



# OAK LEAVES

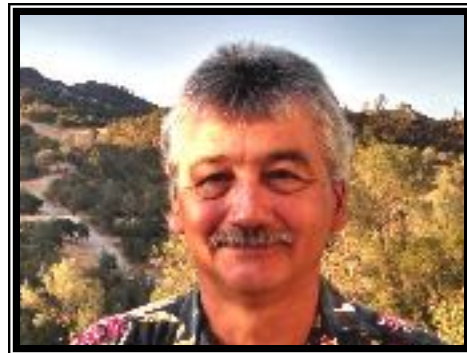
THE OAK SHORES  
COMMUNITY ASSOCIATION NEWSLETTER  
WWW.OAKSHORES.US

August 2014

## 2014 Board Election Issue Board Candidates



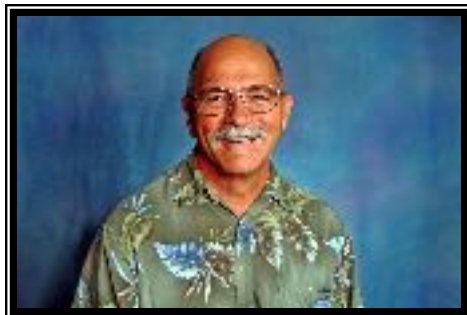
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## President's Message

By Randy Gillenwater



This is the election issue of the Oak Leaves. The membership will elect 3 new homeowners to represent them on the Board of Directors. You should have received your ballot or will soon. I understand that we have 5 candidates. The ballots need to be mailed back by September 19, or you can hand deliver your ballot to the office until September 20 before the polls close, polls open at 9:00am and close at 11:00am. The candidates have submitted information about themselves to assist you in your selections.

I retired from Monterey County Regional Fire District after 31 years of service in 2005. I was first elected to the Board in July of that year and have been on the Board for 8 of the last 9 years, the last 5 as president. I have served with many owners, and over the years "we" have, I believe, improved the community's look and also our financial stability; it seems as if I never retired. It has been challenging at times, but overall looking back I am proud to be, in a small way, part of improving our community. I believe that our staff is a large part of what makes "Oak Shores" the community I am proud to call my community and be a member of.

Now to the lake levels, Monterey County Water Resources scheduled release will allow us to access the lake using our auxiliary ramp through November. We are currently at 18%, the release rate is about 1% a month. The auxiliary ramp is usable to the 13% level.

In closing, I would again like to thank all of the volunteers of this community for all the hours you all have given over the years and continue to give. Also, I would like to thank the community for allowing me to be on the Board and with much thought I am ready to retire and look forward to full retirement with Miss Janice.

Thank You,  
Randy Gillenwater



## **Manager's Report**

By Dennis Javens



Over the last three years your staff has been working hard to protect the community from wild land fires. We have increased the number of acres of common area that we perform weed abatement and also have been removing dead or dying pine and oak trees. The staff has also been trimming trees up to 10 feet above the ground as well as removing brush.

The community is a member of the Fire Safe Council of San Luis Obispo County and because of this membership we have been able to receive almost \$60,000 in grant money. The vast majority of this money goes towards engaging the inmate crews from Cuesta Camp. This camp is run by Cal Fire and provides fire prevention and fire suppression hand crews. These crews have cleared over 40 acres of brush from various locations around the community.

The community now has been designated a Fire Wise Community and has formed a Fire Wise Committee. The overall goal of this committee is to educate the community on how to prepare their homes against a wild land fire. The Committee has received some grant money for education from the Fire Safe Council. At the last pancake breakfast held on July 4<sup>th</sup>, the Committee had a booth and provided valuable information to those in attendance.

Inspectors from Cal Fire did a community inspection a month ago and violation letters were mailed to those owners who homes needed some attention. The staff has been following up with these owners to insure that they correct the violations noted by the inspector. I am pleased to announce that 80% of the owners who received citations have corrected the problems.

After the Memorial Day weekend we held our first chipping program in the community. Owners were asked to place tree branches and brush along the road and crews from the California Conservation Corps would stop by and chip it up and leave it on the owners lots. We had 25 homes participate and many more who had deposited brush at the maintenance yard. We will have another chipping event right after the Labor Day holiday. Please get your cuttings out to the curb right after the holiday in order for us to plan the schedule of chipping for the Conservation Corps.

Remember, it is not if we will have a wild land fire, but when it will happen. Be prepared and Fire Wise.

## **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 five candidates running for the four 2014 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", whatever they prefer. Each candidate is free to prepare their statement in however 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 Mike Davis**



My name is Mike Davis. My wife and I have owned a home in Oak Shores for over 17 years. We became full time residents three years ago upon my retirement.

For over 32 years I worked for a major publicly traded company as an executive on the financial staff. My responsibilities included management of many subsidiary operating companies. In addition, part of my responsibility was as a principle negotiator in the acquisition or sale of over 150 companies, which often times required critical real estate and transactional experience. I have chosen to run for the board because I feel I have a lot to offer the community of Oak Shores.

Some very critical issues that will affect the community at large are facing us all in the near future. These include but are not limited to:

- ◆ The negotiation of an agreement for a possible merger of OSCA II into our HOA.
- ◆ The ongoing need for a fully staffed Fire/Medical Aid Department and the fire prevention awareness measures that have already been started.
- ◆ Our budget should be aligned with our existing revenue without the need for an increase in our dues. Given the shortage of water in our beautiful lake and the revenue associated with a full lake, our finances should be managed proactively.

I have no business or financial interest other than my personal residence that would pose any conflict of interest with the Oak Shores community. Therefore, I am free to make the best decisions for the community at large.

I currently serve as the Chairman of the Oak Shores Firewise Committee, which has received national recognition and was the first Firewise community awarded this recognition in San Luis Obispo County. Currently I am working with SLO County and CAL Fire towards making Oak Shores a safer community. In addition, I have also served as director and president of two Home Owners Associations, including Oak Shores.

Because of some of the aforementioned issues and with my retirement status I am willing to commit whatever time is necessary to get the job done effectively.

Thank you for your consideration and I would appreciate your vote.  
Mike Davis

## Board Candidate David M Gonzales



I am very fortunate to now live full time in Oak Shores. Over the years Oak Shores has grown to not just be a recreational community but also members have migrated here to make it their permanent residence. There is a need to maintain the delicate balance between recreational and residential to ensure property values will thrive. Also, community safety is a major concern. Living in a wild land interface, it is up to the community to develop a plan to staff our own fire department.

I have always been an out of the box thinker and problem solver. This type of approach is what is needed in Oak Shores to find solutions that are cost effective.

My background has been varied but also very rewarding. I have been a public employee, Director of Fleet Maintenance, VP of Operations, and VP of Fleet Operations. Throughout my tenure I was fortunate to be able to work with government agencies as well as private sector entities.

My job related skillsets include:

- Contract negotiations
- Land & Equipment Procurement & Disposal
- Budget preparation & adherence
- Strategy Development
- Conflict resolution

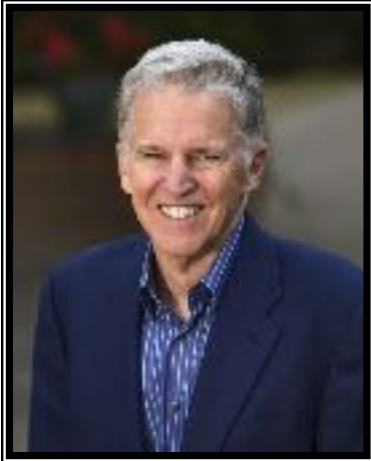
We built our dream home in Oak Shores in 2008 going through the complete building process. As a result, I understand the Oak Shores and County regulations.

Bottom line is I am not content with status quo but do not believe in making change just for the sake of change. I am confident that if elected, I will work diligently to keep our Community up to date and maintained to the highest standard, while being fiscally responsible.

### Answers to Election Committee's questions from Page 4

1. To serve our Community and ensure all member's needs are considered. Now that I live in Oak Shores full time, I feel compelled to offer my experience in decision making and problem solving.
2. I have worked both in the civil service as well as the private sector in different capacities. My responsibilities included oversight of all aspects of operations including financial, budget, legal, and safety, customer service, contract bidding, and negotiations.
3.
  1. Address all open legal actions and work to resolve quickly and curb legal costs
  - 2 Public Safety and Fire Prevention
  3. Verify needs and efficiency in daily operations to keep member dues in check
4. Diane and I operate a Property Management business (Central Coast Getaways) for Vacation Rentals and recently added Owner Services to help maintain and protect owner's investments. It would not be a conflict to the extent that we also own and live in Oak Shores full time. Our business model has resulted in minimal impact on the Community. If at any time a majority of the Board agrees that there is the potential of legal conflict, I would recuse myself just as any other fellow Board Member would be obligated to do.
5. Currently, I volunteer on the Firewise Committee as treasure. I have also volunteered to at Community Events and have helped repair Oak Shore's Fire Apparatus'.
6. 8-10 hours/month. I am willing to devote whatever time is necessary as a Board Member.

**Board Candidate  
Joe Howard**



**July 21, 2014**

**We are fortunate to have a very unique community here at Oak Shores, and to make sure it stays special requires involvement from residents. I am now retired with time to devote to our community.**

**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 reasonably explain and support the final decision.**

**It is my assessment that the top priorities for the Oak Shores Community Association in the coming year are a) Budget/revenues b) Oak Shores II and c) Private Dock entity resolution.**

**Except for owning our home and dock, I don't have any financial or business interests in our community, so no conflict of interest would exist.**

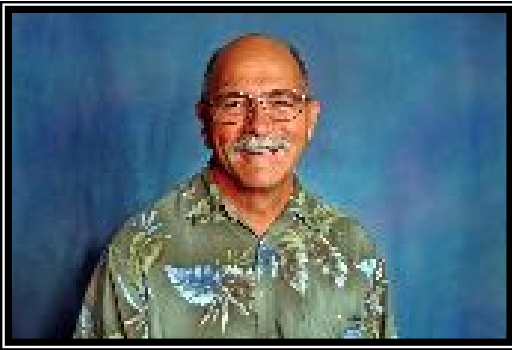
**I have recently joined the Private Dock committee as well as the FireWise committee.**

**I have been advised by previous board members that approximately 10-12 hours/month would be required for OSCA Board and related activities. I will have that time available.**

**Respectfully submitted,**

**Joe Howard**

### **Board Candidate Jim Lovato**



My main reason to run to be a board member is to be a more active participant of what makes our community so great. Our current board has done a fantastic job making Oak Shores what it is and finding a balance that works for owners and people that want to live and vacation in Oak Shores.

I have owned in Oak Shores since 1989 and have watched the lake go up and down and have been part of the many changes in Oak Shores over the years. I am a local Realtor that has worked with Oak Shores owners buying and selling for one reason or another. I have managed some long term rentals in the community and have a working knowledge of vacation rentals in the community. As an owner we have enjoyed our home as a weekend get-a-way for many years. Our home has been a vacation rental and a long term rental plus my wife and I lived in the community full time for a year so I think have a good idea of what it's like from both sides of the door. I have a construction background and can hopefully add some positive input to the ongoing beautification of our community.

I have been in every community that surrounds the lake and have a working knowledge of rules and regulations and HOA costs and fees that are part of the other communities in comparison to Oak Shores. Each community is unique but in my opinion Oak Shores is the best of all and has the most to offer, more cluck for the buck!

I think the top 3 priorities are: #1 keeping the community budget in order. Everything that is done in the community is tied to our budget in some way. #2: keeping our community safe for our families and fire safe. #3: helping to keep our community the best community on the lake by communicating and working together with the different committees that make our community great.

There may be an occasion that might be in conflict when a vote is needed as a board member. Some decisions are tied in some way to real estate and owner's needs, wants & desires or in some cases something not wanted or desired so I would most likely not vote on that issue but would be able to add helpful input into the decision making process.

I have no board member experience but I did help the recreation committee organize the first custom golf cart show several years back which was a great success and benefit to the community.

I have attended many board meetings over the years. I am able to devote as much time as needed to work as a board member and schedule my time to make board meetings a priority.

Thank you  
Jim Lovato



**Board Candidate  
Michele L. Vaughn**



August 1, 2014

Dear OSCA Board and Residents,

I would like to express a sincere interest for the position of Board of Director. I understand that this is a long-term special assignment that involves a significant commitment by me. I am ready to take on a new and exciting challenge. I have been a full time resident of Oak Shores for just over 11 years and served on many other committees and boards for other organizations. I feel confident that I will transition well into the role of Board of Director for OSCA.

My recent experiences with sitting on the board for the Northern California Training Officers and sitting on the FireWise Committee here in Oak Shores have afforded me the opportunity to learn how to work in and on a board to serve the greater good. I recently timed out on the training Board and served as an assistant area director, area director and treasurer. I have had the opportunity to learn rules and functions of a board and how it contributes to the overall wellbeing of a membership. I have also gained experience sitting on various committees (FireWise, Salinas Fire Training Committee, Salinas Fire Apparatus Spec Committee and Salinas Fire Health and Wellness Committee). Sitting on various committees I have learned to work with diverse issues and contribute to problem solving to help deliver services more effectively and efficiently.

I will demonstrate my commitment to the OSCA Board and the community by taking this job seriously and contributing my knowledge, skills and abilities here within the association and community. Through my career as a professional firefighter with the city of Salinas I have demonstrated my abilities to serve a community in the utmost professional manner. Serving on the OSCA board will be no different. I will maintain an open mind, take issues seriously and make sound decisions. I take pride in my work and community and look forward to sharing my experiences with the board and the residents and visitors of Oak Shores.

Thank you for the opportunity to expand my professional knowledge and experience. If I am chosen to fulfill the role as Board of Director, I will represent our association and Board well and have pride that I am contributing to the continued growth and wellbeing of our community.

Sincerely,  
Michele L. Vaughn

(Continued on next page)



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### **Michele Vaughn Responses to Election Committee Questions from Page 4**

Why have you chosen to run for the board?

**I have chosen to run for the board because I would like to volunteer for the community in which I live. For over 16 years I have volunteered my time in many different areas of the California fire service as a professional Firefighter and now would like to volunteer my time to my community. I would like to use my experiences that I have gained sitting on other boards and committees to help our local board.**

What knowledge, experience or abilities do you have that would make you an affective board member?

**I have sat on The Northern California Training Officers Board for over 6 years as an assistant area director, area director and treasurer. During this time we were able to bring realistic and cost effective changes to California's State Fire Training Curriculum. This helped to make it easier for Fire Departments across the state and Firefighters to have opportunities to operate more effectively and efficiently through safer practices. This required our board to get involved politically at the state and federal level. Change is never easy and we were able to make significant changes without negative impact on fire service delivery.**

**I have also participated with various committees in the Salinas Fire Department (training committee, apparatus spec committee, health and wellness committee) and am a member of the Northern California Fire Chief's Association, Monterey County Fire Chief's Association, and Women in the Fire Service. These groups have provided me the opportunity to work with many diverse issues and to help resolve conflicts that have been presented in various settings.**

**I have lived time in Oak Shores for the last 11 years. I have attended meetings and met many full and part time residents giving me first hand knowledge of what is important to our residents.**

**I believe that my experiences sitting on committees and boards combined with my knowledge of local issues could help me contribute to the overall success of our board. I have the ability to work with diverse issues and the ability to make sound decisive decisions.**

What do you believe are the top three priorities for Oak Shores Community Association in the coming year?

**I believe the top priorities for Oak Shores are to run the association effectively and efficiently as possible. We need to explore costs saving measures and look into revenue generating sources.**

**I think we should continue to build our Firewise Community status and support The Fire Safe Counsel. Safety for both our residents and visitors should always be a top priority. The board should work with FireWise and other committees to make Oak Shores as safe as possible while allowing our residents and visitors security to enjoy the area.**

**The value of Oak Shores is important. We need to continue to work with residents, future residents and neighboring property owners to ensure Oak Shores maintains value and continues to be a great place to be whether you live here full time, part time, just visiting, working or recreating. Oak Shores is a gem and we need to keep it polished.**

Do you have any business or other financial interest that could pose a financial conflict of interest if you were elected to the OSCA Board of Directors?

**No I do not own a business or participate in any business that could pose as a conflict of interest.**

Have you previously volunteered/served on any OSCA committees or the Board of Directors?

**I currently serve on the FireWise Committee and have for the past year.**

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?

**I expect that this commitment could take anywhere from 10-15 hours of month of my time. I am aware that situations may occur which will require more time during certain times of the year and that issues that arise may require action outside of normal meetings and activities.**

## Status of Oak Shores II

By Dennis Javens

This week will be the anniversary of my being your General Manager for five years. A lot has happened in the community over the last five years, but one thing that has always been a bit of a mystery to all of us is the status of the property to the east of the community we call Oak Shores II.

At this time Oak Shores II is divided into two (2) different developments. Phase 1 which is located at the end of Shoreline and East Beach Circle is owned by the original investment group that loaned the money to the developer John King. This group is working very hard to get the ability to start selling lots. This could happen before the end of 2014. There are 57 lots that will be available for sale. Three (3) lots are already owned by private individuals. The investment group that owns this property is very interested in joining the Oak Shores Community Association. The Board of Directors is working with this group on being annexed into the community.

Phases 2-6 (located at Pine Ridge and Lakeview) were recently purchased by BLU Homes LLC out of Malibu, California. The principle owner of BLU Homes LLC is Scott Gillen a seasoned developer who recently also purchased a ranch across the street from the Smith ranch on Lynch Canyon Road. Scott is very excited about developing phases 2-6 but is also excited about having a home on the new ranch he just purchased. This project will require the developer to build a sewer plan with all the necessary infrastructure to support the 300 homes they expect to build. Scott has expressed an interest in becoming part of the Oak Shores Community Association.

When the project was approved many years ago, it had planned to build a new launch ramp, parking lot, clubhouse and a marina. While the clubhouse and the marina are up in the air, the launch ramp is something that will be built. The County of San Luis Obispo required the original developer to obtain a bond that would guarantee that the launch ramp would be built. This ramp has been designed to be a high water launch ramp, while also usable in low water. It is in the interest of both the Phase 1 owners and the 2-6 owner that this ramp be available to all members of the Oak Shores Community Association. I will provide more information on this as the project progresses.

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## Recreation Committee Update

By Janice Gillenwater

Summer activities have been happening and I have added another fun activity to our already fun schedules!! It's called Movie Night ! Recreation has recently purchased a 120 inch BIG screen and DVD player so we can enjoy movies outside on our new beautiful Clubhouse patio on Saturday Nights !! I often take our Popcorn maker to give the feeling and the taste of really being at the movies!! We have watched some wonderful movies and look forward to many more movies in the future under the stars! Please come out and watch for the weekly flyers posted at the mailboxes to see which movie will be featured that week.

If you would like to join the Recreation Committee or have any ideas for activities or would like to be in charge of a certain function or activity, please feel free to call me anytime.



Can one define wine by adjectives such as strong, stern, indignation, vengeance or anger? These are the adjectives that define the noun wrath. If you could what would be your tasting expectations? This is one time that expectations will have to be out of context. Yes the winery is named Wrath. Located in Soledad there is a certain irony with a “housed” population that is the consequence of anger. However I must report that the wines of Wrath bear no resemblance to the above. Quite the contrary they present themselves in an equisetive operatic performance such as La Boheme.

Now, to tie this all together. Michael Thomas and his mother Barbara are the owners of the San Saba Vineyards since 2007, but Michael is the wine director. He has a Ph.D. in Classical Art and Archaeology from the University of Texas. He currently runs two excavations in Italy: a Roman site near Pompeii and an Etruscan site northeast of Florence.

Their philosophy of winemaking is “less is more”. I think this comes from the process of archaeological excavations. It is a slow on hands endeavor with a discovery that lies beneath the soil. The ancient ruins become history unearthed, and the vines become wine to serve ones palate in a pleasing taste of your own history. The tasting room is large and warm but the patio area faces a pond lake with a wonderful display of floral colors. A perfect place to sit in the Adirondack chairs and ponder the wine in the glass and sip your way to determination of what discoveries you can make from the wine.

Now for some tasting impressions on three wines I discovered during my July 4<sup>th</sup> visit, and this was truly a surprise, and an unplanned stop at Wrath.

**2012 Fermata Chardonnay Monterey:** This is French oak aged for 11 months. This is just about right for the San Saba Vineyards. There are some other blends but they are not intrusive. The color is bright and clear. The nose comes off as buttered citrus with a hint of dandelion. This is a hold taste before you swallow. This permits the complexity of the flavors to engage your palate. A smooth un-tangy lemon, sharp apple, and a culled butter finish. Alcohol is 14.5%, 305 cases made and priced at \$35. Great with agliolio pasta. Score this one at 8.9 corks out of 10.

**2011 Syrah KW Ranch, Santa Lucia Highlands.** Aged in French oak for 11 months, and from the Santa Lucia Highlands. It has a deep Papal Purple that swirls high on the glass. The nose is smoky tobacco and a hint of bacon smoke and with heavy black fruit dominance. The flavors produce strong dark juicy fruit with the oak overtones. There are wet tannins and mild acidity that leaves your palate ready for another sip. Alcohol is 14.3% with a Robert Parker rating of 91! \$39 per bottle. I score it at 9.2 corks.

Now the excavated discovery of the visit. This the one you sip for Wrath.

**2011 Pinot Noir Boekkenoogen Vineyard, Santa Lucia Highlands.** 11 months french oak, 14% alcohol. The nose is light and underwhelming but displays promise if aged five years. The color has that turned rust clarity and loose legs. The taste is the explosion you’d expect from a solid Pinot. Very currant with raspberries and blueberries with a hint of oaky smoke. On second taste it develops into a stronger contender in all aspects. There is no disappointment at any level. At \$49 per it is a fair price. 9.4 corks.



Take a ride to Soledad and prepare to be engrossed in the Wrath.

<http://www.wrathwines.com>



### OSCA Financial Update

by Randy Feltman, Board Treasurer

We are more than half way through 2014 so I would like to report on our current budget performance and highlight some additional significant longer-term financial information about our Community Association.

As everyone knows the lake level has been way down limiting boating and overall summer month activity and revenues at Oak Shores. Boat fees, campground fees, vacation rental fees and other related summer income sources are much lower than in a normal summer. The Staff, the Finance Committee and the Board has been monitoring these revenues on a monthly basis and adjusting expenses accordingly. Gate staff hours and patrol staff have been significantly reduced. Non-essential maintenance activity and administrative expenses have also been cut back. The overall result is that OSCA has remained under budget during the first half of this year and is projected to stay within the operating budget targets all year.

I am pleased to add that during the past six years the total operations expense has had almost no increase resulting in the fact that the OSCA Homeowners annual dues required for operations have increased only \$3 during this entire six year period as shown in the table below.

Separate from operations, the OSCA Reserve Fund is the legally required savings account we maintain to pay for the maintenance, repair and replacement of the common property we all own together in the community. Our private roads are, by far, the largest expense in the Reserve Fund representing about 75% of the total expense. The Clubhouse, pool, marina, campground, Code Enforcement and Maintenance vehicles and equipment are some of the other larger expense items covered by the Reserve Fund.

Six years ago the Reserve Fund was about 80% underfunded, exposing homeowners to a high risk of large special assessments in the future. As a cautionary note, many HOAs in California have gotten into financial trouble because they shortchanged their quarterly Reserve Fund contributions for other short-term operating budget items. The OSCA Board is committed to avoiding this financial pitfall. During the past three years the OSCA Board has approved a \$40 annual increase in dues to regain an adequate Reserve Fund balance for these items including major street repairs which come due again at the end of this decade. Virtually, the entire increase in the annual dues during the past six years has been deposited in the Reserve Fund as shown in the table below. OSCA has made good progress and remains committed to continued discipline in this regard.

#### Oak Shores Community Association Five Year History of Homeowners Assessments

| <u>Year</u> | <u>Operations</u> | <u>Reserves</u> | <u>Total Assessments</u> |
|-------------|-------------------|-----------------|--------------------------|
| 2009        | \$1,145           | \$330           | \$1,476                  |
| 2010        | \$1,136           | \$339           | \$1,476                  |
| 2011        | \$1,147           | \$355           | \$1,502                  |
| 2012        | \$1,148           | \$405           | \$1,553                  |
| 2013        | \$1,148           | \$445           | \$1,593                  |
| 2014        | \$1,148           | \$485           | \$1,633                  |

OSCA's Financial status is strong. A well-managed operating budget and an adequate Reserve Fund reflect well on our HOA and add to our property value.

## Right in Our Own Backyard

By Cathy Anding



There are so many things to do and see within our entire area of the lake and Oak Shores during the summer. If you want to go wine tasting, you have over 200 wineries and vineyards just in the Paso Robles region. Watch live performances at the Concerts in the Paso Park or Templeton Park, Concerts at the Mid State Fair or the Vina Robles Winery Amphitheater. Want to experience an incredible rush? Go on a Zipline at Santa Margarita Ranch (5 ziplines total and one is over a vineyard...Oh and then you wine taste- all included!

But there is one thing to do in our area that seems to be missing in most towns around the country. It's the place that the entire family would go to enjoy on a weekend, whether in the back of a pick up on air mattresses, or in the station wagon with the seats down flat, and parked backwards. It was the place that you went to on a date, and it didn't cost "an arm and a leg" -the drive-in movie theater! So many of us grew up enjoying a summer's night under the stars, watching a double feature (plus cartoons) and singing "let's all go to the snack bar" tune to get pizza, hotdogs, a coke, ice cream, candy and of course popcorn...But those days seem to be long gone... unless you are in San Luis Obispo. Yes, SLO's Sunset Drive-in Theater is a full movie drive-in with all of the memories too...2 full movies, a cartoon, and even the snack bar tune!! It is ranked 4<sup>th</sup> out of the top 29 attractions in San Luis Obispo . But that is meager compared to its newest ranking--The Sunset has just been ranked in the Top 10 Drive-in Movie Theaters in the nation!! See 2 movies, for \$8 for adults, \$3 for kids 4-11yrs, and under 4 is free..... 255 Elk's Lane, San Luis Obispo

But if SLO town is too far for you to go to a movie, what about going to our very own clubhouse patio? Huh? You ask? Yes, Saturday nights have become movie night at Oak Shores. This newest fun time began as an idea on a Wednesday evening and has now become one of the highlights of being in Oak Shores on the weekend. Thanks to Randy & Janice Gillenwater and Diane & Mark Taylor, we now have a movie & popcorn on a Saturday night, under the stars, out on our new patio at the Clubhouse. Only PG or G movies are shown. Flyers are put up to announce what movie is being shown on our new 6'x9' screen, with great sound...and it is FREE. Just bring your drinks and snacks, a low back chair and come enjoy movie night with your neighbors and friends. The show starts at 8:30pm, so get there early for the best viewing spot! After all, it's Right in Your Own Backyard!!



## Firewise Committee By Mike Davis



The Firewise Committee kicked off the season with the neighborhood-chipping program on Memorial Day weekend. Because of its huge success we have scheduled another one on Labor Day weekend. Please look for the official notice on the Firewise Bulletin Board located at the Clubhouse. A special thanks to the San Luis Obispo Fire Safe Council for their continued financial support which allows these types of programs.

With the completion of our new clubhouse patio the Firewise Committee has been working with the Beautification Committee to set up a demonstration garden around the patio of fire/deer resistant plants. Please drop by and take a look at it. Every thing is labeled and the Oak Shores office has a complete list with pictures of the recommended plantings. Thank you Diane Taylor for all your hard work in putting this list together.

Members of our community often ask me what the Firewise Committee is and what purpose do they serve the community. The Fourth of July pancake breakfast gave us an opportunity to display information about what we do and show the OSCA maps of the many projects that have been completed to date and the plans going forward. If you didn't get a chance to see these maps you owe it to yourself to stop by the OSCA office and view them. It is a real eye opener to see just how much has been done and how much more needs to be done to mitigate the fire danger in and around our beautiful community. Thank you Dennis Javens and your staff for putting these maps together. A very special thank you goes to Steve Crawford, San Luis Obispo County Battalion Chief, who, on his day off, came to our event with his children to show his support.

One of our many objectives this year was to do a fire risk assessment on all the homes in Oak Shores. I'm happy to report Cal Fire has completed this assessment. All homeowners with issues that need attention have been notified. Many of you have already begun the work on the recommendations. Thank you for helping to make our community a safer place to live and a special thanks to Cal Fire for your assistance on this project.

The hard work of everyone in trying to make this a more fire safe community is starting to pay off. We've been notified by the National Firewise organization that USAA Insurance is now offering discounts on fire insurance to homeowners located within a recognized Firewise Community.

As always we thank all of you for your wonderful support and pray we can make it through this very dangerous fire season without any problems.

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## Eagle Scout Project Benefits Oak Shores

by Dalton Schaefer



Over the 2014 spring break, my friends and family came up to the lake to help me finish my Eagle Scout Project. We made a Bulletin Board for the West Ramp because there were too many signs on the road. I thought that it would be a good idea to put all of the signs in one spot so they could be read easier.

The Lake Nacimiento sign was fun because it was so unique. I wrote the information on the board, but it was professionally laser-etched into the metal board. With the help of my friends and family, we made this project fun and exciting. It was an awesome experience and I had fun doing so. Thank-you to the Oak Shores Board and the residents for making my Eagle Scout Project possible.





### Oak Shores Volunteer Fire Department

By Marcus Dunlap, Company 34 Administrator

The fire station has been busy since the last edition of the Oak Leaves. Fortunately we have not had many medical related calls, but there have been a couple of vegetation fires around the lake that we have responded to. All of the fires were controlled without any injuries or significant property damage. The Patrol was the primary piece of equipment that responded to the fires. The Patrol is funded by donations that we receive. Over the last two years the Patrol has been refurbished and updated. Many of the additions to the truck were used on the fires and helped the crew put the fires out.

During the Fourth of July Pancake Breakfast we demonstrated how to use fire extinguishers to many of the community members. Both adults and children participated and used the extinguishers to put out an actual fire. Please remember that the first thing you should do in the event of a fire in your home is to get everybody out of the building and do not go back into the building, then call 911. If you do decide to attempt to put the fire out, do not forget to call 911. The sooner the fire trucks are on the road the better. The National Fire Protection Association (NFPA) recommends having a 2A-10BC fire extinguisher in your kitchen, garage or other areas where you have an increased risk of having a fire. Fire extinguishers also have an expiration date and need to be replaced periodically. The life span of the extinguisher varies with manufacturer and model. Most manufacturers have the information posted on their websites. If you have any questions about fire extinguishers more information can be found on the NFPA website or the fire extinguisher manufacturer's website.

The OSVFD currently has three volunteers. We are always looking for people that are interested in becoming a Volunteer. Please contact the Administrator, Marcus Dunlap, at (714) 504-3125 or SLU.OakShoresStn@fire.ca.gov for more information about becoming a volunteer. We appreciate all of the support we receive from the Oak Shores community to help our fire department protect the community. I would also like to thank Chief Crawford who came out with his family to the pancake breakfast. Chief Crawford was off duty but wanted to come out and support the event.

\*\*\*\*\*

## 2014 Big Shot Photo Contest

**The BEST SHOT**

Each quarter the winner will receive a Logos Gift Certificate, and be featured in the OAK LEAVES... PLUS, the **Best of the Year** will be the Front Cover Picture of the next year Oak Shores Phone Book!

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\*\*\*\*\*

### 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](http://www.oakshores.us)

General Manager—Dennis Javens  
Assistant Manager—Stephanie Dayton  
Administrative Assistant—Debbie Sani  
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[sdayton@oakshores.us](mailto:sdayton@oakshores.us)  
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**OAK SHORES PROPERTIES**

**HOMES**

| Address             | Bd/Ba | Price     |
|---------------------|-------|-----------|
| 2488 Captains Walk  | 3/2   | \$224,900 |
| 2265 Lariat Loop    | 3/2   | \$239,000 |
| 8116 Cove Ln        | 3/2   | \$269,000 |
| 2321 Ridge Rider    | 2/2   | \$275,000 |
| 8808 Deer Trail Ct  | 2/3   | \$329,000 |
| 2430 Stern Deck     | 2/2   | \$335,000 |
| 2345 Lakeview       | 3/3   | \$339,500 |
| 8815 Circle Oak     | 3/2   | \$349,000 |
| 2257 Lariat Loop    | 4/3   | \$359,000 |
| 2772 Oak Shores Dr  | 3/3   | \$364,900 |
| 2359 Lakeview       | 2/2   | \$369,000 |
| 2635 Pine Ridge     | 3/2   | \$389,000 |
| 2486 Captains Walk  | 3/3   | \$399,000 |
| 8768 Pronghorn      | 3/3   | \$419,800 |
| 2644 Pine Ridge     | 4/2   | \$425,000 |
| 2323 Ridge Rider    | 3/3   | \$439,000 |
| 2860 Spike Ct       | 3/3   | \$459,000 |
| 2586 Captains Walk  | 3/3   | \$489,900 |
| 8735 Bluff Ct       | 4/3   | \$499,000 |
| 2849 Lands End      | 3/2   | \$515,000 |
| 8222 Bass Pt        | 3/3   | \$525,000 |
| 2523 Shoreline Rd   | 4/4   | \$599,000 |
| 8212 Bass Pt        | 2/3   | \$649,000 |
| 3125 E Beach Cir    | 3/3   | \$679,000 |
| 2676 Pine Ridge Rd  | 4/3   | \$689,000 |
| 8209 Bass Point Cir | 5/3   | \$719,000 |
| 2719 Lookout Loop   | 5/4   | \$859,000 |

**LOTS**

| Address             | Sq. Ft      | Price     |
|---------------------|-------------|-----------|
| 8103 Boat Hook      | 11543sf     | \$24,000  |
| 2760 Oak Shores Dr  | 5750sf      | \$25,000  |
| 2472 Captains Walk  | 5600sf      | \$50,000  |
| 2667 Tree Trap      | 6000sf      | \$59,000  |
| 8767 Pronghorn Ct   | 7000sf      | \$65,900  |
| 8057 Pine Branch    | 13940sf     | \$68,500  |
| 2517 Captains Walk  | 4782sf      | \$69,000  |
| 2533 Shoreline      | 9580sf      | \$69,000  |
| 2705 Lookout Loop   | 5706sf      | \$69,500  |
| 2768 Oak Shores Dr. | 5153sf      | \$74,500  |
| 8679 Landlubber     | 5950sf      | \$75,000  |
| 8813 Circle Oak     | 8800sf      | \$82,500  |
| 2700 Turkey Cove    | 6800sf      | \$85,000  |
| 2653 Pine Ridge     | 8500sf      | \$95,000  |
| 2879 Saddle Way     | 12110sf     | \$119,000 |
| 2645 Pine Ridge     | 7600sf      | \$130,000 |
| 8209 Woody Point    | 8580sf      | \$149,000 |
| 8137 Smith Pt.      | 9500sf      | \$199,000 |
| 2676 Pine Ridge rd  |             | \$275,000 |
| Old West Way        | 41.65 acres | \$345,000 |

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