

President's Report



Farewell to All,

By the time you are reading this edition of the Oak Leaves I will be nearing the end of my last term on the Board and as President. Our CC&Rs, By-laws, rules and regulations only allow for a maximum of four years to be on the Board before an eleven month sabbatical goes into effect. This rule is a good rule! It allows for other OSCA members to get involved. It also helps to insure that no single person is allowed to create a position that gives them absolute power. Additionally, new people can bring new ideas and renewed energy.

When you take a look at the last couple of years, quite a bit has been accomplished. Some of the accomplishments are:

- Dock issue put to rest.
- Campground restrooms refurbished.
- Clubhouse refurbished.
- New Swimming Pool finished.
- Oak Shores II fee agreement established.
- Finances of Oak Shores put in order.
- Infrastructure rebuilt.
- Vehicles updated and or refurbished.
- Updated safety measures in the community.
- New loading docks.
- New boat docks.
- Updated By-laws, (and soon to be in place, new CC&Rs)
- Professional management in place.

What you see above is just a sample of what your Board has done. I say Board because the entire OSCA Board is involved. As President, I set the agenda and delegate. I do my best to set the direction and keep the momentum going. Fortunately, I have been very lucky to be able to work with a Board that takes the initiative to get the job done. I can only look as good as the people I am surrounded by. Right now, I look pretty damn good! Should any Board Member, now or in the future, take the credit for any one item, run as far as you can from them. You would have to wonder what other lies they have up their sleeves. The OSCA Board is a team.

Now let's not forget that without good management to keep Oak Shores going, we would be in a real mess. With Bandy previously at the helm, we saw the rebuilding of Oak Shores. Now with Annette, you will see the business side of Oak Shores put in order (as well as maintaining the beauty of our community). Given some time, with Annette's qualified staff, Oak Shores will be better than ever.

The election is here for your new Board. Look at each candidate closely. Are they bringing with them fresh thoughts and new momentum? Or, is it the same old tired beliefs that put Oak Shores in a position to have to raise your dues and assess you to fix the problems that were neglected for many years? Don't sit back and think that your vote doesn't count; there are only 851 voters in Oak Shores.

(continued on next page)



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Within the next year, annexations of some surrounding properties of Oak Shores are to be voted on. These properties already have legal access to enter our gates. Unless you are willing to increase your dues substantially, these new neighbors will have access to use our roads, swimming pool, clubhouse and our marina. Do you want a police state in Oak Shores? Communities such as Oak Shores II will offer us new facilities that will compliment ours. Let's not forget that we already have management, staff and equipment in place. The cost of adding another community will be minimal, and they will be paying the same dues as we are. The larger the numbers, with similar properties to us, will only bring our costs down. Look to the future and give your support.

At last, I raise my glass of Macallan 18 and wish you the best of everything.

Your President, (for only a little more time),
Barry Steinhardt

Oak Shores Election Committee

by Sydney Cain

The Oak Shores Election Committee is comprised of Oak Shores Members who volunteer to help register voters and count ballots on the day of the Election. The Chairman of the Committee is the Board appointed "Election Inspector" Jerry Cain. He is responsible for the secure handling of the ballots, and the procedures required to assure a fair and accurate count. He is also responsible to report the election results to the Board of Directors.

The Election Committee that assists the Election Inspector currently includes:

- Barbara Alena
- Jerry and Sydney Cain
- Jim and Georgia Cordle
- Perry and Jill Fredricksen
- Don and Bernice Krause
- Marion LaFave
- Faye Middleton
- Jim and Sue Money
- Bud and Judy Bernard

This year OSCA had a special assessment vote for the road repair and a CC&R and By-Laws approval vote. On September 15 we will be electing four Members to the Board of Directors.

If you are interested in helping out on the Election Committee, please contact Jerry Cain, Election

*******Thank you*******

I would like to thank each and every one that made the 1st annual 4th of July Pancake Breakfast such a great success. The volunteers came together to make this event a fun time for all. We served 121 breakfasts and were able to make a profit of \$624.00. Thank you once again for your ongoing support. I would also like to thank Alex Ferrel for his generous donation.

Please mark your calendars for our upcoming

Labor Day Activities

Sunday Sept. 2nd

BBQ with D.J. music

Golf Cart and Motorcycle Show

"Chicken-Shot" Bingo

2 day Miniature Golf Tournament

(Sat. & Sun.)

Janice Gillenwater

Oak Shores Recreation Committee

Chairwoman

472-9404



Meet Your New General Manager – Annette Louder

By Janice Gillenwater and Nancy Feltman



Annette started her new position as our General Manager in early July. She hails from Colorado, but her family roots are in Southern California. During the first few weeks on the job, she has already jumped in to meet many of the homeowners and get familiar with how things are done around Oak Shores. She was literally thrown into the activities of the restated CC&Rs, while at the same time meeting with all staff to familiarize her with what they do and how they do it. She is looking forward to making some positive changes to improve processes and have the community run more efficiently and effectively. One big change she already made is to outsource payroll, which will save money and free up Marsha's time to help with the major projects. She also will be implementing automated staff timesheet records.

Her initial priorities are working on the changes to the restated CC&R's, which will be presented at the town hall meeting. She has met with some of the committees and will be busy working with the Budget Committee to prepare next year's budget. She's excited and looking forward to working with all the committees to learn how things work. Her face lit up when she talked about becoming a part of the community and is anxious to use her talents, skills and experiences to deal with the many challenges of growth at Oak Shores in the near future.

Annette has an impressive strong background and knowledge in writing CC&R's and working with Homeowner Associations. Her over-all background is Real Estate, Accounting and Property Management. For the past ten years she has worked for a large homebuilder in Littleton, Colorado located in the suburbs of Denver. Her main responsibilities included setting up new homeowner associations for huge developments, working with the homeowners and developer(s) as they transitioned from a developer Board to a Homeowner Board of Directors; evaluated plans to determine how many associations to set up within a community and what services each association would provide; developed preliminary budget estimates for each association; evaluated and developed build-out budgets, including reserves, in order to establish estimated assessments. She also developed and drafted legal documents for each new Association. She handled between 10-13 different associations at once and served as a member on the Board for each association.

Annette has no problem dealing with difficult situations or people. She has lots of experience resolving issues serving as liaison to mitigate problems between the homeowners and developers. She oversaw management companies, holding them accountable for their responsibilities, and making sure things did not fall through the cracks.

One of her proudest accomplishments was developing a business plan and starting up a new affiliate Property Management Company for the homebuilder, to create, design and manage communities. Annette was involved with the many decisions that had to be made as to what kind of housing the communities would have (single-family homes, town homes, condos or combination of all), determining how to set up the different communities, creating homeowner associations and dealing with the complexities of establishing assessments for the different level of services received by each housing type. The affiliate Management Company was a full service Property Management Company that provided management of the finances, property and services for each HOA. She served as Vice President of the company for seven years and grew the company from initially managing two associations, to twenty-four associations when she left.



Annette has worked hard to receive the following Community Association Institute designations in the Community Association Management Industry: CMCA (Certified Manager of Community Associations), AMS (Association Management Specialist); and PCAM (Professional Community Association Manager), which is the highest level professional designation in the industry, of which only 3,000 people in the country have earned.

Annette and her family decided it was time for them to make a change. It was a big decision, but Annette, her husband, Frank, and their son Kevin, decided to move back "home" to California. The youngest of eleven children, Annette grew up in Manhattan Beach and Frank is from Hawthorne, California. They met when working at Lucky's Supermarket in Redondo Beach and have been married for 21 years. She describes him as the "best husband in the world!". He is retired from United Airlines as a ramp serviceman. He then volunteered to assist with the Special Olympics Boys Basketball team. They won every game, and he found it so rewarding that he ended up working in the Special Education Department at their local high school. Their son, Kevin, just graduated from high school and participated in Marching Band and Jazz Band all four years. He plays the alto saxophone and each year his band was in the top five in their division in the Colorado State finals. They liked living and working in Colorado, but missed their families, friends and the beaches in California. Annette started looking for jobs and found the Oak Shores position on the Community Association website. It was a bit of a whirlwind from the time she accepted the position to when they moved from Colorado. They love the Central Coast and quickly found a house in Templeton. Annette is finding it a very nice place to live. They like the neighborhood because it is quiet, and she can take long walks with their yellow lab, "Kobe" while enjoying nature. She finds the commute to Oak Shores beautiful and relaxing.

Annette says she never had much time for hobbies, but she loves playing golf with her husband and is looking forward to playing at the local courses. Being from Southern California, they both are avid L.A. Lakers and Dodger fans and really enjoy going to the games. Frank loves baseball, and some day they would like to travel around the country to visit every major league baseball stadium. They love to travel and have been to Fiji four times, Annette's favorite place. When she does get some time, she likes watching comedy movies (one of her favorites is "Defending Your Life" and she is also a big Kevin Costner fan).

Annette's first impressions of Oak Shores are the beautiful and relaxed, comfortable environment. She said, "The people here are so nice and everyone has been very welcoming to me". She's a "people person" and is looking forward to meeting everyone at Oak Shores. On behalf of all the Oak Shores Community, we would like to say "Welcome Annette!"

Oak Leaves Information
 Editor—Randy Feltman
 Photography/Feature Reporter—Cathy Anding Wolfe
 Layout Advisor —Lynn Walker
 Advertising Coordinator—Patti Franke
 Staff Liaison Marsha Wilson
 Board Liaison Bob Lever

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

Oak Leaves Advertising
 Business Card Ad-\$25. The next
 issue will be in October. To place an
 ad call: Patti Franke 472-2627

**Oak Shores Scheduled Recreation
 Activities**

Bingo - Call Janice Gillenwater - 472-9404
Bridge - Call Patti Franke - 472-9450
Bunco - Call Janice Gillenwater - 472-9404
Jazzercise - Call Connie Main 472- 9630
Neighborhood Exercise Walks
 Call Marion Lafave - 472-9450

Introduction to Candidate Information

By Randy Feltman

In this edition we have tried to provide the Membership helpful information about each of the candidates running for the four vacancies on the Board of Directors. The Election Committee was asked to develop key questions for the candidates that would supplement their official "Candidate Statement". The Committee had a special meeting to prepare questions resulting in the approval of the eight listed below. Each candidate was asked to submit responses to these questions along with their official Candidate Statement. There are five candidates, and each chose to prepare this information in their own style. The following pages present the candidates' information exactly as they submitted it.

We also prefer to add pictures whenever possible to the Oak Leaves, so in this situation we also asked the candidates for their picture.

The candidates are presented in alphabetical order.

The Election Committee 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 interest 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. What are your views about the current and future development plans for Oak Shores?
6. Have you previously volunteered/served on any OSCA committees or the Board of Directors?
7. How much time do you expect Board Membership and related activity will require of you each week? Are you willing and able to devote that time? Are you willing to serve on various committees?
8. Do you have a position on the latest proposed revised CC&Rs?

**Oak Shores Christian
Fellowship**
A Bible based New Testament
Church
Non-denominational
Weekly Service
8:30am Sunday at the
Clubhouse
Join Us
Pastor Ed Bedrosian 238-9240



Dan Orloff

Please Vote!

Candidate Statement Randy Gillenwater



Hello, I am Randy Gillenwater, and I am running for re-election to serve on the Oak Shores Board of Directors. I live in Oak Shores with my wife Janice. I currently serve on the Board as the Treasurer and would like to serve another 2 year term. I also serve on the CC&R Committee and also the Budget Committee. I am also the Board Liaison for both the Private Dock and Recreation Committees. I retired from the Salinas Rural Fire District in 2005, after 31 years with the department. I was President of the Fire Fighters Association for 20 years during which I was head of the budget process.

I was elected Treasurer, my first year on the Board. During the budget process I became aware of our under funded budget and extremely low (11%) reserves. Our roads were in much needed repairs and no money in reserves to complete the work. I took the lead and put together the needed costs and informed the membership street by street what and when and how the work would be done. Thanks to a 78% positive vote for the needed assessment (this told me that we have a lot of members who truly care about our community) our roads are now being repaved and should be completed in the spring of 2008.

We have the budget committee reviewing and looking for cost saving where possible. We were able to fund the needed amount, including reserves for the 2007 budget. Our reserves are estimated to be at 81% funded by the end of this year. If elected I will continue to do what I can to see that our dues are spent wisely on our community.

We have a new pool, new By-laws, and are working on new CC&R's. We have a new manager and I would like to assist in the development of future needs. I believe I can do this fairly with all Members interests in mind.

We have a great community. Let's not let a few spoil it with self serving interests.

I would appreciate your vote,
Thank you,
Randy Gillenwater

Randy Gillenwater's Responses to Election Committee Questions

I live in Oak Shores full time with my wife Janice. I bought my first lot in 1978. My wife and I built in 1987. We became full time residents in 2003. We have seen Oak Shores grow from less than 200 homes to the more than 650 we now have.

1. Why have you chosen to run for a seat on the Board? I have chosen to run for the Oak Shores Board of Directors for a second term. If elected I will continue to represent the majority of the community in looking out and doing what's best for the entire community. I have served on the board for the last 2 years and feel that I completed my term doing the best I possibly could as a Board Member and as your Treasurer.

2. What knowledge, experience or abilities do you have that would make you an effective Board Member? I have and will continue to research from numerous different resources, to find out facts and information to make effective decisions on the board. These past two year as a member of the various committees I have been involved with has been very educational.

(Randy Gillenwater continued)

3. What do you believe are the top three priorities for Oak Shores Community Association in the coming year? The 3 priorities that I believe in the coming year are as follows, to continue to work on the CC&R's to get them understood and passed so we can be in compliance with the law. Our current CC&R's were written by the developer 36 years ago are out dated. We need the participation from the membership so we can get them passed. Once we educate, by having town hall meetings and letting the people know their vote is necessary to move ahead in the right direction. The second thing that I feel is the completion of our road project, to see that the second phase is completed in the spring of 2008. I served on the committee to ensure and help oversee that the first phase was completed this year. The third priority is to evaluate our current staffing levels. Working with and assisting the new manager I believe these projects can be completed.

4. 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? If so, please describe how you would assure Members it would not influence your Board actions. I do not have any business or financial interest that would influence or cause a conflict in my decision making on the Board. I have no source of revenue that is generated from any business or property in Oak Shores.

5. What are your views about the current and future development plans for Oak Shores? We have development taking place all around our community. We need to be proactive in our future plans to see that our property values are not impacted in a negative way. I believe that if negotiated properly we can see a win/win for all involved.

6. Have you previously volunteered/served on any OSCA committees or the Board of Directors? I am currently Board Treasurer and chairman of the Budget Committee. I serve on CC&R'S Committee and currently serve as Board Liaison for the Recreation Committee and Private Dock Committee.

7. How much time do you expect Board Membership and related activity will require of you each week? Are you willing and able to devote that time? Are you willing to serve on various committees? Serving on the Board does require many hours per week. Some weeks, if a major issue is pressing, you may spend many hours per day. I have been willing and continue to be committed to put in as much time as needed, to ensure my involvement where needed for the community. I will continue to serve on different committees where I can be of assistance.

8. Do you have a position on the latest proposed revised CC&Rs? My position on the proposed CC&R's is that our governing documents have to be updated. The restated CC&R's that is currently being revised needs to be clear, easy to read and understood. Our current CC&R's are not clear in many areas and next to impossible to understand what has been stated.

Oak Shores Gift Store in Full Swing

By Sandy Rice



LOGOS, is in full swing. Thanks to Glen Franke for our great new LOGOS sign.

LOGOS is run by Recreation Committee volunteers, and all proceeds are returned to our Oak Shores community for the purpose of sponsoring special events and for purchasing community amenities that are not covered in our association dues.

LOGOS is open every week-end...Saturdays and Sundays from 11am to 5 pm. If you would like to shop "off hours", please call one of the phone numbers posted on the gift shop door or on the mailbox bulletin boards. The store has

those hard-to-find "Dragon" lake stickers for boats, golf carts, etc. We also carry sunscreen, sun glasses, Oak Shores mugs, totes, lake maps, caps and visors, toys, a unique selection of handmade greeting cards, and a large selection of logo clothing for men, women and children.

Come and visit us! Look for the big new LOGOS sign on the clubhouse wall.

Candidate Statement Jim Marshall



My wife and I have owned a home in Oak Shores since 1989, and have lived here full time since 1994. We have been married for 36 years, we have 2 children and 5 grandchildren, and have run a successful construction business for over 40 years now.

I have served on the Oak Shores Community Board in the past as President, Vice President, Treasurer, Secretary and Director. Currently I serve on the Budget and CC&R Committee as well. I also served on the NRWMAC Nacimiento Regional Water Management Advisory Committee Board as President and currently serve as Vice President.

I am asking for your vote as I feel that I am a qualified candidate and willing to work for the best interest of the community. I have a considerable amount of knowledge as to the community history and events that have occurred in the past and present. Oak Shores Community is an investment all of us have made and I would like to make sure our investment continues to prosper and grow in a positive and healthy manner for everyone!

Some of the areas I would like to address as a board member are;

To reduce our legal expenses

New CC&R's that relate to our community as a private residential community

Security and safety

Our overall budget

Gas Facilities - to help serve our members and reduce gas storage in garages and make our community more fire safe.

Lake Levels - this is why I will always continue my commitment to NRWMAC

If you have any questions or would like to contact me you can reach me at jim@usctrojans.com or 805-472-2400.

Thanking you in advance for your vote,

Jim Marshall
jim@usctrojans.com

Jim Marshall Reponses to Election Committee Questions

1. Why have you chosen to run for a seat on the Board? I have a strong desire to serve the community I live in so that it may increasingly be a better place to live and enjoy!

2. What knowledge, experience or abilities do you have that would make you an effective Board Member? I have extensive experience with the Oak Shores Community past and present. I can also bring over 40 years of business experience which includes accounting, budgeting, construction and personnel. I have also served for many years on several other boards and advisory committees around the lake. I believe I can bring continuity, creativity and common sense to the Board.

(Jim Marshall continued)

3. What do you believe are the top three priorities for Oak Shores Community Association in the coming year? For me, the top three priorities for the next year would be; controlling legal expenses, a budget overhaul, and having our board join with Nacimiento Regional Water Management Advisory Committee (NRWMAC) to work together with regard to achieving higher lake levels and resolving our issues and concerns with Monterey County. Together with my involvement as Vice President of NRWMAC, I believe I can effectively facilitate this cooperation.

4. 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? If so, please describe how you would assure Members it would not influence your Board actions. Regarding Conflicts; I have none, but if elected and a situation arose where there was a conflict I would excuse myself from all debate and voting that applies to the situation, as has been my habit in the past.

5. What are your views about the current and future development plans for Oak Shores? Development issues are very complicated and I feel the board needs to not only carefully investigate all financial implications, but also make all information publically available to the members as they would very much be affected financially and need to be well informed before making judgments or decisions. All major issues should be taken to the members for their input before any voting takes place.

6. Have you previously volunteered/served on any OSCA committees or the Board of Directors? Yes, I currently serve on the Budget and CC&R Committees. I have previously been a board member and have served in all capacities, as well as having been involved in many community events since we bought here in 1989.

7. How much time do you expect Board Membership and related activity will require of you each week? Are you willing and able to devote that time? Are you willing to serve on various committees? Yes, I'm willing and able to devote as much time as it takes to get the job done!

8. Do you have a position on the latest proposed revised CC&Rs? Yes, I have taken great interest in the CC&R's and have been involved in the re-writing process to help clean up the past language. I believe our new CC&R's have to be written and customized for our private residential community. Our CC&R's are extremely important and should be directed towards and appropriate for the lifestyle of our community.

Pool Update

by Randy Feltman

The pool gets busier and busier as word spreads about how enjoyable time at the pool can be. The first installment of new chairs and chaise lounges have been added to offer plenty of seating for all. A new BBQ has been installed with three new picnic tables on the grass for anyone wanting to grill some hot dogs and hamburgers after a swim. The large deck and shade cover construction has begun thanks to Gerry Main and a small crew of volunteers, and the generous contribution of construction labor and equipment by Tom Horton and his construction crew. Check out the progress when you get the opportunity.

Some concerns were expressed at the last Board Meeting about enforcement of the safety and public health rules for the pool. Please note: NO Glass, NO infants in the large or wading pool without an approved swim diaper, NO diving, NO throwing footballs or other balls in the pool. Read the posted Pool Rules. They are based on common sense, consideration for others, and safety and public health protections. Persons who disregard the rules will be cited and fined. Code Enforcement will increase their presence to the extent possible and respond when available.

Candidate Statement Susanne St. George



My name is Susanne St. George and I am a current resident of the Santa Clarita Valley where I have lived since 1985.

My family also owns a house in Oak Shores on Smith Point Rd. My father bought the home when it was a spec house under construction in 1988. We have many vacation memories with our children and friends there. We plan to keep the home in our family for many years to come and continue to build those memories.

I am married to my high school sweetheart, Larry. We have 3 adult children starting with Nick, 26; Shawn (24) who is married to our daughter-in-law, Kacie (23); and Cassie, our daughter, who is 19.

I am part owner and CFO of VMP Inc., a high production screw machine business that manufactures fasteners for the plastic injection, sheet metal and aerospace industries. I am responsible for handling accounts receivables, overseeing payroll, all general ledger accounting, and taking our business through the profit and loss statements in order to provide accurate accounting information for our tax preparer. Together with my partners I am also involved in making decisions about VMP's business investments.

My husband and I own Elite Mold Company which is a mold making business that manufactures plastic injection molds used in the biomedical industry, for example.

Additionally, I am part owner in a property management business, Group S Properties which owns the 25,000 square foot building that houses VMP, Elite Mold, and my son's business, St. George Motorsports.

In my spare time, I enjoy several hobbies including water sports, camping, snow skiing, and shopping! My sons own a Class 7 unlimited race truck which they race in a local desert racing series. The whole family has gotten involved with them, and we have turned it into a bit of a fundraising effort for the Cure for Breast Cancer.

I enjoy being an active member of my community. In Santa Clarita, I have served on various boards including: PTA for 5 years, the Gridiron Club (our high school football booster club) for 7 years; and Saugus High Cheer Parent group where I served as President for three years.

I would now like to extend my involvement into the Oak Shores Board. As a business owner, I bring savvy and sensibility to the decision-making process.

Some of the items I would like to see addressed are:

- ✦ How to help the community sustain itself with gas and grocery facilities in light of losing AI's Marine.
- ✦ Management of the rate of growth and how it is impacting the quality of life in the community
- ✦ Help create alternative ways to address the growing legal expenses our group is incurring
- ✦ The current budget
- ✦ Security

How to ensure that there is equity and parity of home owners relative to the expenses of their renters. I believe the CCR's may need review in this regard. (continued on next page)



(Susanne St George continued)

Susanne St George Responses to Election Committee Questions

- 1. Why have you chosen to run for a seat on the Board?** I have chosen to run for a board seat at this time because I have found that I now have the time to get more involved in the community and would like to help with future direction of our community.
- 2. What knowledge, experience or abilities do you have that would make you an effective Board Member?** As stated in my bio, having served on several boards from elementary to high school, being co-owners with partners in business and being involved in charitable organizations helps me bring some fresh ideas for the future.
- 3. What do you believe are the top three priorities for Oak Shores Community Association in the coming year?** My top 3 concerns for the community would be budget and expenses, bringing gas and groceries to our community in an area such as the main ramp area which would help generate future revenues to Oak Shores, and code enforcement.
- 4. 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? If so, please describe how you would assure Members it would not influence your Board actions.** I have no financial interest that poses any conflict of interest to the community.
- 5. What are your views about the current and future development plans for Oak Shores?** n/a
- 6. Have you previously volunteered/served on any OSCA committees or the Board of Directors?** I have not previously volunteered on any of the OSCA boards.
- 7. How much time do you expect Board Membership and related activity will require of you each week? Are you willing and able to devote that time? Are you willing to serve on various committees?** The time needed will be determined by the tasks that need to be done as in any business, you can not specify what that would be.
- 8. Do you have a position on the latest proposed revised CC&Rs?** No answer



**OSCA Thanks Bandy Smith
& Welcomes Annette Louder**

Following the July Board Meeting, the OSCA Staff and Recreation Committee had a community luncheon to thank Bandy Smith for all his hard work and accomplishments as OSCA General Manager and to Welcome our new General Manager, Annette Louder.

It was both a sad and happy time. Everyone wishes Bandy well in all his future endeavors. Although he is no longer on staff, he remains a friend and neighbor to all at Oak Shores.

It was great to meet and welcome Annette. She comes to Oak Shores with much professional experience as a manager of private communities with knowledge and energy.



Candidate Statement Robert A Sutherland



My wife and I began visiting Oak Shores in the late 70s. We left Salinas and have been full time residents since 1995. I am dedicated to preserving the lifestyle I have enjoyed for the last 12 years. I hope my children and grandchildren can continue to enjoy the Oak Shores lifestyle. I believe I have certain qualities that would make me a good director. I have been a teacher for 35 years. I was a Special Education teacher for the last 12 years. Those last 12 years taught me how to listen and be open-minded. I worked with high school students who had Special Needs. These students required much patience. I worked with parents who threatened to sue us and brought lawyers to meetings. I brought common sense solutions that address the needs of the student and the concerns of the parent. I'm an USMC veteran (63-67). I learned discipline and the necessity for following rules, I believe the

rules that govern Oak Shores should be enforced. Most of all I believe my life experience has taught me to be firm, fair, friendly and honest. If I do serve on the next board that's what you can expect from me.

Respectfully,
Bob Sutherland

Robert A Sutherland Responses to Election Committee Questions

1. Why have you chosen to run for a seat on the board? I have been a full time resident at Oak Shores for the past 12 years. My wife and I love Oak Shores. I believe our community should be maintained and enhanced. I am now retired, and ready to step up and work for our community.

2. What knowledge, experience or abilities do you have that would make you an effective board member? I am a retired Special Education Teacher of 35 years. I have worked with students, teachers, administrators, child advocates, (sometimes lawyers) parents and administrators. I was a case carrier for 40 special needs students. I directly supervised 6 other teachers, a speech therapist, psychologist, and 4 para-professionals. I coordinated annual meetings for each of my students with as little as a 7 people present to as many 20 concerned professionals. I had to establish educational goals and ensure we were in compliance with current law. Oh yes, I taught Algebra to Learning Handicapped students. I am capable of multi tasking, organizing, and working with diverse individuals.

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

Priority 1

I believe budgetary concerns are the #1 priority. I think we should: Maintain the reserve fund. If this is done we will be able to limit further assessments. We have a salary & benefit budget of almost one-half million dollars. I believe we should evaluate our current employee levels for necessity and effectiveness. We must operate within the budget we have.

Priority 2

I believe that Oak Shores should have "Professional Security" services 24/7 during the peak summer months. Our community is growing. Our guest numbers are increasing; it seems to me that we are not in control during the summer. Our code enforcement needs to be supported and augmented during the peak season. We have experienced thefts, burglaries, and accidents. I think we need professional security from Memorial to Labor Day.



Robert Sutherland continued

Priority 3

Rentals –Many people have concerns/opinions about renters, both pro and con. Our current CC&Rs and common sense tells me that people have a right to rent their home. I have thought about renting my home and traveling during the summer. I believe owners should conform to the rules established by board policy (Board Policy 1011 in Community Relations). We have ample rules concerning renters; we should enforce these rules.

4. Do you have any business or financial interests that could pose a financial conflict of interest if you were elected to the OSCA Board of Directors? I have no business or financial interests that would pose a conflict of interest in my service to Oak Shores. My only interests are in preserving and enhancing the beauty, safety, and privacy of Oak Shores.

5. What are your views about current and future development plans for Oak Shores? Future development is here now. It’s just a matter of time before home construction begins at Oak Shores 2. I think Oak Shores 2 should help to defray the costs of our roads and the entrance gate. I think that we need to be very cautious that we do not take on any of their development costs.

6. Have you previously volunteered/served on any OSCA committees or the Board of Directors? I have served on the current Safety Committee for that last year. I am on the Private Dock committee. My wife and I voluntarily pick up trash/litter from our gate to Interlake Rd. on a regular basis.

7. How much time do you expect Board Membership and related activity will require of you each week? Are you willing and able to devote that time? Are you willing to serve on various committees? I don’t know how much time current board members spend each week, but I am willing to do whatever it takes. I do plan to continue my work on the Safety Committee and serve on additional committees as needed.

8. Do you have a position on the latest proposed revised CC&Rs? I supported and voted for the new CC&Rs in the May election. At this writing, the CC&R Committee is working on revising that document. I do not have a copy of this document and I am unable to voice an opinion at this time. I look forward to our next town hall meeting when the new version will be presented.

**Oak Shores Community Association
Office Hours**

Monday - Friday 8am — 4pm
Saturday 8am —12pm

Summer Gate Hours

Monday through Thursday — 6:30am to 8pm
Friday & Saturday — 6:30 to 2am
Sunday — 8am to 10pm
Office Phone 805-472-2233 Fax 805-472-2234
Website www.oakshores.us

General Manager Annette Louder
 alouder@oakshorescommunity.com
Assistant Manager Marsha Wilson
 mwilson@oakshorescommunity.com

Wildlife Protection Alert

In the past couple weeks there have been two reports of residents shooting birds from their backyard decks with BB guns. Firing any pistol or rifle including a BB gun at Oak Shores is strictly prohibited by law and OSCA rules. If apprehended, the resident and/or the property owner will face a large fine and possible law enforcement action. Parents are responsible for the actions of their children. Property owners are responsible for the actions of guests and renters. Anyone witnessing such an act should report the offense to the Sheriff and Code Enforcement immediately.

Candidate Statement Daniel Wheeler



Oak Shores is a unique community and I have enjoyed outdoor recreation here for over 30 years; a place where our children and grand children have learned and experienced camping, boating and a wonderful community of people who have a common fondness for lake life. My passion and desire is to help better the overall living conditions of our community and develop better relationships within our larger family based association. I believe that a committee based community promotes a stronger, healthier association and encourages goodwill toward everyone in the community.

Daniel Wheeler Responses to Election Committee Questions

- 1.. **Why have you chosen to run for a seat on the Board?** I want to help facilitate better communications and living conditions between association members.
2. **What knowledge, experience or abilities do you have that would make you an effective Board Member?** My long-time association with Oak Shores has given me wisdom and experience of the community as it developed and grew. I have served on various Boards; for a County Club and several youth programs; I am currently the President of a corporation and have been for over 30 years.
3. **What do you believe are the top three priorities for Oak Shores Community Association in the coming year?**
 - *Security;
 - *Oak Shores Management and employee relations, and
 - *Rental property.
- 4.. **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?** None.
5. **What are your views about the current and future development plans for Oak Shores?** I look forward to learning more about what is planned and am interested in reviewing and considering the future of our launch ramps and parking situation.
6. **Have you previously volunteered/served on any OSCA committees or the Board of Directors?** Recreation Committee.
7. **How much time to you expect Board Membership and related activity will require of you each week? Are you willing and able to devote that time? Are you willing to serve on various committees?** I am expecting a commitment of 2-4 hours per week; I am willing and able to devote that much time; I am willing to serve on committees.
8. **Do you have a position on the latest proposed revised CC&Rs?** No opinion.

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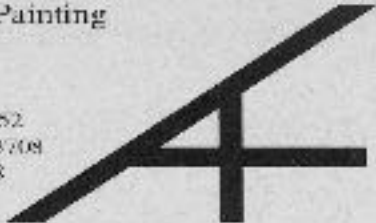
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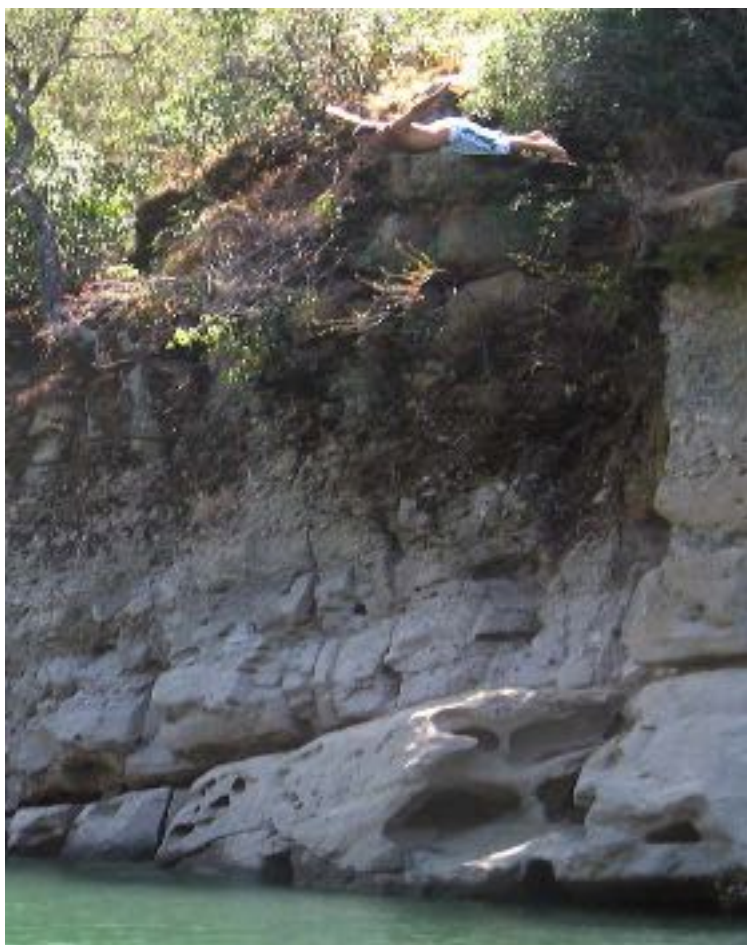
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