of satellite dish antennas. In order to maintain the architectural standards of the community, all installations must be done within the guidelines adopted by the Board. If you would like a copy of the policy, please contact Access Association Services, Inc. 1-888-972-4900.

Just a reminder to replace the batteries in the smoke detectors on an annual basis...

**Access Association Services, Inc.
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Morgan Hill, CA 95037
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e-mail access@associationservices.com**

The Oaks of Del Rey

October 2001

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for
Wednesday, October 31, 2001, 7:00 PM in the Clubhouse

Recycling

Once again we would like to remind all residents at The Oaks of Del Rey to recycle materials and eliminate the overflow of the current dumpsters.

Please be advised that the waste management services have contacted Management regarding the Association and reported that due to considerable overloading of the dumpsters, additional charges will be incurred for picking up the excess trash from the dumpsters. These costs are passed along to each and every homeowner in the form of increased assessments. We would ask that all residents utilize the recycling room located on Pheasant

Ridge Road next to the sport court for recycling of all cardboard, glass, plastic and mixed paper. With the 2002 budget year quickly approaching, all of these items will be considered by the Board of Directors when considering whether or not to increase the monthly assessments.

- All cardboard boxes must be broken down and taken to the recycling room.
- Do not leave boxes, furniture, appliances, or trash on the ground in the dumpster enclosures.
- Please recycle all glass, plastic, newspaper, cans and cardboard and place them in the proper containers in the recycle room (next to the sport court).

Water Damage – Insurance Claims

IMPORTANT

READ

Over the past several months, the Board of Directors have asked all homeowners and residents at The Oaks of Del Rey to replace existing rubber washing machine supply hoses with the new metallic flexible hoses that are available at Orchard Supply Hardware and Home Depot.

The cost to replace these supply lines is very minimal when compared to the damage suffered should one of the existing hoses fail, thereby causing significant damage not only to the existing unit but to the units below.

The Homeowners Association's insurance policy is currently adjusting a claim on Pheasant Ridge Road that affected two units. The cost to repair the damage to both of the units has exceeded \$28,000. This is the third such loss in The Oaks community within the past four months.

With these types of losses, It is obvious that the Association's insurance policy is going to increase significantly. As a result, the Board of Directors is considering increasing the deductible to help keep the premiums at a reasonable level, however, homeowners and residents are reminded that these losses can be prevented by taking affirmative action to replace these rubber hoses that continue to fail.

Homeowners and residents that would like referrals or plumbing services to do the replacements can contact Tim Dillon at Access Association Services, Inc. at 1(888) 972-4900.

The Oaks of Del Rey

September 2001

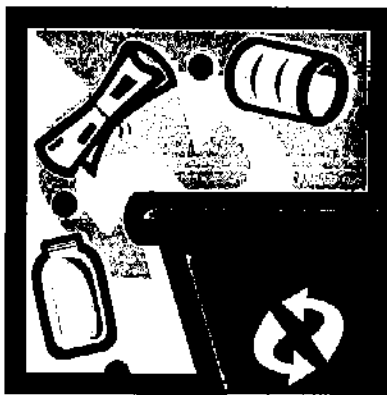
Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for
Wednesday, September 26, 2001
7:00 PM in the Clubhouse

Recycling

We continue to have some problems with residents leaving cardboard boxes, newspapers, cans and furniture in the dumpster enclosures and in the dumpsters. If all residents will follow a few simple rules, we can resolve most of these problems. Here are the basics:



- All cardboard boxes must be broken down and taken to the recycling room.
- Do not leave boxes, furniture, appliances, or trash on the ground in the dumpster enclosures.
- Please recycle all glass, plastic, newspaper, cans and cardboard and place them in the proper containers in the recycle room (next to the sport court).

If all residents will pitch in and follow these rules, we can save a tremendous amount of time and money for the association.

How to Contact Management

Access Association Services, Inc.
16450 Monterey Road, Suite 1
Morgan Hill, CA 95037

(408) 782-1222 Office

(408) 782-1226 Fax

Email: access@associationservices.com

Web: www.associationservices.com

The Oaks of Del Rey

August 2001

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for **Wednesday, August 29, 2001 at 7:00 PM** in the Clubhouse

Board of Directors

David Rojas	President
Mark Bramman	Treasurer
Susan Thamer	Director
Judy Charles	Director

Window Replacements

This is the last call for homeowners to submit for group pricing on glass replacements. There has been a limited response to the program since the last newsletter.

The repair and replacement of the glass surfaces of all of the windows is the individual homeowner's responsibility. The Board of Directors has contacted several local companies to provide this service to the owner's at Del Rey Oaks and have finally obtained a commitment from Signature Glass & Window to work with individual homeowners to repair these damaged windows.

Homeowner Caryl Rojas has volunteered to be the onsite contact person for homeowners wishing to obtain estimates. Caryl can be reached at 899-9141. Additionally, on the bottom portion of this newsletter, you may return an information coupon that will be forwarded directly to Signature Glass & Window to contact individual homeowners for estimates.

Washing Machines

Over the past year, the Del Rey Oaks Condominiums have suffered several water losses due to faulty washing machine hoses. While many of these losses have been minor, the most recent damage affected two units and is costing in excess of \$20,000 to repair the interior damages to one of the lower units. While the insurance company is paying for the repairs to the units, minus the \$1,000 deductible, the damage to personal property and the amount of time that the homeowners are displaced from their homes is significant.

All of this could have been avoided had the homeowner installed new metal reinforced washing machine hoses. These washing machine hoses cost approximately \$12 at Orchard Supply Hardware and can be installed by any homeowner or resident. Installation of such a hose would have in this case saved a tremendous of time and money to the Association as well as the Individual.

The Board of Directors and Management are urging all residents of the community to replace the old black rubber hoses with new metal reinforced material that is readily available at any hardware store.

If you have any questions on this matter, please feel free to contact Tim Dillon at Access Association Services, Inc. at (888) 972-4900.

DEL REY OAKS

Please complete the information below if you wish to be contacted by Signature Glass & Window. Return to Access Association Services, Inc. at 16450 Monterey Road, Suite 1, Morgan Hill, CA 95037.

NAME _____ **PHONE** _____

ADDRESS _____

The Oaks of Del Rey

July 2001

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for **Wednesday, July 25, 2001 at 7:00 PM** in the Clubhouse

Vacancy

The Board of Directors would like to welcome Judy Charles as the newest volunteer to serve on the Board of Directors. Judy was appointed at the June 27, 2001 Board Meeting and will fill one of the two vacant positions left on the Board of Directors.

Any other homeowners within the Del Rey Oaks Condominiums that would like to volunteer a few hours each month to serve on the Board should contact Tim Dillon at Access Association Services, Inc. at (888) 972-4900.

Window Replacements

Many of the homeowners at the Del Rey Oaks Condominiums have reported that the thermal windows in their units have failed. This failure results in a moist fogging of the inside of the window and can only be resolved by replacing the thermal glass panel.

The repair and replacement of the glass surfaces of all of the windows is the individual homeowner's responsibility. The Board of Directors has contacted several local companies to provide this service to the owner's at Del Rey Oaks and have finally obtained a commitment from Signature Glass & Window to work with individual homeowners to repair these damaged windows.

On the reverse of this newsletter, you will find a letter from the president of Signature Glass & Window, stating his commitment to working with the homeowners at the Del Rey Oaks Condominlums.

Additionally, homeowner Caryl Rojas has volunteered to be the onsite contact person for homeowners wishing to obtain estimates. Caryl can be reached at 899-9141. Additionally, on the bottom portion of this newsletter, you may return an information coupon that will be forwarded directly to Signature Glass & Window to contact individual homeowners for estimates.

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All of this could have been avoided had the homeowner installed new metal reinforced washing machine hoses. These washing machine hoses cost approximately \$12 at Orchard Supply Hardware and can be installed by any homeowner or resident. Installation of such a hose would have in this case saved a tremendous of time and money to the Association as well as the individual.

The Board of Directors and Management are urging all residents of the community to replace the old black rubber hoses with new metal reinforced material that is readily available at any hardware store.

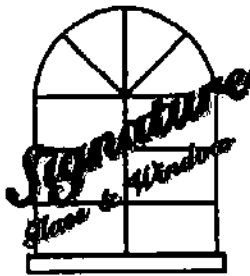
If you have any questions on this matter, please feel free to contact Tim Dillon at Access Association Services, Inc. at (888) 972-4900.

DEL REY OAKS

Please complete the information below if you wish to be contacted by Signature Glass & Window. Return to Access Association Services, Inc. at 16450 Monterey Road, Suite 1, Morgan Hill, CA 95037.

NAME _____ **PHONE** _____

ADDRESS _____



319 Rlanda St
Salinas, CA 93901
831-754-8855 – Salinas
831-642-0655 – Monterey
831-425-2021 – Santa Cruz
831-754-0655 – Fax

JUNE 23, 2001

Access Association Services Inc.
16450 Monterey Rd. Suite 1
Morgan Hill, CA 95037

ATT: Tim Dillon

Dear Tim:

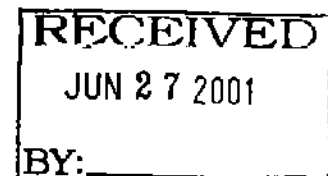
Thank you for your letter dated on may 16, 2001. Please let me apologize for not getting back to you in a timely matter regarding your interest in our company.

We are interested in providing estimates for your individual clients, and can assure you that there price Would be very competitive and that the quality of work would be superior. However we cannot negotiate price based on group pricing due to insurance requirements. Please let me assure you we are fully licensed and insured but can not perform any business with a condominium association. We however can perform business and write contacts with individual owners of a condominium.

If this is acceptable with your individual clients, we would be happy to meet with them on an individual basis. Please remember that signature glass and windows Inc. is fully insured and licensed. Also we are a certified AAMA installer and a certified Milgard dealer with over 20 years experience. We sell all Milgard products that come with a lifetime parts and labor guarantee from the manufacture. (As long as you own the home)

Sincerely

Steve Stewart
President, Signature Glass & Windows Inc.



The Oaks of Del Rey

June 2001

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for **Wednesday, June 27, 2001 at 7:00 PM** in the Clubhouse

Volunteers

There is still one position vacant on the Board of Directors. If you are interested in volunteering a few hours each month, you should contact Tim Dillon at Access Association Services, Inc. Additionally, any homeowners who would like to volunteer to work on a committee can contact the management office for more information.

Access Association Services, Inc.
16450 Monterey Road, Suite #1
Morgan Hill, CA 95037
408-782-1222 Office 408-782-1226 Fax
Toll Free 1-888-972-4900
Email access@associationservices.com

Architectural Approvals

Residents are reminded that any changes to the exterior of the units at The Oaks require approval from the architectural committee before the changes are made. Some examples that require prior approval are screen doors, patio decorations that exceed the height of the railings and DSS satellite dish installations.

Architectural requests must be submitted in writing to the management office, and should include all pertinent information on the request such as color, size, material, etc.

Architectural Approvals

Residents are also asked to clean up after their pets when walking them in the common area. Please use the pet trail and pick up after your animals. Dogs must be on a leash when in the common area.

THE OAKS AT DEL REY HOMEOWNERS ASSOCIATION

Newsletter

May 2001

Next Meeting

The next Board of Directors Meeting is scheduled for:

**Wednesday,
May 30, 2001
7:00 PM at the Clubhouse**

Annual Meeting

Thanks to the 13 homeowners who attended the Annual Meeting and the 64 who sent in their proxies! The Annual Meeting was convened after a short reception consisting of wine, cheese and conversations with neighbors. The refreshments were sponsored by the Association and catered by Board Member Susan Thamer. Thank you Susan for putting on a very nice pre-meeting party!

After a brief discussion of the past year, including financial reports and member discussions, the Membership voted to re-elect Mark Bramman and David Rojas to the Board of Directors. Judy Charles volunteered to fill one of the two vacant positions that remain on the Board of Directors – Thank you Judy!

Landscape Improvements

The homeowners in attendance at the Annual Meeting discussed how they could improve the landscaped areas around their buildings. The Board of Directors and Homeowners gave several suggestions, including, but not limited to:

- Individual homeowners could purchase plants and ground cover and plant them around their units.
- The Association could purchase the plants and leave them at the clubhouse for homeowners to plant.
- A group of volunteers could sponsor a planting party and the Association could supply the plants.

If you have any other suggestions, or you would like to volunteer, you may call, fax, email or write to the Management office listed below.

Management

Access Association Services, Inc.
16450 Monterey Road, Suite 1
Morgan Hill, CA 95037

(888) 972-4900 Toll Free
(408) 782-1222 Office
(408) 782-1226 Fax

Email: access@associationservices.com

Web: www.associationservices.com

Annual Meeting

**Annual Membership Meeting
Wednesday,
April 26, 2001
At the Clubhouse**

**6:30 PM Reception & Sign In
7:00 PM Annual Meeting**

Annual Meeting Mail Out

Over the next few days, each homeowner will receive the annual meeting information package.

This packet will contain the notice of the meeting, proxy/ballot, agenda and a postage paid return envelope.

The enclosed proxy will give each owner an opportunity to vote for the officers. Please take a few minutes to review the information, and return the proxy so that a quorum can be established and your vote counted.

If you have any questions regarding the annual meeting, please contact Tim Dillon at 1-888-972-4900

Volunteers

The Oaks of Del Rey Board of Directors is comprised of five homeowners who volunteer a few hours each month to make the decisions that maintain and improve the community in which we reside. Any homeowners who are interested in committing a few hours each month to serve on the Board are encouraged to contact the management office to be placed on the ballot.

SPRING AHEAD!!

Recycling

We continue to have some problems with residents leaving cardboard boxes, newspapers, cans and furniture in the dumpster enclosures and in the dumpsters. If all residents will follow a few simple rules, we can resolve most of these problems. Here are the basics:

- All cardboard boxes must be broken down and taken to the recycling room.
- Do not leave boxes, furniture, appliances, or trash on the ground in the dumpster enclosures.
- Please recycle all glass, plastic, newspaper, cans and cardboard and place them in the proper containers in the recycle room (next to the sport court).

If all residents will pitch in and follow these rules, we can save a tremendous amount of time and money for the association.

Parking Lot Sale

At the March meeting, one of the homeowners suggested that the Oaks sponsor a one-day community yard/parking lot sale that would be held sometime in mid April or May at the East end of Quail Run in the guest parking spaces.

Any homeowners interested in volunteering to work on this project should contact Flo Farrel at 899-8831.

How To Contact Management

Access Association Services, Inc.
16450 Monterey Road, Suite #1
Morgan Hill, CA 95037
408-782-1222 Fax 408-782-1226
Toll Free 1-888-972-4900
Email access@associationservices.com

The Oaks of Del Rey

March 2001

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for Wednesday, March 28, 2001 at 7:00 PM in the Clubhouse

Spa Heat

The vote on the spa heat issue was very disappointing, only 48 of the 150 unit owners responded to this energy issue and the vote was 36 votes in favor of turning off the spa and 12 votes in favor of leaving it heated. Based on the limited response, the Board of Directors felt that the spa should remain heated for the winter.

Volunteers

With the annual membership meeting scheduled for April 2001, we are now looking for any homeowners interested in volunteering to serve on the Board of Directors. If you are interested in volunteering a few hours each month for the community, you should contact Tim Dillon to be placed on the ballot. Additionally, any homeowners who would like to volunteer to work on a committee can contact the management office for more information.

Access Association Services, Inc.
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Architectural Approvals

Residents are reminded that any changes to the exterior of the units at The Oaks require approval from the architectural committee before the changes are made. Some of the examples that require prior approval are screen doors, patio decorations that exceed the height of the railings and DSS Satellite dish installations. For more information please contact the management office.

Architectural Approvals

Due to the size and location of two Eucalyptus and two Sycamore trees in the complex, they will be scheduled for removal within the next month. The City of Del Rey has given approval to remove the trees and replace them with other varieties in locations that are not going to cause problems with lifting concrete or damage the existing landscape.

Two eucalyptus trees at the 100 building on Pheasant Run.

One sycamore in front of 411 Pheasant Run.

One sycamore in front of 840 Pheasant Run

The Oaks of Del Rey

February 2001

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for Wednesday, February 28, 2001 at 7:00 PM in the Clubhouse

Spa Heat

Due to this increased energy cost and the need to conserve our resources, the Board of Directors is requesting that the homeowners respond with a vote on whether or not to continue heating the spa during the winter months. Please indicate your vote on the coupon below and return it with your monthly assessment. Based on the majority vote of the members, the Board will act accordingly.

Volunteers

With the annual membership meeting scheduled for April 2001, we are now looking for any homeowners interested in volunteering to serve on the Board of Directors. If you are interested in volunteering a few hours each month for the community, you should contact Tim Dillon to be placed on the ballot. Additionally, any homeowners who would like to volunteer to work on a committee can contact the management office for more information.

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The Oaks of Del Rey Homeowners Association Spa Heat

Due to the increased costs for heating the spa during the winter months, I/ We vote as follows:

Approve to keep the spa heated during the winter months.

Vote to turn off the heat to the spa for the winter.

Name (s)

Address

THE OAKS OF DEL REY

April 2002

NEXT BOARD MEETING

The annual membership meeting will be held on **Monday, April 1, 2002 at 7:00 PM at the Clubhouse.**

INSURANCE ALERT

The board of directors are pleased to announce that they have obtained another insurance policy for the hazard and liability coverage from a local agency. This new policy will take effect April 1, 2002, and will offer a considerable savings of over \$30,000.00 on the premiums from the prior policy.

Additionally, the deductible will change from the current \$10,000 fire and hazard and \$25,000 for water loss to \$5,000.00 for any covered claims. While this is certainly a better situation than the previous company offered, it does not relieve the homeowner of the responsibility to inspect and replace water hoses and supply lines within the units.

Each homeowner with the Del Rey Oaks condominiums should contact their insurance agent to insure that they have an H.O.6. Policy to cover the new deductibles. It is important that when you contact your insurance agent, you specify an H.O.6. Policy that designates real property coverage within that insurance policy. If you just have a renter's policy that only covers personal property, you may be held liable for these new much larger deductibles.

One of the issues to be discussed at the annual meeting will be to review the total cost of insurance that was paid this year and to determine if a special assessment is required to cover the additional cost's incurred. Additionally, the earthquake insurance will soon be up for renewal, and that too will have to be reviewed and voted on by the members. The cost of the earthquake insurance is not included in any of the above cost estimates.

HOW TO CONTACT MANAGEMENT

Access Association Services, Inc.
16450 Monterey Road, Suite 1
Morgan Hill, CA 95037

Toll Free 1-888-972-4900
Fax 408-782-1226

Email info@accessassn.com
Web www.accessassn.com

THE OAKS OF DEL REY

March 2002



NEXT BOARD MEETING

The next Board of Directors Meeting will be **Monday, March 4, 2002 at 7:00 PM at the Clubhouse.** All homeowners are welcome to attend.

CAR ALARMS

The management office has been receiving numerous complaints regarding car alarms disturbing other residents. In the past month, one car alarm went off on a Sunday morning and continued to disturb other residents for almost an hour before the vehicle was towed off of the property. Residents are reminded to call the Del Rey Oaks Police Department in the event of a car alarm sounding off.

DOGS

Are you a responsible pet owner?

- Do not allow your dogs to urinate on the walkways or buildings,
- Clean up after your pets
- Do not allow your pets to use the decks or walkways, but rather, to utilize the pet trail at the rear of the complex
- Do not allow your dog in the common area without a leash.

If you observe a dog loose in the community unleashed in the common area, please call the Del Rey Oaks Police Department.

IMPORTANT INFORMATION FOR ALL OWNERS!!

The Board of Directors and Management are looking into obtaining bids from local plumbers to give a quantity discount for replacing angle stops, hoses and supply lines within the units. All homeowners should take this opportunity to have these items inspected .

The Board of Directors is also looking into sponsoring homeowner involvement in ascertaining that the water line hoses are repaired and replaced to prevent losses damaging your neighbors' units. Any homeowners interested in providing information on contractors and/or committees to help oversee this project should contact the manager, Tim Dillon at Access Association Services, Inc. at 408/782-1222.

WASHING MACHINE HOSE FAILURE

The main causes of washing machine hose failure are wear, tear and/or deterioration. The life expectancy of hoses is 5-6 years for rubber hoses and 10 minimum for steel braided hoses.

Recommendations to prevent hose failure are as follows:

- Buy steel braided hoses. Steel braided hoses last twice as long as rubber hoses. The steel braid on the outside keeps the rubber on the inside from ripping.
- If you decide to buy a new washing machine, buy new washing machine hoses as well. The biggest mistake a homeowner makes is reusing old hoses when new washing machines are bought. Also the rubber hoses supplied with new washing machines have a much shorter life span than stainless steel hoses.

WATER HEATER FAILURE

The main causes for water heater failure are wear, tear and/or deterioration. The life expectancy for water heaters is 5-10 years.

Recommendations are as follows:

- Check for corrosion/rust.
- If heater is located in the house, check to see if there is a drain pan under the water heater. If there is no drain pan you may want to hire a plumbing contractor to install one.
- Check to see if the heater's valves work. Gate valves have a tendency to corrode and fail faster than ball valves. Gate valves should be checked to see if they work by turning them every 6 months. Ball valves are more expensive than gate valves, but very rarely break and most last about 30 years.
- Check supply lines and piping into heater for corrosion.
- Always have a licensed plumber make repairs.

ANGLE STOPS AND SUPPLY LINES

The main causes for angle stops and supply lines failure are wear, tear deterioration and poor quality. The life expectancy for Angle stops and supply lines is 20-25 years.

The recommendation to prevent angle stop and supply line failure is to check the pressure regulator. When pressure regulators fail, water pressure can fluctuate from 100-200 pounds per square inch. Angle stops and supply lines are designed to hold 60-80 pounds per square inch. No piping or appliances in a home are designed or warranted from failure above 80 pounds per square inch. Anything above this will cause piping failures, supply line failures and premature appliance valve failures.

ANNUAL MEETING

With the annual membership meeting scheduled for April 2002, we are now looking for any homeowners interested in volunteering to serve on the Board of Directors. If you are interested in volunteering a few hours each month for the community, you should contact Tim Dillon to be placed on the ballot. Additionally, nominations will be taken from the floor the night of the meeting.

In March you will be mailed an annual meeting packet. To insure a quorum of the membership is represented and the meeting can proceed, please return your proxy in the envelope that will be provided. If a quorum is not established the meeting will have to be rescheduled at an additional cost to the association. So please do your part by returning the proxy.

TRASH

It has been noted that some residents have been stuffing whole bags of recyclables into the recycling containers. All residents are reminded to separate recyclables and to refrain from putting entire bags into the recycle containers.

ARCHITECTURAL APPROVAL

In order to maintain the architectural standards in our community, it is mandatory that any improvements that change the exterior appearance of the homes receive approval from the Board of Directors.

Submit all requests to:

The Oaks of Del Rey
c/o Access Association Services, Inc.
16450 Monterey Road, Suite 1
Morgan Hill, CA 95037
408/782-1222 Office
408/782-1226 Fax
access@associationservices.com Email

The Oaks of Del Rey Homeowners Association

JANUARY 2002

Newsletter

Next Board Meeting

The next Board of Directors Meeting is scheduled for:

**Monday, January 7, 2002
7:00 PM in the Clubhouse**

Please plan on attending the monthly Board of Director meetings so as to be involved in the decisions that affect your community.

Insurance Reminder

The association carries a blanket insurance policy on all the building structures. This policy covers the replacement cost of rebuilding the unit. The blanket policy does not cover your personal property such as clothing, furniture, collectibles, etc. Additionally, if there were a fire in your home, the relocation of your family during the construction is not covered.

All homeowners should carry a minimum level of personal property insurance. This type of policy is normally called an HO 6 policy. It will cover your personal property, liability and some real property in the event that you cause damage to the structure that is below the blanket policy deductible of one thousand dollars. If you would like more information on the insurance, please call Tim Dillon at Access Association Services, Inc. 782-1222.

Clubhouse Rental

If you are interested in reserving the clubhouse please contact the Management office at 888-972-4900. A Rental Agreement will be mailed to you for completion and returned to Management. There is a refundable security deposit of \$100.00 and a cleaning deposit of \$25.00 required prior to the reservation.

HOLIDAY CHEER

The management and staff at Access Association Services would like to wish you and your family a wonderful and joyful New Year.

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THE OAKS OF DEL REY

May 2002

NEXT BOARD MEETING

The next board of directors meeting will be on Monday, May 6, 2002 at 7:00 PM at the Clubhouse.

ANNUAL MEMBERSHIP MEETING

The board of directors and management would like to thank the 86 homeowners who submitted proxies or attended the annual membership meeting on April 1, 2002.

The members in attendance discussed the ongoing concerns in regards to the increase in insurance premiums along with a lengthy discussion involving homeowners being responsible for repair and replacement of pressure hoses and water lines within the units to prevent any further insurance claims that would lead to even higher premiums or even cancellation of the association's insurance policy.

RECYCLING

We continue to receive reports from the maintenance crew that residents are not utilizing the recycling room up on Pheasant Ridge Road. Residents that continue to dispose of cardboard boxes in the dumpsters and/or leaving bags of garbage inside the dumpster enclosures are costing the association hundreds of dollars each month in additional charges from the waste management services for overloading the dumpsters and additionally hourly charges for the maintenance and landscape employees to follow after the residents and break up cardboard boxes and/or dispose of garbage left on the ground within the dumpster enclosures.

Additionally, with owners and renters moving in and out of the complex, large amounts of furniture and unwanted personal property is continually being dumped off within the trash enclosures, again leading to additional costs paid by each and every homeowner to have someone pickup the discarded materials and dispose of them in the proper manner, such as donations to Goodwill, Salvation Army or St. Vincent de Paul.

The benefit to utilizing the recycling room is not only to conserve our natural resources, but also to reduce the amount of assessments that need to be made to pay our employees to pick up after residents. Homeowners observing other residents depositing or disposing of appliances, furniture, etc. can contact Tim Dillon at Access Association Services, Inc. and we would be more than happy to charge back to these residents the cost(s) to dispose of their trash.

UNWANTED MAIL

Along with residents not observing proper recycling rules, some residents have been observed dumping trash from their vehicles into the green bins that are reserved for unwanted mail. Once again, any homeowner observing other residents disposing of items other than unwanted/junk mail should contact management so that a violation letter can be issued.


INSURANCE REMINDER

As a reminder, the association's master policy is no longer with Socher Insurance. If you receive a notice from your mortgage company regarding the cancellation of the policy, you may contact the new insurance company for The Oaks of Del Rey: Aon Risk Services, Inc. at 831/422-9831

**NEXT BOARD
MEETING**
Monday, July 1, 2002
at 7:00 PM at the
Clubhouse.

THE OAKS OF DEL REY

June 2002



WATER HOSES

Over the past several months, the board of directors have been notifying all residents within The Oaks community of the potential problems with the old black rubber hose supply lines to the washing machines. As most of you know by know, the association's insurance policy has increased significantly due to extreme losses resulting from homeowners and residents failing to maintain and replace these water hoses with reinforced metal material.

During a recent open house, one of our homeowners was touring a unit on Quail Run Court and just happened to look into the washing machine closet and noticed that not only were they the original black rubber hoses, but there was a large bubble in the hot water line ready to burst. The repercussions from homeowners not taking this opportunity to inspect and replace any water fixtures within your home that pose a potential threat to causing damage can only result in significant increases in the monthly assessments in order to pay for the additional insurance.

Many homeowners have attended board meetings and have brought in suggestions to assist residents in the community in completing these replacements. The association has contacted a local plumber who has agreed to replace these hoses and any faulty angle stops within the units at the Del Rey Oaks community at a discounted rate. It takes approximately one hour in most cases to complete this job.

The cost for the average unit would be less than \$100 to replace any washing machine black rubber hoses with the new reinforced metal hose and possibly replace faulty angle stops and other supply lines within your homes. You can be assured that the cost to do this is significantly less than the special assessment that will be imposed upon each and every homeowner, should the association's policy be canceled due to excessive water loss claims. Even if the association's policy is not canceled, the current cost of the hazard insurance is in excess of \$52,000 per year. In the last year the association budgeted approximately \$15,000 for the same hazard insurance policy. The difference between those two policies must be assessed to the membership and will be passed along either in the form of a one time special assessment to each and every homeowner or an increase in the monthly dues in order to compensate for the increase in insurance.

To help facilitate the replacement of these fixtures, the association has asked the management company to include a return coupon with this newsletter that will allow homeowners to combine resources and have the plumbing service available on specific days or by appointment to replace these potentially hazardous fixtures. Please take a moment to fill out the coupon below and return it to the management office.

DOGS

Over the past several months, we have had several homeowners express concerns over dogs running loose within the complex. Please be advised that the Del Rey Oaks Police Department can be notified whenever a dog is observed running loose in the community, without a leash and/or without a person capable of controlling the animal. Please do not take any chances in these matters and if you observe any dogs running loose within the community please call the Del Rey Oaks Police Department at 831/394-9333.

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AVOID COSTLY WATER LOSSES!!!



New York-WABC, August 16, 2001

Rubber Washing Machine Hoses

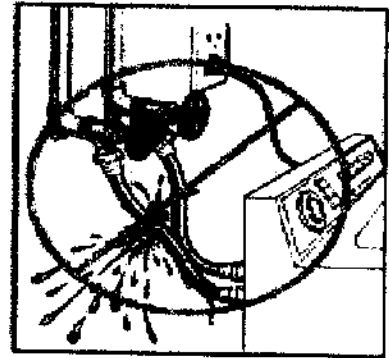
It's the leading cause of flooding in homes, and most consumers have no idea that an ounce of prevention and a low cost correction can save you thousands in repair costs.

"An Ounce of Prevention...."

\$12⁹⁸
each
**4' Washer
Supply
Hose**

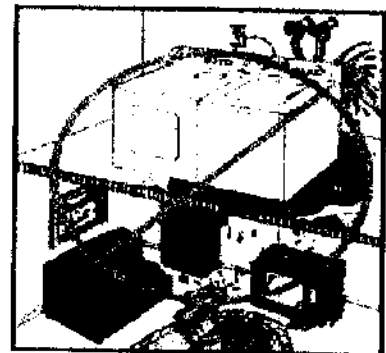


Available at Home Depot



GE Features:

- Burst-resistant
- 4-ft. hose
- Braided polymer for superior bursting strength
- Fills washer faster than standard rubber hose
- Easy to install; for use with hot or cold water



The Oaks of Del Rey - Water Supply Line Information

NAME: _____

ADDRESS: _____

CHECK ONE

- Please submit my request to have a local plumber contact me to:
- replace my washing machine hose supply line
 - replace angle stops
 - replace other have a local, angle stops and/or other supply lines in my home

I have already replaced my () washing machine hose supply line and/or () angle stops

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