

**See Important Notice about the CC&R  
Vote on Page 7**



## President's Report

### Bob Lever



I would like to thank the Board for electing me president for the upcoming year. I'm looking forward to a positive working relationship with Board Members and will do my best to assist and support them in meeting the needs of our community. Our previous Board and dedicated committees took on many critical issues and concerns. Their efforts resulted in a number of noteworthy accomplishments: an experienced Association manager was hired; two-thirds of the repair work on the roads was completed (the balance of repairs scheduled for 2008); our reserve account is now properly funded; an on-going Budget/Finance Committee was established; our new pool is up and running; and, new Bylaws are in place with new CC&Rs pending.

If the last couple of months is any indication, our new Board also will be an active and involved one. Already, each committee has a least one Board member who has volunteered to participate: Don Reader - Fuel/Storage; Sue St. George - Recreation; Bob Sutherland - Oak Leaves/Website; Diane Taylor - Budget/Finance and Security; Randy Gillenwater—Budget/Finance and Dan Wheeler - Private Marina. If you are interested in joining one of these committees, just contact the appropriate Board Member.

As I mentioned, OSCA now has a professional manager, Annette Louder. In addition to handling the day-to-day operation of our Association, Annette was given a number of tasks that had to be attended to immediately. Some of her initial responsibilities included - - addressing incorrect procedures in our accounting methods and banking procedures; evaluating the Association's staffing needs for the office, maintenance and security; and assisting the Board in gathering/organizing information pertaining to ongoing legal issues. I know she would like to spend more time meeting with Members but right now her work load is quite heavy, so please be patient. Given the amount and complexity of the projects that she's involved in, she's doing an amazing job.

As President, in addition to capitalizing on the progress made by the previous Board, my first set of goals is to: 1) establish a comprehensive security program within Oak Shores with specific procedures for the entrance gate, pool, marina, common areas, and individual properties; 2) protect the Association and property values by working for the adoption of legally current, comprehensive governing documents (CC&Rs) and, once adopted, ensuring that they are implemented fairly and objectively; 3) obtain a conclusion to the current lawsuit providing that it is in the best interest of the Oak Shores Community; and, 4) prior to and as a requirement for any annexation into OSCA, ensure that our Association understands what would be involved in any proposed annexation (such as Oak Shores II) and that any such annexation would be beneficial to our community.

I believe that Oak Shores is a unique and beautiful private community. Our Association needs to make every effort to protect this atmosphere. By participating in OSCA activities, taking the time to review current information in the Oak Leaves and on our website, and understanding the various issues that need voter approval, members provide tremendous assistance to our Board in its ability to govern and protect the value and enjoyment of our property and community- - something our members have a right to expect.

If you have questions, concerns, need information or wish to get involved with our Association, please try to attend Board meetings, read the Oak Leaves and OSCA's website or write/e-mail the Manager, a Board member or myself.

Have a safe & happy holiday season!



## **General Manager's Report**

**Annette Louder**



I would like to start out by saying "Thank You" to everyone who has extended such a warm and heartfelt welcome to me!! I have enjoyed meeting many of you and getting to know the staff members, and I look forward to meeting those whom I have not yet met.

The first four months in my new position have been a whirlwind, especially since I began my position during the busiest time of the year! The initial couple of months were spent familiarizing myself with the community and understanding processes and procedures that were in place. Since the Association was preparing to send the Restated CC&Rs out for a second vote, I very quickly had to get up to speed and review all of the existing legal documents as well as provide input and suggestions on the new, restated CC&Rs.

Following a couple of CC&R Committee meetings and a Town Hall meeting held in August to allow membership input, the Restated CC&Rs and ballot were sent to all members on September 28, 2007. The deadline for returning ballots was set for November 30<sup>th</sup> and has now been extended. Please see "Important Notice" in this newsletter for an update on the current status of the CC&R vote.

In the midst of preparing for the CC&R vote, I began meeting with the Budget Committee to commence the 2008 Budget preparation process. Numerous hours were spent scrutinizing each line item in the Budget to identify savings where possible and condense/properly categorize many line items. I am very pleased to announce that the Board of Directors formally approved the 2008 Budget at the November 9, 2007 Board of Directors meeting. By the time you read this you should have already received the 2008 Budget mailing. If for some reason you did not receive the mailing, please contact the office immediately.

The Annual Membership meeting and Election of Directors was held on September 15, 2007. It was a very pleasant and productive meeting. Thank you to Barry Steinhardt, Dan Del Campo, and Tooti Beville whose terms were completed this year. Their time, dedication, and efforts were very appreciated!! Congratulations to the newly elected Directors, Bob Sutherland, Sue St. George, Dan Wheeler, and Randy Gillenwater, and welcome to the Board!

The community celebrated the first and very enjoyable pool season since the earthquake of 2003! With the changing temperatures, the pool was closed for the winter on November 6, 2007. It will re-open in the spring of 2008 for another wonderful and fun-filled season!

With the winding down of the busy summer season, the Maintenance department is now beginning to tackle some big projects during the winter months that are so difficult to accomplish in the summer. In October the lights on the log boom and buoys were repaired and are now all in working order. An asphalt curb was recently installed on both sides of Saddle Way down to the top of the West Ramp in order to divert drainage of water to the lake. They also applied class II base next to the curbing in order to allow vehicles to drive over the curb without bottoming out.

In addition to their normal routine duties, our maintenance team is currently in the process of doing a thorough cleaning and renovation of the campground restrooms and preparing the interior and exterior of the building for re-painting.

(continued on page 9)



## Meet Your Neighbors—Don & Leona Young

By Janice Gillenwater & Nancy Feltman



This is a love story about two people who met in 1959 at Woolworth's in Santa Monica. Leona worked as the "hot dog girl" at the time Don was working on remodeling the store. Don says, "I met my million dollar baby at the 5 and 10 cent store".

Don and Leona were married in 1960, bought their first house in Hawthorne, then moved to Thousand Oaks to raise their family. They celebrated 47 years of marriage on May 21. Don initially wanted to have a dozen kids, however over the next "lucky" seven years, they had five children and is convinced he has the perfect family. Their children are Linda, who lives in Simi Valley and is a sports coach; Donna, who lives in Bakerfield and is a housewife; Don Jr., who lives in Paso Robles and owns Don Young Concrete and Masonry; David, who

lives in Paso Robles and works with his Dad and Don, Jr. in construction; and Katie, who lives in Westlake Village and works as a real estate agent at Aviara Real Estate. They feel truly blessed to have their wonderful family and are enjoying their 12 grandchildren ranging in ages from 3 to 18 years old – Candice, Heather, Megan, Kori, Kodi, Kalee, Kyle, Dillon, Gunner, Hunter, Cameron and Sage. Don says the three smartest things he has done in his life is moved to California, married Leona, and had his family.

Don was raised in Minneapolis, Minnesota and has been involved with construction work his whole life and, to this day, really enjoys it. He went through college followed by an apprenticeship school related to construction since he knew he wanted to build homes. Being the adventurous person he is, on a lark he came out to California in 1956. He took advantage of the opportunities California had to offer and traveled and worked in the construction business throughout the state doing every type of job from foreman to special projects coordinator. He worked in the commercial/industrial business in L.A., but really enjoys building custom houses the most.

Leona got into real estate in 1977 and just celebrated 30 years of working as a real estate agent. While living in Thousand Oaks, she covered the Conejo Valley working for Century 21; Fred Sands; Paller and Company. After they moved to Oak Shores full time in 1989, she worked at Heritage Ranch Realty through 1996, then moved to her current location at Oak Shores Realty. She really enjoys working with the buyers and sellers and showing houses.

In her spare time, Leona also enjoys playing cards and board games while mingling with friends. She likes spending some alone time sitting on their deck enjoying the beauty and her own space. Her fondest memories of living at Oak Shores are of the many times spent on the lake with Don, their children and grandchildren.

Don and Leona discovered Oak Shores while visiting friends who lived in Heritage Ranch. When they saw Oak Shores from the lake, they became curious about the community. Coming from the land of lakes, Don always wanted to live on a lake, and when he saw Oak Shores, he said, "This is it"! They moved here full time in 1989. Don started his own business in 1985, even though the market was terrible and the lake was bone dry. He made it through those start-up years and has been building beautiful custom houses in the community ever since. Don built every house the growing family lived in at Oak Shores. Their first home was on Turkey Cove, and with a growing family, they worked their way up to their current spectacular home on Bass Point. They have a lot of fond family memories at the lake and in their beautiful home. Don's fondest memory of the lake is being on their boat on the lake with Leona sipping wine and watching the sunsets.

Don and Leona have always been a very active couple. Don was a long-time avid water skier and continued skiing until about four years ago. He made his own water skis and built and restored several boats. On their very first date, Don taught Leona to waterski. They also love to dance and socialize. They are a joy to watch on the dance floor, as they dance like professionals while gazing into each other's eyes and smiling. They are a very generous couple and, most recently, have graciously opened their home to friends, neighbors and the community for Monday Night Football parties.

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(Don & Leona Young continued) They both love Oak Shores because of the beauty and the small community which gives them a chance to get to know a lot of wonderful people. Leona describes it as "beautiful people, beautiful community". She says, "I like everyone here and can't think of a better place to live". They are especially proud of how the community pulled together after the 2003 earthquake.

Don and Leona remind us all how fortunate we are to be members of this wonderful Oak Shores community and to have them as neighbors and friends.



### **"LOGOS" is OPEN for Holiday Shopping!!!**

**NEW WINTER MERCHANDISE**

**FOR ADULTS, CHILDREN & TODDLERS**

**20% Off on all Summer Clothing**

**Gift Certificates Available for any \$\$\$ amount**

**Weekends from November 24th to December 16th**

**Hours: Saturday and Sunday 12:00 noon to 4pm**

### ***"Popou and Nonnie Too"***

*By Nancy Feltman*



**Faye Middleton and Jason in Popou & Nonnie Too**

This is a story that started a long time ago about Faye and Tom Middleton, their grandson, Jason, and a very special Pontoon boat. In 1976, Faye and Tom Middleton purchased the Oak Shores Pontoon Boat which was used for showing people around the lake. It was a basic functional boat, but turned out to be one of the most fun purchases of their lives.

Faye and Tom used the Pontoon for family outings all summer long with their kids and grandkids for many years. The entire family became quite attached to the Pontoon; however Jason was especially fond of it. He was three years old when the Middletons bought the Pontoon. Now as an adult, he has many special memories and stories about vacationing all his life on that boat on Lake Nacimiento with

his Popou and Nonnie, which is what all the kids, family and friends called Faye and Tom. With a sly little grin on his face, Jason now says, "If only this boat could talk". One time when all the family left for a day's trip on the Pontoon, they got out in the middle of the lake and realized they forgot to bring the wine. Well, here came Tom in his little aluminum fishing boat with a big smile on his face and a bottle of wine in his hand waving to everyone on the Pontoon boat.

Many years later and prior to Tom's death, their little fishing boat was not being used and needed some love. Jason took it home in 1997 and restored it with new paint and painted graphics, wood benches, folding seats, and cleaned up all the aluminum. When Jason finished the fishing boat, he thought how cool it would be to do the same renovations to the Pontoon boat and give them similar names, especially since the Pontoon was often towing the fishing boat through the Narrows. Jason named the fishing boat "Popou and Nonnie 2", knowing that one day he would get around to updating the Pontoon and would name it "Popou and Nonnie Too", after all the times Nonnie and Popou spent around the faithful boat.

(continued on Page 8)



## Getting to Know Your Staff - Stephanie Dayton

By Janice Gillenwater and Nancy Feltman



As you enter the OSCA office, Stephanie is usually the first person you will encounter. She is always friendly, always has a smile on her face, and puts people first, ahead of whatever she may be working on at the time. She gives you her full attention; knows the answers to many of your questions; and if she doesn't, will gladly get on the phone instantly to find out the correct answer. She is dedicated, conscientious and enjoys her job and helping others.

Stephanie started working at Oak Shores in 2004 part time on patrol. After four months, she was hired as Administrative Assistant in the OSCA office. Before Oak Shores, she worked as an administrative assistant at the Fern River Resort near Santa Cruz. She received training in general office work, computers, bookkeeping, taxes, and customer service.

Among her numerous duties, Stephanie handles accounts receivable; transfers of ownership; billing and collections for all homeowner accounts including the private marina; does mailings; board minutes, other staff meeting minutes; prepares the Oak Shores directory and assists our new manager, Annette, on special projects. In addition to all that, she answers phones and assists owners, staff and others who come into the office. During especially busy times she also helps out at the entrance gate. Stephanie enjoys the opportunity to work directly with owners the most. She enjoys the variety of assignments and likes to keep busy. She's currently working on the "Annual Xmas Party Potluck with Santa" to be held on December 15.

While interviewing Stephanie, we got to observe her at work as members came into the office or called. She gave each person her full attention, addressed their questions or needs, and went the extra mile to make sure they were satisfied – all with a smile on her face and then a laugh.

Stephanie is a local gal who grew up most of her life in Oak Shores. She is the daughter of Peggy, (our Code Enforcement Supervisor) and Steve Johnson. Other family members also on staff include brother J.J. in Maintenance; and Jacob, in Code Enforcement. In 1999 Stephanie met her husband to be, Jake, at Lake San Antonio Resort where they were both working at the time. Jake is from Bryson-Hesperia with deep family roots there. Stephanie and Jake moved to Arizona in 2000 so Jake could follow his dream and attend a Motorcycle Mechanic School. In 2001, after Jake graduated, they moved from Arizona to Santa Cruz. In 2003, they got married and had their reception at Oak Shores. Jake's great grandmother left him the 200-acre "Dayton Family" ranch in Bryson-Hesperia where Stephanie and Jake are currently living.

In March 2006, Stephanie and Jake became the proud parents of adorable daughter, Kylee Joy (fondly called "Pumpkin" by Steph). A lot of the Oak Shores residents were around when Stephanie first became pregnant, and now some of them act like adopted doting grandparents when they see Kylee. You can always see the updated pictures of Kylee on Stephanie's computer in the office.

In January 2007, Stephanie and Jake also accomplished a goal of opening their own business, "*Mid-State Custom Cycles*" located on Black Oak Drive in Paso Robles near Powerhouse Motor Sports. Jake is a certified motorcycle mechanic and is specially trained to work on Harley Davidson motorcycles. The business is open six days a week. On her days off, Stephanie often helps Jake in the office with the bookkeeping, answering the phones and customer service.

Although Stephanie has little time, she has many hobbies like scrap booking, photography, and travel – but she really looks forward to Sundays enjoying her favorite past-time of spending the afternoon with Kylee and Jake relaxing by the Nacimiento River in Bryson-Hesperia.

We are very fortunate to have Stephanie as a staff member.

**\*\*\*IMPORTANT NOTICE\*\*\*****\*\*\*IMPORTANT NOTICE\*\*\***

As previously stated, adoption of the new Restated CC&Rs requires a 75% affirmative vote of the total eligible membership votes. Therefore, **639 of the 851 member votes must vote in favor of adopting the restated CC&Rs** in order for this initiative to pass.

Since we have only received less than half of the required number of ballots, the Board of Directors has voted to extend the deadline for receipt of ballots until January. All mail-in ballots **must** be received by **4:00 p.m. on Friday, January 18, 2008**. The deadline for receipt of hand-delivered ballots is **11:00 a.m. on Saturday, January 19, 2008**. The ballots will be counted at the January 19, 2008 Board of Directors meeting.

It is **imperative** that our Association has CC&Rs that comply with current law. Please help the Association avoid additional expenses for repeated elections and legal fees by submitting your vote today!

If you require another ballot, please call the office at 805-472-2233 and one will be sent to you immediately.

**YOUR VOTE IS ESSENTIAL**

## YOU'RE INVITED TO THE CHRISTMAS PARTY POTLUCK

**When:** Saturday, December 15 @ 5:00 P.M.

**Where:** Oak Shores Clubhouse

**What:** Potluck and Christmas Party

(Please bring your favorite main dish to share)

### **Featuring:** SANTA CLAUS

**Adult Beverage Bar for the adults**

(Proceeds go to the Recreation Committee)

**Music/Caroling**

**50/50 Raffle** (Proceeds go to Station 34 Volunteer Fire Dept.)

**Toys for Tots Donation Barrel**

Please RSVP to the Oak Shores Office at **805/472-2233**



## **“Day-Trippin” From Oak Shores...**

By Lisa Carpenter

There are lots of fun day trips just minutes from Oak Shores. Why not “hit the road” this fall and go exploring along the beautiful Central Coast.

### **MONTANA DE ORO STATE PARK & BLUFF TRAIL HIKE**

South of Morro Bay lies one of the area’s largest parks: Montana de Oro State Park. Montana covers 8,400 acres, and offers over 50 miles of unspoiled trails.

An easy-access beginners hike, the Bluff Trail is the perfect spot to take your out-of-town guests for dramatic views of the shoreline. On this 1.5-hour hike you’ll find sandstone bluffs, hidden sandy coves, sea caves, tide pools, rock arches, and even the occasional seal and otter. Beautiful year-round, this is also a great place to see wildflowers blooming in springtime.

The hike begins just past the Visitor’s Center with a wide trail crossing a wooden bridge. At the trail fork, take the right branch along the cliff to what is known as Spooner’s Cove. The main trail follows the cliff’s edge, passing rocky coves and jutting rock fingers. At the next cove the trail moves briefly inland, crosses a footbridge, and then returns to the ocean. Once you see Grotto Rock, a castle-shaped rock near the PG&E fence, it’s time to turn around and follow the same trail back.

After your hike, take 1N to Morro Bay for some casual seafood on the patio at Giovanni’s Fish Market. It’s located on the north end of the harbor at 1001 Front Street and the Dungeness Crab Quesadillas are worth the stop. For your trip home, continue on 1N and take the scenic route up the 46 to 101N and Paso.

#### **Getting there:**

From Paso take 101S through San Luis Obispo exiting Los Osos Valley Road. Go 12.1 miles west to the Montana park entrance. (The road becomes Pecho Valley Road.) Continue 2.6 miles to the Visitor’s Center on the left. Parking is on the right 100 yards past the center.

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#### **Popou and Nonnie Too** (continued from Page 5)

Jason is a very skilled young man who was determined to save the Pontoon when he thought it might get sold. He couldn’t stand the thought of that, so he put a lot of hard work into renovating the pontoon, and IS IT EVER SNAZZY NOW! He rebuilt the entire boat, which was made from aluminum with a fixed aluminum roof. The only original parts left are the pontoons, railing, and steering wheel. He installed a new Mercury Outboard, upholstered bench seating with armrests, steering helm with instrument panel, CD/MP3 player, navigation lights, new marine deck with a really nice light grey vinyl deck covering, painted the boat blue and white, and even polished the pontoons. He bolted the pontoon together replacing the rivets and laughingly recalls how the pontoon shook and made strange noises when riding on the lake. Now it skims through the water with sturdiness and pride. When it is docked at the private slips among the newer pontoons, it has a character and uniqueness about it that makes heads turn. Its clean-as-a-whistle smooth look makes you want to hop on it with a beer in one hand and fishing pole in another, along with the kids and grandkids all anticipating a great day on the lake.

The newly-renovated Pontoon is special to all the family and is now considered a family heirloom.



**General Manager's Report** (Continued from Page 3)

Many hours have been spent sanding, patching and repairing the walls and trim. The doors to each restroom have also been replaced. We're very excited to see all of the wonderful improvements that the Maintenance department is busy completing!!

The Gate/Code Enforcement department is also doing a great job! With the recent repair of the front entrance gate, we are no longer staffing the gate 24/7. I would like to express my sincere gratitude and appreciation to the entire gate/code enforcement staff for pitching in where needed during a very challenging time of having an inoperable front gate. I am especially thankful to Jacob McBride and Jim Vander Dussen for their willingness to literally work around the clock (graveyard shift) for several weeks. This group has demonstrated the true meaning of teamwork! The winter gate hours are Monday – Saturday 6:45 a.m. to 6:00 p.m., and Sundays 8:00 a.m. – 4:00 p.m.

The Administrative/Office staff also chipped in and helped out at the front gate when needed. They have been very busy with preparation of the recent mass mailings for the Annual Meeting/Election, the Re-Stated CC&Rs/Ballot, and most recently with the Budget mailing. Both Stephanie and Debbie have been instrumental in assisting me with evaluation and modification of processes and procedures. Their loyalty, dedication and eagerness to learn new things is truly appreciated!!

As a reminder the gate will not be staffed, and the office will be closed on the Christmas holiday, December 25<sup>th</sup>. The gate will be staffed normal hours, and the office will be closed for the New Years holiday on January 1<sup>st</sup>.

I would like to wish everyone a very **HAPPY** and **SAFE** holiday season!!!



Ginger & Rosie  
Lake Buddies  
Second Place Winner  
by Sheryl Qualls

Join in the  
**BIG SHOT**  
Contest

(Send us **YOUR** Best Photo of the  
Lake & Oak Shores'  
**FUN & BEAUTY....**

The **BEST SHOT** will receive a **PRIZE**  
and be featured in the **OAK LEAVES**  
You may submit more than 1 photo  
Judging by an outside  
Professional Photographer  
Submit Photos By February 1, 2008  
CathyAtTheLake@msn.com  
Subject: Pix 4 Prizes

So go out...**BE A BIG SHOT...**  
Capture the memories with your  
camera...

it's a **WIN/WIN** for everyone!!

**CONGRATULATIONS**  
To the December Winner

**Many Thanks**

Tom & Linda Karling recently rented the  
clubhouse for their daughter's wedding.  
Congratulations to the Bride and Groom  
and many thanks to the Karlings who  
donated their \$100 clubhouse deposit to  
the Oak Shores Recreation Committee.



## 2007—Recreation Committee Highlights and Thank-Yous

Janice Gillenwater, Chairman

On behalf of the entire Oak Shores Recreation Committee, I would like to thank all of you and your family and friends who came out to support our social events the entire year of 2007. These events were put on by many volunteers from our community, and some events had sponsors from the community. I want to thank them also.

A special thanks to Don and Leona Young for sponsoring Monday Night Football potlucks at their home every Monday Night during football season. This is being enjoyed by many Oaks Shores neighbors.

Events during 2007 included Fireman's Ball, 4th of July Pancake Breakfast, Escape to Gilligan's Island, Labor Day Barbeque and Dance, Golf Cart and Motorcycle Show, Miniature Golf Tournament, Friday Night Socials, Give Thanks Dinner and Christmas Party and The New Years Eve Party. We also have monthly Bunco.

Most of these events are held at our clubhouse, so please come out during 2008 and support our events for our community.

Thank you once again to every volunteer that helped in anyway. You make these events take place, and a big thanks to all the community support by your donations and attendance of these events.

I look forward to many more social gatherings in our community.

## **IT'S A CONTEST**

*Cathy Anding Wolfe*

In our recent travels to Sedona, AZ., we were on a grand train ride through the Verde Valley Gorge where we spotted a pair of resident bald eagles. The locals named them "Black" & "Decker"! That is when it hit me...we have a pair of resident bald eagles here at Oak Shores too, and, well, they need names. So, here's the scoop. We're having a contest to...

### **NAME THE BALD EAGLES**

Remember that bald eagles mate for life. They always return to their nest, year after year, so they will always be here...unless we humans mess up.

#### **Rules are:**

1. Everyone is eligible to submit names for the pair.
  2. Submit the names AND the reason for that name, even if it seems obvious! (ie..Heckle & Jeckle are good names because they're black & white). Remember, don't forget the reason.
  3. More than one entry per person is allowed, in fact the more the better.
  4. Submissions can be emailed to [CathyAtTheLake@msn.com](mailto:CathyAtTheLake@msn.com) or mailed to Cathy Anding Wolfe, c/o the Oak Shores office. Write on the envelope or in Subject space: NAME THE EAGLE CONTEST.
  5. Entries will be accepted through January 30, 2008.
  6. Duplicate names will go to the person determined by date of the first submission.
  7. The winning names will be used from then on when referring to our resident eagles.
- Winner will receive some special eagle items/prizes too!

So, put on your thinking caps and submit your names. The eagles arrive back here in late January to remodel their nest, and get ready for their new family. Let's welcome them home!

## **WELCOME TO OUR NEW OWNERS**

- John & Debra Haigh
- Elida Marquez
- John & Graciela Lovato
- Stephan & Shonra Taylor
- Stephen & Wendy Eckmann
- Scott & Julie Green
- Tom Willoughby & Colby Rubbo
- Don Myers, Greg Myers & Linda Niebergall
- Brenda Weiss & Johnnie Smith
- Ronald & Paula Eberhardt
- John Petri & Jeanne Leggett



## ***Right in Our Own Backyard***

*by Cathy Anding Wolfe*

December, 2007—Huh??? Where did the year go? Better yet, when did the summer end? I do not know, as my “summer vacations” are continuing on through the end of the year. I hope you all had a fabulous summer here at Oak Shores, and you are getting ready for the end of the year activities during the holidays. This is the time of the year when the full-timers remember why they chose to live here all year long...it is just the best!!! And, just in case you have some time to enjoy the area around here, besides shopping at all the great wineries, I’ve included an activity you won’t see anywhere else!

If you are tired of the “rush-rush, party-party, shopping-shopping, bake-bake, visit-visit, get-those cards-and-letters-mailed” kind of holiday, have I got a change of pace for you...visit our local town of Paso Robles on SATURDAY, DECEMBER 8<sup>th</sup>, 6pm–9pm. Paso Robles is truly “small town U.S.A.”. Only in a small town can people see the wonders of Christmas up close...and be a part of it too! I am speaking of the annual “Vine Street Victorian Showcase”. Vine Street, between 8<sup>th</sup> and 21<sup>st</sup> streets, is closed to driving traffic and is open to pedestrians only on that night. The Victorian homes and businesses along Vine Street put on an old-fashioned Christmas “welcome” to everyone who walks by...and it is ALL FREE. Each home has something for their guests (you and everyone else)...from popcorn and hot chocolate, to cookies & hot apple cider. How about enjoying orchestras and bands, or singing minstrels, and choirs from local churches all performing Christmas carols. North County Christian Fellowship Church on 9<sup>th</sup> St. has its doors open for everyone to warm up or join in some worship songs. There is storytelling at “Gramma’s” house, dance troupes, and decorations galore. But the favorites every year are the Grinch who tries to steal Christmas from the people on the street, and, of course, the ever “popular” Scrooge!!! He yells from his balcony at everyone on the street to “get outa here”, and “go home” and a lot of “bah humbugs” in between. He is quite comical, and people come back year after year just to see Scrooge do his show/routine.

Want to really get into the theme? String battery-operated Christmas lights on the kids, the baby strollers, or yourself and walk the 14 blocks all lit up. But dress warmly because it can get very cold. And PLEASE, no dogs along the route. It is entirely toooooo crowded! This is one event you will want to come back to year after year, and will be talking about to all your friends for next year...and it is right in our own backyard.

But, no matter what your plans are for this holiday time, remember the reason for the season. Our beautiful lake says it all—Nacimiento! It means manger, the place of Christ’s birth. So, from my backyard to yours...May your Christmas holiday be blessed with the birth of new beginnings and new memories at Oak Shores.

Bass  
Trackin



Pool  
Deck  
Progress





## 2008 Budget Status Report

by Diane Taylor, Board Treasurer



To the OSCA Board of Directors and the Members; As I mentioned in last month's report, our previous treasurer, Randy Gillenwater, began a process of improving our budget and reserves over the last two years and made great strides. His contributions with establishing a realistic budget and funding our reserves have been invaluable to this community.

Now that Oak Shores has hired an experienced property manager with a degree in Accounting/Finance, that process is continuing. In order to understand the budgetary requirements of Oak Shores, Annette has spent numerous hours scrutinizing each line item in our general ledger, the 2007

budget, income/expense statements and balance sheets. She has met with her department heads to review and understand their requirements as well as many of the standing committees.

The results of this work have uncovered poor bookkeeping and accounting practices that have resulted in unnecessary costs to the Association. Annette has found many areas to improve upon, for example; 1) consolidating bank accounts, multiple bank accounts have been erroneously setup resulting in inefficiency, the need to transfer funds between accounts and extra bank fees being incurred. 2) Somewhere over the last four years our non-profit status was changed resulting in higher than usual tax bills. Annette will be working with a new CPA and attempting to re-establish our non-profit status in an attempt to decrease our taxes. 3) How line items between the 2007 budget and the general ledger did not match and how categories were improperly coded. 4) How contracts were entered into with service providers at twice the cost of what they should be. She identified one-time expenses verses recurring and began the process of shopping around for better service providers and rates. Note the word "began"; this is an on-going process. She also spent numerous hours, again multiple times with board members and me reviewing these same line items and trimming the fat where possible.

The good news is that we're finding these things and that they are fixable!

Several line items were significantly decreased; mailing services down 48% due to a recommendation by Bob Lever. Tree trimming down 34% due to a rate decrease by the service provider. Mileage down 67% due to over-budgeting. Workers compensation down 54% due to actuals. Rubbish in the common area down 67% due to the work of Randy Feltman and his team. Grounds maintenance down 75% due to actuals. There are many more areas where decreases were appreciated due to a comparison to the 2007 actuals spent or deleting line items because funding was already included in another line item.

That's the good news. However, despite the savings identified many expenses went up like they do for all of us. Some of these areas include; 1) Bank fees up 108% due to credit card service fees. This is a nice-to-have service we provide our members, paying bills by credit card. This service will be evaluated to determine if it is cost effective to continue. 2) State and local income taxes up 54%. As mentioned previously, this is being investigated. Some items appear to have increased when in reality they were never budgeted for to begin with. 3) Septic tank maintenance up 167%. The three tanks are supposed to be flushed once a year; they haven't been done for three years! 4) All utilities combined up an average of 23.4%. 5) Liability & property insurance for the common areas and Board of Directors up 19%.

(continued on next page)

**(Treasurer's Report – continued from Page 12)**

In order to compensate for these increases and continue to fund our Reserve account, a minimal dues increase of 5.40% is necessary. This increase will allow us to deposit approximately \$248,000 into our reserve account placing the percentage funded at 73%. Don't forget that having a fully funded reserve account is required by law and allows us to avoid special assessments.

In closing, this effort of reviewing expenses is not over; it is an on-going process. Annette, the Finance Committee and the Board will continue this process throughout the coming year and beyond.

Annette has put a tremendous amount of work into this budget in a very short amount of time. I believe that this is a solid and accurate budget and appreciate her level of diligence and dedication.

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**Safety Committee Update**

by Diane Taylor

The safety committee met with Annette on Oct. 12 to review the remaining tasks from our project charter document and discuss incorporating funding for these tasks into the 2008 budget. Items included are; staffing the gate 24 hours on Friday and Saturday nights during the peak season, installing solar lights on the community docks to deter thefts and providing staff to fill the pool monitor position on weekends during the peak season. We will also be evaluating the need to upgrade the two license plate cameras at the front gate with the same high definition color cameras installed in May. Also the card reader on the pool gate has been installed and activated. All owner cards have been electronically registered into the new scanner, which means owners do not have to do anything in order for their cards to work.

**Gate/Entrance Project**

Preliminary discussions and pricing have begun. The gate has been repaired; however, it still needs to be replaced along with the gate operators. It's on its last leg and due to its age and parts are obsolete. This project entails widening the entrance on both sides of the kiosk, moving the kiosk over approximately four feet towards the exit, enlarging the kiosk, installing new gates and operators and lane delineators in the entrance lane. Discussions are still underway regarding installing entrance gate arms. This project would also include re-asphalting the entrance from Lynch Canyon to the gates. As you can see this is a large project. Some funding will come from the reserves while others have been incorporated into the 2008 budget; however, costs evaluation must be completed and contractor bids obtained. A timeline has not yet been determined

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**Pool Projects Update**

by Randy Feltman

The shaded new deck at the pool is nearing completion. The staircase decking and roofing trim is the next construction task followed by the required handicap ramp construction, the deck lighting and the railing. Hopefully, the project will be completed in January. All the labor is being done by volunteers and coordinated by Gerry Main with construction supervision by home builder, Tom Horton. When completed, the new pool, shaded deck, new pool furniture, adjacent retaining wall and concrete walkway, new BBQs and tables on the grassy area will provide Oak Shores a great community amenity we can be proud of and all enjoy.

**"My Place" Café Opens at Oak Shores**

By Randy Feltman

Kathy and Fred Escalera  
at "My Place"

Oak Shores residents, Kathy and Fred Escalera, have opened a new café, "My Place", at Oak Shores. It is located next to Oak Shores Realty, previously occupied by Katie's Corner.

**My Place** is now open on Fridays for lunch and dinner, from 11am to 7pm, and on Saturdays for breakfast, lunch and dinner from 7:30 am to 7:30 pm. During this start-up period, they will close on both days from 2pm to 5pm to clean up and prepare for dinner.

Kathy describes the menu as Mexican/Country, but adds that it is a "work in progress". When she can escape from the kitchen, she is out with the customers asking them for their preferences, ideas and feedback. There are specials almost every day that are not listed on the menu and are based, in large part, on ideas from customers. On the morning of this interview they served waffles with strawberries and grapes at breakfast. In the near future, Kathy plans to put together a salsa bar, add a soup of the day, and a cappuccino machine. They are applying for an on-site wine and beer license as well.

**My Place** seats about 20 people at a time indoors with the gigantic deck available outside when the weather warms up. They have excellent waitress service provided by their daughter Blythe and her good friend Shelby.

**My Place** is a great addition for Oak Shores. The word has gotten around, and they are busy already. Stop by, say hello, meet your neighbors, and have some good food.

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## 2007 LABOR DAY WEEKEND REVIEW THANK YOU VOLUNTEERS!!!!

Janice Gillenwater, Recreation Chairman

The annual Labor Day weekend events represent the Recreation Committee's largest event and most important fund raiser of the year. I want to thank everyone who made the weekend a huge success. We had so many awesome volunteers over this 2 day event. We served more than 120 meals and would like to thank Mike Haynes and his crew for barbequing, Jim Money for making the beans, Randy Gillenwater for the garlic bread, Marvin and Grace Borzini for donating the salad, Nancy Feltman and her team in the kitchen, Randy Feltman for coordinating the Golf Cart and Motorcycle Show, Dan and Mary Jo Del Campo for putting on the Chicken Shot Bingo and the golf tournament, Jim Lovato for the music. Thank you to Jerry and Sydney Cain for soliciting the sponsors for this event. A huge Thank You to all my Volunteers for either setting up, selling tickets, shirts, bartending, serving, and clean up.

### AND A VERY SPECIAL THANKS TO OUR GENEROUS LABOR DAY SPONSORS!

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Editor—Randy Feltman

Photography/Feature Reporter—Cathy Anding

Layout Advisor—Lynn Walker

Advertising Coordinator—Patti Franke

#### Reporters:

Janice Gillenwater, Nancy Feltman, Rick Olson,  
Sandy Rice, Lisa Carpenter, Heidi Winters  
Stephanie Dayton and many others.

Board Liaison

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## THE FISHING LINE

by Rick Olson

Hello to Winter Fishing!



The good news is we still have some water in our Lake! Fishing this year has been challenging compared to the last few years. We started this spring with a draw down of a foot of water every couple of days. Every time we found an area with a good population of spawning fish, they would move due to lack of water in the shallows.

The shad, the main forage fish for all the larger game fish, had a very poor spawn this year. Now, months later, we are seeing the affects of poor fish spawn, lack of bait fish, and low water. We have slow fishing for a population of fish which seems to be very stressed, underweight and smaller in size.

The good thing is you can still catch a few here by slowing down your lures and trying a lot of new spots till you find a hungry one! Cat fishing is also good this time of year with mackerel and stink baits. It's also great fishing for shore fishermen.

The special thing about this lake with water or not, is the wildlife which can be seen from a boat. Many migrating birds and ducks are here for a few months during winter. With very few boats out on the lake and the mild weather, it's wonderful to see nature in action. We've seen Golden and Bald Eagles every time out, feeding on less fortunate prey, which is quite a sight to witness!

Hopefully by February the fishing will start taking a turn as we come into early spring. I wish that there was a better report to give you on the fishing, however we live and play in a great area where slowing down sometimes means seeing things we don't normally notice, like the beauty of nature on a busy day.

Keep your hopes up for good fishing as we know that it could happen at anytime. In the meantime, enjoy life for what it does have to give you!

Good Luck!  
Rick Olson

### **Oak Shores Community Association Office Hours**

Monday - Friday	8am — 4pm
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### **◆◆◆New Winter Gate Hours◆◆◆**

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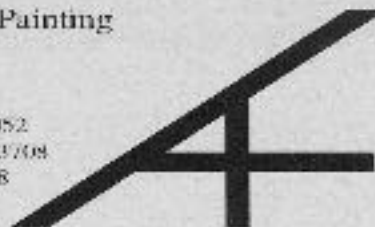
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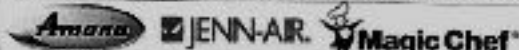
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