

SHADOW OAKS STAR



FEBRUARY 2012

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shadowoaks.htm

ANNUAL MEETING:

Thursday, Feb. 16, 7:00 pm



BIG DOGS, BIG MESSSES

Several Shadow Oaks residents have become fed up with the irresponsible behavior of those who walk dogs and don't pick up after the dogs. Besides being unsightly, dog messes are creating an unhealthy environment in Shadow Oaks.

You don't even have to bring your own bag in which to dispose of the dog droppings! Free pick up bags are available in the dispensers by the clubhouse. Even if those dispensers are empty, County ordinances require you to pick up after your dog just as ordinances also require that dogs be on a leash when outside.

Please do your part to ensure an environmentally healthy atmosphere in Shadow Oaks by picking up after your dog.

JOIN US AT THE ANNUAL MEETING



Thursday, Feb. 16th is the date and 7:00 pm is the time of the upcoming Annual Meeting.

Please vote and return your ballots (mailed out to you on January 13th) so that we may establish a quorum of at least 51%. Doing so will enable the Association to hold the meeting and not have to reschedule another, expensive meeting.

Should you forget to mail the ballot in on time, you may drop it off at the clubhouse the night of meeting.

CARBON MONOXIDE DETECTORS NOW REQUIRED



Senate Bill 183 has now added to the Health and Safety Codes (§17296, 17926.1 and 17926.2) by requiring that all residences must install carbon monoxide detectors. Single family homes were required to install them by July 1, 2011 and condominiums and townhomes must install them by no later than January 1, 2013.

These detectors are relatively

inexpensive to purchase and can even be purchased as a smoke detector/carbon monoxide detector combination.

We encourage all owners to see that these devices are installed in their units.



WATCH FOR MEN ON BALCONIES!

Starting **Thursday, January 26th**, you may see men on your balconies. These workers are authorized and will be adding more wood pickets to balcony railings as required by the insurance carrier for Shadow Oaks. They will also be adding them anywhere there is fencing with pickets 4" or more apart.



PROJECT UPDATE

As all Shadow Oaks residents are undoubtedly aware, this is a BIG project! The good news is that it is running pretty close to schedule and should be completed by mid-February.

The contractor is able to make the deadline because he brought 4 drilling rigs on site to work on all four buildings at the same time. Except for the mess and inconvenience, this plan has worked out well!

The contractor is in various phases of work on all 4 buildings. The 5480 perimeter drilling is completed; now they are working on adding the piles to the courtyards. The 578 building is still in drilling phase; the 5530 building has all its piles installed. The contractor will be adding pile caps next. And, the 5580 building will have drilling continue for another 3 weeks.

Randy Patterson, the construction manager, is always available to answer any of your questions regarding this project. His phone number is (805) 861-6501.

Your patience and cooperation during this project is very much appreciated!