



# OAK LEAVES

THE OAK SHORES  
COMMUNITY ASSOCIATION NEWSLETTER  
WWW.OAKSHORES.US

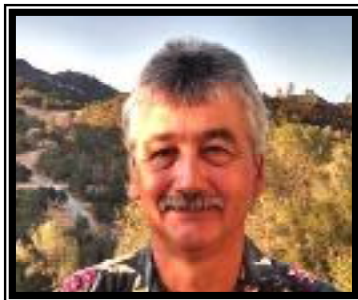
December 2014

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### Your New 2014-15 Board Members



**Michele Vaughn**



**David M. Gonzales**



**Mike Davis**

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## Save the Dates!!

### *All Invited*

*December 5th*

*December 19th*

*December 20th*

*December 21st*

*Christmas Eve*

*Oak Shores Christian Fellowship*

*Christmas Dinner & Music Performance*

*Christmas Golf Cart Parade/Open House*

*Children's Christmas Party with Santa*

*Santa Paws—Owners and Pets Invited*

*Candlelight Service - Clubhouse—6:30pm*



## President's Message

By Jeff Killion



Hello All!

This is my first message as the new President of the OSCA Board. It is my fourth year serving as a Board Member and I am happy to continue to volunteer for this great community. Thank you to all the Board Members I previously served with and am looking forward to working with the newly elected board members (Mike Davis, Dave Gonzales and Michele Vaughn.) We put their pictures on Page 1 so you may recognize them. Say hello when you see them in the community. We are all volunteers who are willing to give our time and best effort in service to our community.

### Lake

As we know, California is in a drought and our lake water level is low. However, the auxiliary ramp is still in use so our community has access to enjoy what little water we have left. We are fortunate to have this auxiliary ramp because no other community on this side of the lake has the ability to launch. The ramp is accessible until the water levels reach ~10%. Please be cautious, courteous and patient.

### Community

I am happy to see that members are replacing their roofs and maintaining their properties. Hopefully this is a sign for lots of rain this winter and for a joyful spring time with our family and friends. Let's all do a rain dance!

### Events

Please enjoy the holiday events offered in our community, such as the toy drive, Santa Paws, the Golf Cart Parade etc. A detailed listing with dates and times can be found in this edition as well. Your welcome at all the events listed.

Lastly, Happy Holidays and enjoy time with your family and friends. Till next time, Jeff

### **New Board Members**

Mike Davis

Michele Vaughn

David Gonzales

### **2014-15 Board Officers**

President — Jeff Killion

Vice President — Steve Gasperson

Treasurer – Randy Feltman

Secretary — Rod Olguin



## Manager's Report

By Dennis Javens



Merry Christmas and a Happy New Year to all the members and their families. 2015 is quickly approaching and I would like to take some time to inform the community of things that need to be done to insure a good transition from 2014 to 2015.

### **Sticker update**

2015 is fast approaching and it is time to update the stickers on your vehicles and watercrafts. Please stop by the gate and have the staff do this update. Please make sure that all of your vehicles; including motorcycles, ATV's, and golf carts, have owner's stickers on them. Code Enforcement would be more than happy to come to your home to provide the stickers. Contact the gate staff to schedule an appointment.

After you pull your watercraft out of the water to store it for the winter, please contact the office or gate and we will put a band on the bow of your boat, that will stay connected to your trailer winch, to indicate that the boat has not been launched and never leaves Oak Shores. This will help you avoid having to get a full Mussel inspection, when you decide to launch your watercraft next boating season. Next boating season, you will just need to contact us to renew your Mussel inspection form and remove the band. From that point you will just have to renew your form every 2 weeks.

### **ARC**

Too many owners are forgetting to obtain ARC approval prior to starting any and all work on the exterior of their homes. It is very important that this process be followed; if you fail to follow the ARC guidelines please expect the following:

- ♦ A \$50 citation for a CC&R violation and
- ♦ Your contractor or workers will not be allowed to enter the community

All of these will only delay your project. The ARC process is simple and easy to get done.

**Cleanliness is next to Godliness.** I have asked my code enforcement staff to drive through the community and report back to me any issues with the condition of resident's properties. We are asking each and every owner to spend a little time cleaning up their lots, looking to see if their home needs some new paint and just making the neighborhood look as good as it can be. Letters will be sent out soon.

### **Community Website and Facebook Page**

Earlier this year we completely updated the Associations website. The web address [www.oakshores.us](http://www.oakshores.us) is the same, but the look has completely been updated. Stephanie Dayton in the office assisted the web-designer in restructuring the entire site. The new site has valuable information about the community, including all of the Association forms that you can print out, event information, Architectural information, Board meeting information and even a photo album that will be updated regularly. We also have a Facebook account "theofficialoakshorescommunityassociation". Make sure to "like" this page to get the most current information about Oak Shores' on goings.

### **Time to Winterize**

Please plan on making a trip to visit your home to review the drainage from your roof and property to insure that you are not moving dirt and debris from your lot to the street and/or to your neighbors' property. It is important that we as a community follow the Federal and State Clean Water rules. It's also a great idea to take some time to clean out your rain gutters to insure proper drainage. Also check the doors and windows in your home to insure that they closed and secured. We have been praying for lots of rain and if our prayers are answered we will have lots of rain this winter. So before the big rains hit make sure your home is ready.

### **Managers New Email Address**

Due to the volume of spam that has hit my old email address of [djavens@oakshores.us](mailto:djavens@oakshores.us) I have chosen to change my email to [dennisjavens@oakshores.us](mailto:dennisjavens@oakshores.us). Please insure that in the future you use the new email address.



When does size matter? The gravitational attraction to grow to a larger winery is a tug to be resisted. That is best illustrated when your destination is Mitchella Vineyard and Winery. Size matters when a visit to a boutique small high quality producer of wines. I contend that smaller is better. On a recent visit to Mitchella I had the chance to catch up on their wines and history.

Angela and Darren Mitchell have a long history on the property and with other wineries as they progressed to growing and making small high quality premium wines. Darren was born on the property and has a great love for the location along the Huero Huero Creek on the eastside. In 1983 they had a

conversion from white zinfandel after experiencing a special Cabernet from Eberle Winery. This was truly a leap from the mundane to the top of Cab in 1983. In 1993 a decision was made to increase knowledge as a winemaker by taking classes at various schools, thus the decision to plant their first varietals of 10 acres of Syrah and 10 acres of Cabernet. The next ten years were dedicated to tending the vineyards and producing small lots of high quality wine. The results today are evident in the varietals offered today. Once again resist the pull to go right or left to the monolith wineries. Stay the course and split the goal posts and score the wines of Mitchella.

Once again I found wines that thoroughly impressed me and offered the taste and quality expected from a hands on approach to making the wine and tending to the vines. They say that the wine starts in the soil long before it's bottled and aged. I found this to be the case as I tasted through the line up. Here are the wines that I was most impressed with, and I can say that all were worthy.

**2010 Syrah.** The nose was very bright and had hints of jasmine petals infused in the fruit. Taste presented a choco cherry spicy pepper and fruits of plums and raspberries. The mouthful feel was velour like texture giving a great deal of satisfaction. The finish gave off smooth tannins without interfering with last flavors and the fruity texture. 119 cases and priced well at \$22. I give 8.6 corks out of 10.

**2012 Rambunctious.** This is a blend of 60% Zinfandel, 20% estate Cabernet, 20% Syrah. The combination works well. Tasting each varietal individually allows one to discern the flavors of each in the blend. This is important when detecting hints of each and how it develops its own character. The nose invades your senses with eucalyptus, spice, pine and typical zin fruit. The taste whips the palate with effervescence of fruit, each colliding into a robust of mocha and cracked pepper. The finish is complex leaving one to guess the flavors. 169 cases and priced at \$25 per. On my scale I give 8.9 corks out of 10. Get these and taste over a period of time.

**2011 Estate Cabernet Sauvignon.** This impressed me the most. It had all the necessary traits one would expect for a big Cab. A big huge Cab nose with a pungy terrior pushing the fruit. High legs on the glass with a deep coral purple staining. Taste is like a fuse was lit and explodes dark fruit and coffee, spicy intrusions into the back of the mouth. It leaves a very bubbly after taste lingering longer than most Cabs. Only 95 cases and priced at a very reasonable \$25! A six pack is in order. I gave this Cab 9.0 out of 10, but with time it could go to 9.2. Drink and hold for 5 years.

For more visit [mitchella.com](http://mitchella.com)





# ANNUAL CHRISTMAS PARTY POTLUCK with SANTA!



December 20th

4:30 PM @ the Clubhouse



## Meet & Greet with Santa

*Please, bring your favorite festive  
main dish or dessert to share!*

*Please RSVP, especially PARENTS, so  
that the elves can let Santa know how  
many children to expect*

*\*805-472-2233\**



*Please don't forget to bring an  
unwrapped toy for the Toy's for Tot's  
Barrel*



Adult Beverage Bar



## COME SEE WHAT'S NEW AT LOGO's



Just in time for the colder weather and holiday shopping. The winter stock has arrived with items for toddlers through 2XX. We have jackets and sweatshirts, T-shirts, hats and much much more.

The store will be open weekends between Thanksgiving and New Year's. Of course if you'd like to shop at any time please call one of the volunteers whose number you'll find on the store door. We will be happy to come down and open the store for you.

Please support our community and purchase something for yourself or the family. Happy Holidays from the Logo's staff.

**ISHKITINI AND OFUNLO**

By Ginny Becchine



Ishkitini and Ofunlo were Choctaw Indian gods. Ishkitini was believed to prowl about at night killing men and animals and if Ofunlo was heard, it was a sign that a child in that family was going to die. To most Native Americans owls are considered a bad omen and a symbol of death. Even to hear the bird hooting is an unlucky omen. Owls are the subjects of bogeyman stories that warn children to stay inside at night and were said to carry messages from beyond the grave or deliver supernatural warnings to people who have broken tribal taboos. Beware; both Ishkitini and Ofunlo live in Oak Shores. To the Choctaw the Great Horned Owl was Ishkitini and the Screech Owl was Ofunlo.



I have heard the Great Horned Owl in Oak Shores and seen it several times. Last place I saw the Great was when I was on my way to movie night. A little way pass the golf course on the right was a Great standing on the curb. I have never seen the Screech Owl here but I have heard it calling at night. The call of the Great Horned Owl is that familiar series of 4 to 5 deep hoots. The Western Screech Owl's call is different; it is an accelerating "bouncing ball" series of 6-8 low whistles, often dropping in pitch toward the end. As their name implies they also make a high pitched screech.

Owls are amazing creatures. They are nocturnal hunters and have developed many features to aid them in the hunt. Owls have large forward-facing eyes to give them better depth perception. If a Great Horned Owl was the same size as a human, its eyes would be as big as oranges. Like all birds their eyes are fixed in the sockets so they have to move their head to change their view. You may have heard people say owls can rotate their heads 360° but this is not true. They can rotate them 260°, which is still pretty amazing. They can rotate this much because they have 14 vertebrae in their necks; unlike the seven humans have. They also have a unique circulatory adaption that allows them to turn their head and not cut off blood supply to their brain.

Owls have flat faces and a facial disc. This disc is a conspicuous circle of feathers around their eyes. Their flat face and the facial disk as well as asymmetrically placed ears all improve the owls ability to hear prey. Owls can hear a mouse squeaking up to 900 feet away. Their hearing is so accurate that birds kept in captivity because they are blind can still catch live prey in their cages.



Great Horned Owls are big! They have a wing span of 5 feet, are 2 feet in length and can weigh up to 5.5 pounds. The owl is mottled gray-brown, with a reddish brown face and a white patch on the throat. This reddish brown facial disc with a blackish rim on each side helps make the big yellow eyes stand out.

(Continued on Next page)







### (Owls—Continued from Previous Page)

On the top of its head are two large feather tufts making the owl look like it has horns. People often mistake these “horns” for ears.

Western Screech Owls are small! They weigh only 10.8 ounces and are only 10 inch long. Screeches have intricately streaked grey or grey-brown feathers, yellow eyes and small ear tufts. Their facial disc is not as prominent as the Great Horned because it is basically the same color as the rest of its body. Similar to the Great the facial disc has two blackish rims. Both the Western Screech Owl and the Great Horned Owl have densely feathered legs and feet. Only the talons are bare.

Both Great and Screech form long-term monogamous pair bonds. Neither species migrates. Like other raptors the females are bigger than the males. Screech are secondary cavity nesters. They make use of natural cavities or old woodpecker holes. Great Horned Owls nest in tree holes, stumps, caves or take over nests that were abandoned by squirrels or other large birds. Screech owls mostly eat invertebrates, small mammals and birds. The Great Horned Owl has the most diverse diet of all the North American raptors. Their main food is mammals and birds especially rabbits, hares, mice, and American Coots. They supplement their diet with reptiles, insects and fish.

With its long, earlike tufts, intimidating yellow-eyed stare, and deep hooting voice, the Great Horned Owl is the quintessential owl of storybooks. Today we consider owls to be symbols of wisdom and good luck.



### **Proposed Fire Station in Oak Shores Survey**

A Fire Station in Oak Shores survey will be mailed out to all San Luis Obispo registered voters within the district boundary soon, asking pertinent questions relating to whether support exists for staffing a full time fire station in the community. This survey is being circulated in response to a community meeting held in September regarding a proposed county property assessment to cover the cost for staffing the fire station with Cal Fire personnel. Resident concerns about fire risk, lengthy medical response time, homeowner insurance issues, and ongoing concern for the continued long-term viability of our volunteer staffing approach resulted in the presentation of the proposed assessment to the community by the County Fire Chief.

The assessment would apply to all property owners within a district boundary, which includes Oak Shores, and voted on by locally registered voters. Several points were raised at the meeting regarding the assessment. Among the commentary was concern over the lack of a sunset clause, whether the assessment would be capped, the uncertain affect full time fire station staffing would have on fire insurance rates, and the annual cost of the assessment. Based on these concerns the original proposal was determined to be unacceptable, in spite of strong support for a fire station in Oak Shores.

At the meeting, the Fire Chief did commit to, if the project was approved, funding and providing a new fire station building, fire trucks and needed equipment, training and administrative costs to support two firefighters around the clock. Paramedic service would be at additional cost. It was stressed that this minimal staffing level would be supplemented by, not replace, any volunteer firefighter staffing. It was explained that the proposed assessment was the least costly to develop and most expedient method for raising the necessary funding. The requirements of the assessment meant that locally registered voters participate in a special district election. If approved, the assessment would be imposed indefinitely.

At the conclusion of the meeting, given the rejection of the original proposal the Fire Chief asked whether the community is still interested in pursuing staffing a fire station and willing to contribute any amount in an assessment to support it. A community survey will be mailed out to answer the Chief's question. The survey will be mailed to those inside the district boundary that are registered voters in San Luis Obispo County. Participation in the survey will help the Oak Shores Board of Directors decide the most prudent and effective approach toward addressing staffing the Fire station within the district boundary.

To view the full presentation given at our community meeting by Chief Lewin please visit our website [www.oakshores.us](http://www.oakshores.us).



**Treasurers Update—2015 OSCA Budget**

By Randy Feltman

At the last Board Meeting the Board of Directors approved the 2015 Pro Tem Budget. All Members will receive a budget copy in the mail shortly if you haven't gotten it already as required by law. For the seventh year in a row there is no increase in the dues for the operations budget. There is a \$40 increase in annual dues specifically for the Reserve Fund, our saving account to pay for the maintenance, repair and replacement of the common property we all own together. Approximately 75% of the Reserve Fund goes to maintain our roads. The clubhouse, the marina, pool, entrance area, maintenance and code enforcement vehicles and tractor being the other more significant items covered by the Reserve Account.

This will be the third year of a five year planned and disciplined commitment by the Board to raise the funding level of the Reserve Account from the very deficient 20% it was when the Board made this commitment to at least 75% which has been established as a HOA minimum standard for good financial management. The Board's fiduciary responsibility requires the Reserve be properly funded so there isn't really much choice. Non dues revenue has been sharply down with the low lake level this summer but expenses were reduced to offset the revenue shortfall so we will end the year with a balanced budget and maybe a small carryover. We won't know if there is any carryover until February when all the 2014 bills are paid.

If you have any questions and concerns about the budget after you review it in detail please call Dennis Javens the General Manager, at the office, Stephanie Dayton, myself or any member of the Board or Finance Committee.

As Treasurer, I want to take this opportunity to recognize and thank Dennis Javens and Stephanie Dayton for their good work managing the budget this year, John Eicholz, the Chair of our Finance Committee for his knowledge, expertise and many hours of service, the other volunteer Finance Committee Members and the volunteer Board Members for their work and close attention to our financial management.

Oak Shores Community Association Seven Year History of Homeowners Assessments			
<u>Year</u>	<u>Operations Budget</u>	<u>Reserve Contribution</u>	<u>Total Dues</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
2015	\$1148	\$525	\$1,658



# HALLOWEEN NEVER LOOKED SO...SO....SO.....SO.....



*CHILLING*



**AMAZING!!**



**"GOIL-ISH"**



**FISHY???**



***captivating***



**Presidential**



**FAMILY-ORIENTED**



## THE QUARTERLY WINNERS OF THE YEARLY PHOTO CONTEST



1st Quarter Winner  
RANDY FELTMAN

2nd Quarter Winner  
ED & LESLIE LOPES



3rd Quarter Winner  
VENUS FARNSWORTH



Watch for your 2015 Oak Shores Phone Book to see  
the WINNER of the Photo Contest for the Year!!





## Going Solar at Oak Shores

By Randy Feltman



You may have noticed a number of your neighbors, here at Oak Shores, who recently installed solar panels in order to cut their PG&E electricity bills and in some cases capture a large tax credit. About ten homes have become electricity producers, in the past few months, and it seems solar applications are becoming a regular part of the bi-weekly Oak Shores Architectural Committee agenda. Solar installation requires ARC approval. As one of those new electricity producers, I thought I'd share my experience and some information I hope would be helpful if you are considering solar now or in the future.

First, you can cut your PG&E bill a little or a lot depending on current utilization, your goals, and financial situation. The more power you use the more you can save. In my case, my average monthly PG&E bill was \$250 per month and, with my new solar system, my monthly bill will be about half of that, with a guarantee of no increase for 20 years! I'm not sure who to believe, but I suspect our PG&E bills will rise significantly in the next 20 years. I now have a guaranteed annual production level, which is contracted to equal all or most of my electric usage based on my average usage during the past two years. I will still have an additional minimum PG&E hookup charge of about \$5 month. The system was designed to produce a certain amount of power, and if I do use more than I produce, I will have an additional charge from PG&E for that additional power. In my first couple of months, I'm actually producing more power from my solar panels than I'm using and I'm therefore getting a credit from PG&E. These credits roll over to the next month and then I can deduct those credits in the future months when I use more electricity than I produce. I pay PG&E once per year based on my overall usage after credits and debits. I wish I had a money saving deal like this for my propane bill.

Second, I choose to have a Power Purchase Agreement (PPA), which is similar to a lease, except I contracted for power and am not leasing the equipment, nor I am I responsible for it. Leases and PPA's are a fairly new option offered by most solar companies with little or no down payment. I came across a SunRun solar booth at Costco and elected to sign up with them with \$3,000 out of pocket. I could have put a lower down payment, but that would have increased my fixed solar lease payment and now Costco is behind my transaction. Solar City offers purchase and lease type agreements as well and new third combination of lease and purchase.

If you purchase the equipment outright with low interest financing you can claim a 30% Federal tax credit to lower what you pay in taxes. This is not a tax deduction; it is a tax credit off the bottom line of taxes that year. With a PPA, the solar company is responsible for all the maintenance and they monitor remotely and troubleshoot if necessary. If I sell the house, I can transfer the remaining terms to the buyer, at the same low rate, or, in the unlikely situation that a new owner didn't want to have solar production, I would pay off the remaining balance as part of the house sale and the solar company would come out and remove the equipment. With a PPA or lease, the tax credit goes to the solar company, and they can depreciate the system, as a company business asset. That tax benefit to the solar company is considered in the calculation of the lease payment. I understand these solar companies sell the tax credits to other companies in need of a tax credit or take it themselves.

I also understand the key to maximum production of each panel and cost efficiency is the availability of a south or west facing roof area with little or no shade. Not that you can't have an east or a shaded roof, it is not quite as ideal. All the solar companies perform a computerized assessment in order to determine the anticipated productivity level for your situation. Your cost is based on how many panels are required to meet at least 70 to 80% of your average electricity usage during the past two years.

(Continued on Next Page)



(Solar—Continued from Page 12) If you have questions or want more information check out the business cards of reps of two solar companies SunRun and Solar City advertizing in the back of this edition. If you would rather start by asking your questions to neighbors you can contact myself or one of your neighbors listed below, All have first-hand knowledge or are solar energy producers themselves. The two companies that have done all the installations in Oak Shores to my knowledge are Sunrun and Solar City. We have offered both companies the opportunity to present their business card contact information on the ad pages at back of this newsletter. A few of the Oak Shores homeowners who have installed solar systems and agreed to share their names as contacts include:

- |                 |                              |                   |                             |
|-----------------|------------------------------|-------------------|-----------------------------|
| 1. Mike Davis   | michaeldavidsm@aol.com       | 4. Bob Sutherland | sutherlandrobert2@gmail.com |
| 2. Jim Marshall | jim@jmconstruction.com       | 5. Jim Rice       | ricerokt@gmail.com          |
| 3. Jerry Cain   | sydneyandjerry@gmail.com     | 6. Randy Feltman  | randy.feltman@gmail.com     |
| 4. Chris Qualls | chris@quallsconstruction.com | 7. Jim Cordle     | jimc.cordle@gmail.com       |

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**CALSTAR Signup or Renewal Time**  
**by Stephanie Dayton**

Cal Star Group renewal time is here. If you are already a member, you should have received your renewal packet by now, and you can send your renewal form and payment directly back to CALSTAR.

**What is CALSTAR?**

CALSTAR offers an affordable solution through their Group Membership Program for air medical services. For a **group rate fee of \$35 per family, per year**, a CALSTAR membership guarantees that you'll be covered for the cost of air medical services provided by CALSTAR or their reciprocal partner programs. For peace of mind, it is a cost-effective investment—especially for residents and frequent travelers of remote areas far from leading medical facilities, like Oak Shores. CALSTAR memberships are available to anyone, even if you are uninsured.

While we hope you never need to fly with CALSTAR, the financial ramifications of air ambulance transport could be substantial. Cal Star works with their members' insurance providers (if they have coverage) to secure payment for their air medical services. Still, even insured patients may be left with many thousands of dollars in out-of-pocket expenses without a membership.

If you are interested in signing up for CALSTAR, contact the OSCA office at 805-472-2233 or stop in and fill out an application.



*Christmas Eve*  
*Candlelight Service*  
*at the Clubhouse*  
*6:30 pm*  
*Everyone is welcome*



## Right in Our Own Backyard

By Cathy A. Wolfe



I cannot believe it is the Christmas season already. It seems just like a couple days ago we were wearing shorts, going out on the boat, and enjoying the sunny weather! Oh, sorry, it was...in fact, 4 days ago! We are now enjoying the beauty of Oak Shores turning green after a day of rain, getting ready for the holiday shopping, and still praying for lots more rain to fill our wondrous lake.

In the meantime, there are several events going on all around the area to enjoy. In Paso Robles there will be the 28<sup>th</sup> Annual Lighting of the Downtown Square on Nov 28; the 53<sup>rd</sup> Annual Christmas Light Parade on Dec 6; the 28<sup>th</sup> Annual Vine Street Victorian Christmas Showcase on Dec 13 (the best night one could only imagine—only small town America could this event take place, but be ready to walk, walk, walk).

Oak Shores has some fun events of its own, too! Friday, Dec. 5<sup>th</sup> -the Annual Christmas Dinner with a special music performance, held for the enjoyment of the entire community by the Oak Shores Christian Fellowship Church. On Friday, Dec. 19<sup>th</sup> is the annual Christmas Golf Cart Parade and caroling—decorated carts, singing, food, meeting more neighbors, and bringing joy to those who can't get out (last year 75+ joined in!) The Children's Christmas event with Santa is Saturday Dec. 20, with food, Santa, and presents for each kid. Then on Sunday, Dec. 21 Santa's Pix with the Pets...(Santa Paws). Bring your pets to the clubhouse to get their pictures with Santa! On Wednesday, Dec. 24<sup>th</sup> at 6:30pm will be the annual Christmas Eve Candlelight Service. A short, beautiful service will bring family and friends together to express the joy for the Reason of the Season.

So, come, enjoy the peace and the true Spirit of this season in our wonderful community, with family and friends, here...Right in Your Own Backyard.

May you have very Blessed Holidays.

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## Recreation Committee Update

by Janice Gillenwater

The summer night movie night was a wonderful time. The community came out for 14 weeks in a row to enjoy movies outside under the stars on the clubhouse patio. Recreation has recently purchased another movie screen to continue to enjoy movies inside the clubhouse. If you are here and would like to request a movie night for the community, please call me.

Please see the enclosed flyers on upcoming December Events and activities. I am looking forward to 2015 and encourage you to join the Recreation Committee.

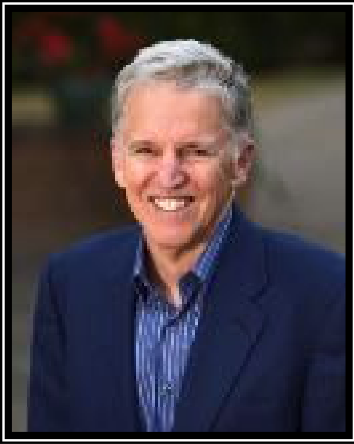
Merry Christmas and a very Happy New Year!!





## Firewise Committee Update

By Joe Howard



As the new chairman of the Firewise Committee, I would like to thank the previous chairman Mike Davis and his committee for their good work this past year. We are all aware that there is more that can be done as we continue to make our community more fire safe.

At the meeting which was held at the OSCA Clubhouse on the evening of September 17, Chief Rob Lewin of Cal Fire/San Luis Obispo County presented a funding proposal for a new fire station in Oak Shores with full-time firefighter staffing. The proposal was generated by a consultant hired by the



County. The overwhelming consensus of the attendees at the meeting was that while we certainly are in favor of an Oak Shores fire station with full-time professional firefighters, the proposed annual cost to each property owner of \$947 was too high. Fire Chief Lewin acknowledged the lack of support for this original funding proposal and took it off the table. In light of this rejection, he asked if the Oak Shores homeowners were still interested in the fire station and if they would support any additional funding for staffing.

It was then suggested that a survey be distributed to all eligible Oak Shores homeowners registered in San Luis Obispo and the surrounding registered homeowners within the proposed local fire protection district to answer Chief Lewin's question about the level of support for a fire station in Oak Shores and the level of an assessment we are willing to support. The Firewise Committee members worked with OSCA Board Members to create this survey which will be mailed out shortly. Please give it your attention, complete the brief but important survey, and return it to the OSCA office.

We typically think of summer and fall as the time of year when the risk of fire is the greatest and that may be true for wild land fires. However, as colder weather approaches, remember to be safe when heating your home, especially in the use of fireplaces or wood-burning stoves. Cal Fire reminds us that chimneys which have not been properly maintained can catch fire which can spread to your roof or attic. Hire a professional who can inspect and properly maintain your chimney before winter is here.

*Oak Shores Community*

*Free Annual*

*Christmas Dinner & Music Performance*

*Friday December 5th 6:00pm*

*Presented by*

*Oak Shores*

*Christian Fellowship Church*



RESERVATIONS REQUIRED  
805-472-2833 or 472-9404



## 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

E-Mail—[djavens@oakshores.us](mailto:djavens@oakshores.us)

[sdayton@oakshores.us](mailto:sdayton@oakshores.us)

[dsani@oakshores.us](mailto:dsani@oakshores.us)

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# LMS



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Leon Auburt - Owner

Oak Shores, Ca

Phone: 831 539 3996

[LeonsMarineService@Gmail.com](mailto:LeonsMarineService@Gmail.com)

**OAK SHORES PROPERTIES**

<b><u>HOMES</u></b>		
Address	Bd/Ba	Price
8116 Cove Ln	3/2	\$269,000
2321 Ridge Rider	2/2	\$275,000
8808 Deer Trail Ct	2/3	\$279,900
8815 Circle Oak	3/2	\$349,000
2635 Pine Ridge	3/2	\$359,000
2772 Oak Shores Dr	3/3	\$364,900
2359 Lakeview	2/2	\$369,000
2644 Pine Ridge	4/2	\$425,000
2860 Spike Ct	3/3	\$459,000
8735 Bluff Ct	4/3	\$499,000
2849 Lands End	3/2	\$515,000
2641 Pine Ridge	4/2	\$518,000
8208 Bass Pt	3/2	\$569,000
8274 Anchor Way	3/3	\$599,000
2741 Lookout Loop	4/4	\$599,000
8212 Bass Pt	2/3	\$599,000
2537 Shoreline Rd	4/3	\$637,500
3125 E Beach Cir	3/3	\$679,000
2676 Pine Ridge Rd	4/3	\$689,000
8209 Bass Point Cir	5/3	\$719,000
2860 Lands End	4/6	\$889,000

<b><u>LOTS</u></b>		
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
2450 Stern Deck	5660sf	\$69,000
8502 Fan Ct	5300sf	\$69,000
2517 Captains Walk	4782sf	\$69,000
2533 Shoreline	9322sf	\$69,000
8679 Landlubber	5950sf	\$75,000
8813 Circle Oak	8800sf	\$82,500
2700 Turkey Cove	6800sf	\$85,000
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	\$329,000

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Senior Solar Consultant

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e les.kangas@sunrun.com

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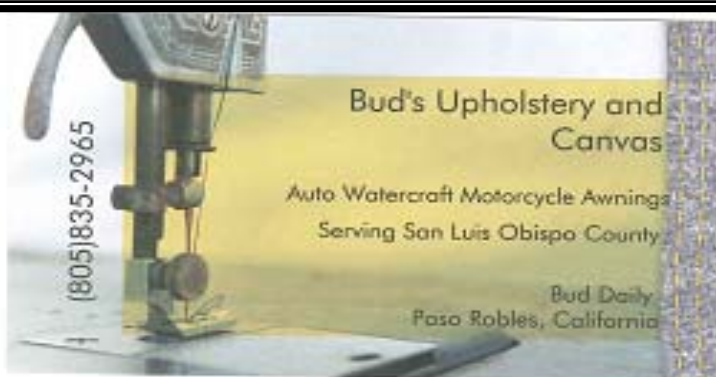
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