

**Oak Shores
Community Association**



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**Printed before the
COVID 19 Virus n
became a Crisis
Be Safe!
Protect Others**

Oak Leaves

MARCH 2020

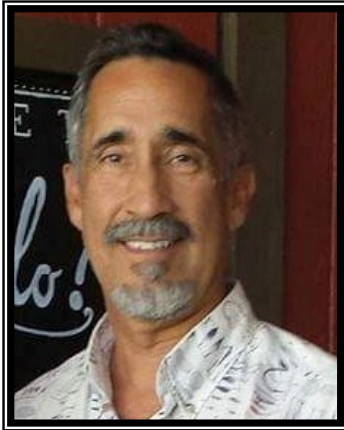


Oak Shores Got Talent !



President's Message

By Rod Olguin



Hello Neighbors, with Winter soon departing we hope for a miracle March to fill our lake. On everyone's mind right now though is the Coronavirus. Our staff and Board have taken measured steps to do what we can to minimize exposure to our staff and community. These steps may likely affect our staff interactions with the community, meetings and events. We will continue to monitor and adjust our actions accordingly. Keep an eye out for email blasts sent out as necessary to keep everyone informed.

Meanwhile, as we wait for better news, let us look forward to beauty of spring around the lake. Many of us take advantage of the extra daylight to start your "spring cleaning" or those delayed projects before the summer fun begins. In our last newsletter, I mentioned all the improvements to the community completed last year and I asked for your input on what our focus should be in the future. Thank you for those of you who took the time to share your thoughts, I believe this can help the board and staff to determine its priorities for the year. I would like to share some of what you had to say.

Firstly, let me say that we saw no increase in our Association fees this year and were able to accomplish all last year within our Operating and Reserve budgets. In years past, many improvements would not have been possible without the fundraising and volunteer efforts of the community. With that said, costs for living in this community have risen recently due to water and sewer rate increases, and fire insurance premiums for many. So rightly, some of you expressed an interest in either controlling or cutting costs of running this community. The Finance Committee of which I am a member has a dedicated group of fiscal hawks that review expenditures for each month and works diligently to prepare a budget proposal for the Board each year. Anyone interested in participating is welcome to join our deliberations every Thursday morning before our Board meeting.

Some of the other varied comments had multiple respondents suggesting the same thing. Examples of this include improving the West Ramp with restroom/picnic facilities and grading the shoreline. Others were supportive of ensuring property owners maintain their properties according to our guidelines. A few more expressed an interest in a hot tub or fitness center at the clubhouse. While some ideas offered did not have multiple mentions they are worth sharing nonetheless, like keeping the roads clean, beach clean ups, tennis/pickle ball courts, registering guests online, installing barn owl boxes to help reduce the rodent population, artistically painting the utility boxes, and improving the campground playground area and landscaping.

I am sorry space did not allow me to mention all the comments received but thanks again and, as I stated earlier, the Board will seriously consider this feedback. Speaking of the Board, we will have a new member appointed at our next meeting to fill the remaining term of Virginia Miyamoto. I would like to thank Virginia for her service on the Board and in particular her work to secure the grants we rely on for tree trimming and related fuel reduction efforts in the community. I wish her well on her new endeavors.

Take care everyone; stay safe and healthy!

General Manager's Report

By Stephanie Dayton



As I write this, the Community is just starting to dry up from a nice downpour of rain, and its looking like there is more on the horizon. Monterey Counties preliminary water release schedule for this year is not quite what we had hoped for, so let's keep praying for rain, a Miracle March and April showers! If you have been around through the years of lake level fluctuations, you know that anything is still possible, and even when the water is at lower levels, there's still plenty of fun to be had.

Before we know it, Spring Break will be here and our team is preparing for the start of the Season.

The Maintenance team has finished the remodel of the campground restrooms, and they are unrecognizable from what they looked like before. We are very proud of this much needed upgrade and know that you will all enjoy them for years to come. Maintenance has also completely rebuilt the horseshoe pits in the campground. Many, probably didn't even know there was a horseshoe pit activity area in the campground because it had become so disheveled over the years. The Maintenance team put a lot of pride in their work into this project, and it really shows. We look forward to continuing to make this area in the campground a really great family activity area.

We have had a huge outpour of requests for a pickleball court in Oak Shores. The area next to the horseshoe pits could be the perfect area for one. We have started the process of assessing the costs for the court and discussions about possible fundraising and volunteer assistance to add this amenity. If you would like to participate in the efforts to add this great amenity please contact me so that we can add you to the brainstorming efforts for this project.

Aside from Maintenance, the Code and Gate staff are preparing for Spring Break and Summer. We are seeking a full-time seasonal Gate Attendant for this Summer season. We will be advertising for this position soon. This person must be able to work nights and weekends, be customer service oriented, be able to work in a fast-paced environment, along with having strong computer skills. If you are interested please feel free to contact me directly at sdayton@oakshores.us.

We are striving to get all owners watercrafts and vehicles updated prior to the- Spring/Summer hustle and bustle. Again, this year we are doing brand new owners' stickers for all watercrafts and vehicles, not just the year update strip, so it can take a little bit more time. You can contact Code Enforcement at 805-674-6547 during their business hours, or bring your watercrafts and vehicles to the gate for updating. You will need a brand-new Mussel Inspection for 2020 when you get your stickers, and we will zip tie your watercraft with an updated band showing that your watercraft is current. Please try to avoid having this done last minute or when we are in the middle of the busy season.

It has been great driving around the community and seeing all of the improvements that owners are making to their homes, and especially all of the fuel reduction, tree trimming and brush removal. Property maintenance and safety is key to not only keeping up your property values, but also keeping with our highest goal, to be fire safe and fire wise. Myself and all of the Staff thank you for your continued pride in the Community and support of the big picture for your beautiful community!



EASTER EGG HUNT

TIME CHANGE

Saturday APRIL 11th

at 11am (instead of 1pm)

at the Oak Shores

CAMPGROUND

2 Age Categories:

Children 5 years and under

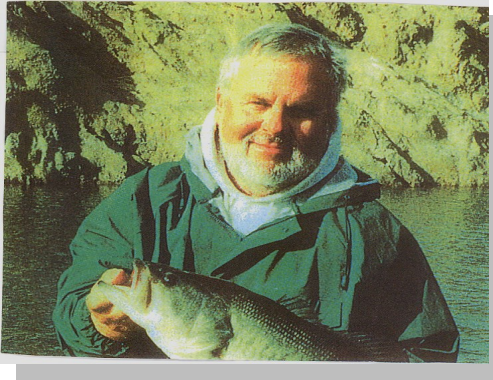
Children 6-10 years



REMEMBER
bring your basket
and camera



C'mon Kids!!



Ron "The Bear" McKibben
Memorial 24rd Annual
Oak Shores' Kids'
Fishing Derby
May 9th, 2020

Pre-register - Friday evening - May 8th - 6:00pm to 8:00pm or

Register - Saturday - May 9th - 6:45am

Pre-fishing Meeting - Saturday - 6:50am - 7:00am

Launch at 7:00am - Fish until 12:00noon - Weigh In - 12:00noon

Donation of \$2 per child includes lunch - Ages Jr. 3-11yrs - Sr. 12-17yrs

Lunch 1:00pm followed by prizes and awards for all

Big Raffle

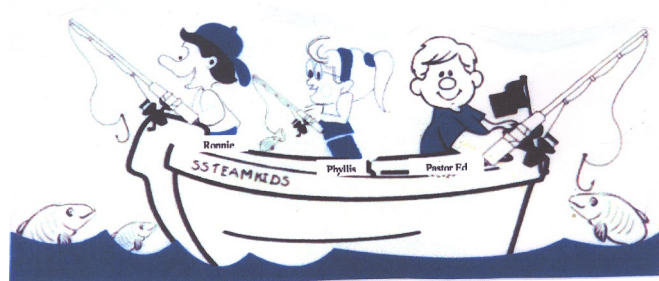
\$1 donation for 1 ticket ~ \$5 donation for 6 tickets

ALL KIDS MUST WEAR LIFE JACKETS (bring your own)

AND HAVE ADULT PRESENT IF BOATING,

Donations for Kids' Fishing Derby can be sent to Kids' Fishing Derby:
2727 Turkey Cove, Bradley, CA 93426

Contact Janice - 805-472-9404



March 2020 NRWMAC NEWSLETTER - NRWMAC VS Monterey County

From the NRWMAC Board

NRWMAC has come a long way in its litigation this past year. It has made great progress towards resolving critical issues, thanks to its team of attorneys, water rights experts and negotiators. NRWMAC is confident it has a path to success in order to make Monterey County change its lake operations procedure to support recreation and keep the lake at a mutually acceptable level. Without NRWMAC's intervention, via the current litigation, Monterey County would continue to ignore the recreational aspects of the lake.

However, unfortunately the outlook for water levels at Lake Nacimiento this coming season are not good for a few reasons, and we expect most ramps and docks to be dry by mid-July if we don't get significant March rainfall. If there is no rain until next November's we expect the storage capacity to be below 20% at that time.

There are two overriding reasons for this outlook. First is Mother Nature, we started the wet season at approximately 40% storage capacity. With well below average rainfall this season we only gained about 10% storage capacity. We are currently at lake elevation 762' with a full lake being 800' (377,900 acre feet storage).

The outflow since November has been 60 cfs to satisfy fish habitation requirements downstream from the dam. This low storage capacity start means the lake level will recede quickly once Monterey County Water Resources Agency starts releasing water this mid-March. They have publicly stated they intend to ramp up releases to over 400cfs over the next few months and maintain that outflow until September. Their reasoning for the increased release is Salinas Valley farm irrigation, Salinas Aquifer recharge and to prevent salt water intrusion into ground wells. You can view the MCWRA proposed discharge rate and resulting lake level here:

[MCWRA Release Schedule 2020 \(Feb 27, 2020 Rev.\)](#)

The second, and main reason, for this low storage capacity start is MCWRA mismanagement of years' past releases. As you know NRWMAC has been committed to correcting this mismanagement through our court case against MCWRA and will continue to do so. We are, however, unable to impact this year's releases because they will remain within their CA state water operations permit. Under their state permit they are allowed to release 180,000 acre feet per year from lake storage regardless of lake storage level. The permit does not stipulate when, at what rate, or other conditions that impact that release amount. This year they project to release 145,000 AF/Y, which is within their permit, so there is little we can do since recreation is only one of five requirements stated on the permit in no specific order.

NRWMAC is aggressively pursuing legal action for past releases which would have given us a higher start level this year, as well as in many past years. We have expert documentation that shows MCWRA has violated their state permit in the past by releasing in excess of the allowed 180,000 AF/Y. MCWRA has routinely stated numerous conflicting reasons as to why they are allowed to release the excess amount with no supporting legal foundation or documentation. We are challenging these assertions both in court and with the CA State Water Control Board. This has been a long, in-depth legal

Continued on Next Page)

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research project that is both time consuming and expensive. We have well founded legal reasoning that we can win this conflict, but we must go through the drawn out legal process to do so. Until we do so, we cannot change MCWRA's release schedule and lack of support for lake recreation even though it is listed in the state operations permit.

We, and you, can do little about Mother Nature, and know there will be drought years in succession that will mean low lake levels do not support adequate and safe recreation. However, we CAN do something about mismanagement of water releases and not supporting lake recreation as specified in the state operating permit for Lake Nacimiento. But, NRWMA needs your help with contributions. We cannot win this fight without going through the legal and political battle which requires funding. Any contribution you can make will help make a difference in future water levels. To not do so will mean we will continue to have low water levels that have become common and that we will most likely see again this year.

Let's be very clear about the water...

In California, water is protected for the use and benefit of all Californians. California's waters cannot be owned by individuals, groups, businesses, or governmental agencies. And permits, licenses, and registrations give individuals and others the right to beneficially use reasonable amounts of water.

Monterey County was provided a grant in 1958 and their application made a long term promise to promote and develop recreational facilities at Lake Nacimiento. Monterey County was again licensed in 1964 with a statement of purpose of "Recreational use at Lake Nacimiento Reservoir within San Luis Obispo County and irrigation, domestic, municipal, industrial and recreational uses within an area of Monterey County".

And again in 1996 Monterey County was granted a permit subject to prior rights that authorized purposes for using the water for irrigation, industrial, municipal, recreation and domestic use.

There is no "Percentage of" listed in those rights. There is no "group" that owns the water... all five interests share the water interest, and all five interests are entitled to it.

The Recreation Component...

The Monterey County Flood Control and Water Conservation District ("District"), the predecessor to MCWRA, built Nacimiento Reservoir in the mid-1950's for recreation, flood control and water conservation. In order to begin construction, the District first had to condemn and take private properties in and around the reservoir site by eminent domain.

The Act gave the District the power to condemn "lands deemed by the supervisors of the district to be necessary or convenient for the installation, construction, use and maintenance of recreational areas or facilities including picnic grounds, play grounds, camp grounds, home sites, boats and fishing, bathing or other facilities for use by the public..."(Emphasis supplied.) Thus, the provision of recreation at the reservoir was key to allowing the construction to commence.

NRWMAC (Continued from Page 7)

Simply put, Monterey County claimed and based recreational support at the lake as an equal right to take land, and they must continue to support recreation or they can be faced with invalidating their right to that land.

Thank you for your support

We wish to thank everyone that supports NRWMAC, and as everyone continues to come up with more ways to help, we need everyone to get involved.

Please share, forward and circulate this newsletter with your friends, family and anyone you know that uses or cares about the lake, wildlife, and future of the lake!

We need to inform people of this fight, and let everyone know why their funding support is so critically important right now.

NRWMAC needs volunteers to help with getting the word out, getting donations, sign-ups, handouts, information booths, fund raisers, t-shirt sales, and help at functions and events.

You can help the effort by donating time, dollars, purchasing merchandise or signing up for events here: www.nrwmac.org/get-involved

Donate Today

If you value your recreation, water quality, way of life and property values, please donate today.

Being the primary source of funding for these legal efforts, your donations, now more than ever, will make a difference!

Even if you have previously donated, we need your continued help, please donate any amount using the GoFundMe link, or if you prefer you can donate privately using the link Private donation link below, or mail a check to NRWMAC at PO Box 398, Paso Robles, CA 93447.

GoFundMe:

www.gofundme.com/lake-nacimiento-save-the-dragon

Private donations:

www.nrwmac.org/save-the-dragon/donate-today

www.nrwmac.org • PO Box 398 Paso Robles, CA 93447 • 818-319-2628



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CENSUS TEAM**

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2020census.gov/jobs
1-855-JOB-2020

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**Census
2020**

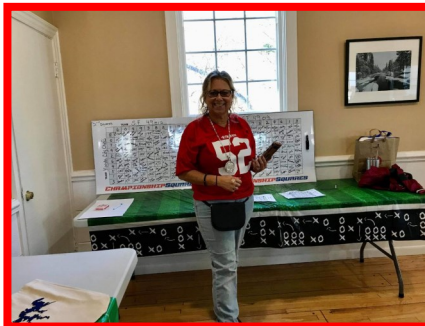
The U.S. Census Bureau is an
Equal Opportunity Employer.



Turkey Buzzard On Guard by Steve Chaney (March Photo Contest Winner)



**WATCHING
SUPER BOWL
CAN BE
SOOOOOO
TIRING ...
Blowing Balloons,
Eating, Cheering
for the "red"
team, and
Collecting all the
Winnings**



**BIG GROUP HAD
FUN TIME
LEARNING TO
PAINT... AND NOT
"BY NUMBERS"!**





THE VALENTINE'S DINNER WAS DELICIOUS and FULL OF LOVE plus A SURPRISE COUPLE SHARED THEIR LOVE IN SONG (yep, they got each other, Babe)





LOGOS



**Lots of great Lake Logos Gear
Women's, Mens, Kids Items—All colors and sizes
New Lake Stickers**



**Open during all Community Events and by
contacting one of the LOGOS Volunteers listed
below and on the front door who will come
to the store to assist you.**

**Come in soon for the best selection
See the New Inventory**

**Volunteers—Sandy Rice 472-2804
Georgia Cordle 472-2775
Mary Jo Del Campo 805-630-5686
Nancy Feltman 472-2258
Bob Dietz 472-9662**

Oak Shores Christian Fellowship Church

Established April 18, 1976

Contemporary Service 8:30am Clubhouse

Pastor Jack Little 805-239-1716

Church sponsored events for the COMMUNITY

Bi-Weekly Bible Study Groups, Thanksgiving Breakfast,

Christmas Eve Candlelight Service, Resurrection Sunday Service

Kid's Fishing Derby, Father's Day Family Fun Day

Weddings, Celebration of Life Memorials, Baptisms in the Lake

Sewer Rate Increase Update. Report from Rod Olguin, Board President

Editor's Note — The Sewer Assessment of \$431 for FY 19/20 has arrived. Some have indicated surprise or confusion. The article below provides all the background.

As many of you may recall, the Board of Directors appointed an Ad Hoc Sewer Committee to work with the County of San Luis Obispo to understand the basis for the County's dramatic rate increase proposed earlier last year. The Community protested the increase and was successful in denying it through the Prop 218 hearing process. Since then the intent of the Committee has been to understand the current sewer systems condition and establish a fair and reasonable rate for managing a sewer system of its type and age.

After almost 6 months of discussion and negotiations, the County has provided the Community its final proposal. The Ad Hoc Committee reported to the Board that the rate increase was required for meeting the needs of improving our overall system moving forward. The proposal the County has put forth is a 5-year Plan that accomplishes some major factors/goals both sides agreed are essential. It increases some much-needed preventive and daily maintenance, scaled back due to lack of funds in the County's budget. The proposal also includes an in-depth evaluation of the entire system's infrastructure and its functional equipment and some minor/major capital improvements needed to extend its life and increase the inventory of critical spare parts. More importantly, the County's proposed rate increase enables the systems reserves to increase over the next five years to a respectable/reasonable level or 50% of normal annual operating costs, which is standard. This increase also allows the County to apply for a \$4M loan, for future long-term capital improvements identified during the County's full assessment. Although there are still a lot of unknowns with the current system, until the County completes a full assessment, there are no guarantees our rates will not increase again over the next five years beyond the proposed annual 2.5% increase. If they did, they would have to go through the same Prop 218 protest hearing process.

The Board and Ad Hoc Sewer Committee intends to meet regularly with the County to monitor the County's 5-Year Plan and its spending on projects currently planned or slated to be completed over the next 5 years. The Board and Committee also expects to be engaged or made aware of any unexpected surprises that might arise and may have to be paid for out of the Reserve, a new assessment or an additional rate increase. Here are some key points that support the County's current rate increase Proposal:

- 1) Other than the 2.5% annual increase, the County failed to increase our rate for over 20 years, which is the main reason for such a dramatic increase and the drop in the Reserve.
- 2) As a result of no increase in 20 years, the current Reserve has depleted to less than \$59K, which is about \$300K short of the established target of 50% of operating costs needed to maintain as a balance for the system and its operation.
- 3) Because the Reserves have depleted to an unacceptable level, our Community may be at risk in the event of a catastrophic failure, should one occur, without adequate funds available to make the repairs.
- 4) Installed in 1975, the system is over 40 years old and showing its age. Although simply designed, there are a number of features of the system that need upgraded pumps, motors, and controllers to extend its life and reliability.
- 5) Over time, there are a number of main sewer lines from homes going to interceptors exposed to years of erosion. Barely supported, some sewer lines are hanging in mid-air, unprotected, and will need addressing.

(Continued on Page 16)

Right in Your Own Backyard by Cathy Wolfe



It's March and very little rain in the season has occurred. Prayers are being answered since it's raining today, but we need lots of rain for this month. Wildlife is all around, including many deer, rabbits, ground squirrels (and gophers), wild turkey (I saw 40 in one area), a couple peacocks, the bald eagles & golden eagles are back, blue herons (I saw a pair walking on Oak Shores dr. a couple times). But now 2 Tagged California Condors have decided that Oak Shores is a great place to hang out because of good food, water and trees. (WOW).

No heavy rain has given us time to start all those many maintenance jobs around the backyards that were put off until May. Trees are being trimmed, which is great for not only fire prevention, but also for them to be healthy. Decks are being resurfaced or ripped out and rebuilt. And let's not forget to enjoy the green landscaping. Oh my, just gotta love our winters and spring times here. Many fun family events are slated for this community in the next couple months—St Patrick's Day dinner, Easter Egg hunt, Easter Sunday service & Community potluck breakfast, Mother's Day weekend, plus Kid's Fishing Derby, Memorial Day weekend & event, Father's Day weekend includes the Saturday's Family Fun Day, & July 4th Breakfast and more !!! But what about the lake? It's our lifeblood for the reasons we all came here in the first place. Well without rain the entire state can go back into a drought situation. And without rain our lake is not going to fill. But the thing is whether we have rain or we don't have rain, the level will be reduced to lower levels...just how low is the unknown. So, continue to donate to NRWAC to help with the lawsuit claiming Monterey County is not abiding by the license rules that the state issued the license for,... and pray for rain, along with any rain dances you may know how to do...it is very important for everything relating to our lake.

In the meantime, please don't forget to email me about your experiences regarding fire insurance in the recent past 2 years...if you have had your fire insurance company send you a letter of rejection, or non renewal. Our entire lake area, as well as rural areas of Paso Robles, Templeton, Atascadero, and San Miguel are experiencing the same problems. It has become a major problem that needs to be addressed, and I am asking for any experience you can relay. The issue of Sacramento labeling the "entire state of California is a High Wildfire Location Zone", so the insurance companies are pulling out. Our beautiful lake location is a Firewise Community. We have been doing so much to combat fire fuel, we should have an easier time than some other areas. Pulling together should help. After all, this IS our Backyard where we live, play, enjoy and make memories. Enjoy the season right in your backyard....

Recreation and Activities Update

By Janice Gillenwater

Activities have gotten underway for this season; we recently held another very successful Wine and Paint Night, St. Patrick's Corn Beef and Cabbage Dinner and also held a Cookie Decorating Class for the Community to attend and enjoy. The Annual Easter Egg Hunt will be on Saturday, April 11th at 11 a.m. located at the Campgrounds. Please call in to sign up your children or grandchildren.

The upcoming Annual Oak Shores Fishing Derby will be held on Saturday May 9th. Please mark your calendars as this event is so much fun for the entire family. I am in need and looking for items that we can put in the raffle for both kids and adult prizes. Please consider donating an item or two. Thank you to the many people and businesses that help out to make this event a huge success for our community each year.

Our next Wine and Paint Night will be held on Saturday June 6th. Reserve your spot soon as this class of painting the dragon will fill up fast.

Recreation is always looking for people both men and women to join the committee to put on fun activities and fundraise for our wonderful Community, don't hesitate to call Janice at 805-472-9404

Save the upcoming dates

- April 11th Easter Egg Hunt (Saturday)
- April 12th —8:30am —45th Annual Easter Sunday Service & Breakfast
- May 9th Ron McKibben Memorial Kid's Fishing Derby
- June 6th - Wine and Paint Night

Homeowners Insurance Challenges

By Cathy Wolfe

Many owners have had the unfortunate circumstance of homeowner insurance denial or non-renewal in recent years, especially in the past year, due to the fires around the state. The Governor declared the entire state a wildfire hazardous area, which has created many insurance companies to discontinue offering fire policies in California. This issue is creating a disastrous circumstance for owners who are required to have insurance if their home is financed, or even for safety sake. Our area/county was not included in the letter from the insurance commissioner to the insurance companies asking them to halt all cancellations and non-renewals for at least one year. There are still a few companies that will insure in Oak Shores, but at much higher premiums. The California Fair Plan is always available, but at even higher premiums, and it only covers fire. Check with your provider.

We are interested to know the numbers of owners who are having or had the lack of insurance situation. Send an email with your story to the office and it will be compiled. We will send our community situation to the insurance commissioner to see what can be done for us. We are a Firewise Community and have done our utmost to help prevent wild fires in here. We are on a lake, and we have fire hydrants. We need to stand together!

Sewer Rate Increase (Continued from Page 13)

6) Without adequate Reserve level, it prohibits the County the opportunity to apply and obtain approval from the County Board of Supervisors for a \$4M loan, for future long-term capital investments.

In conclusion, at the September 21, 2019 Board meeting, the County's rate proposal was discussed and, it was agreed the County's proposal (link attached) is reasonable, supports our collective short and long term goals, and not be formally opposed by the Association.

<http://oakshores.us/wp-content/uploads/2020/01/Notice-of-Public-Hearing-on-Proposed-Wastewater-Service-Charge-Rate-Increase.pdf>

HOMES**OAK SHORES PROPERTIES**

Address Bd/Ba Price

2672 Pine Ridge	2/2	\$329,000
2181 Ridge Rider	4/1	\$345,000
8101 Boat Hook	4/2.5	\$369,000
8802 Circle Oak	3/3	\$375,000
2257 Lariat Loop	3/3	\$389,000
2326 Lakeview	2/2	\$450,000
2435 Captains Walk	3/2.5	\$450,000
2436 Stern Deck	3/2.5	\$450,000
2662 Pine Ridge	3/2.5	\$459,000
2846 Lands End	3/2	\$489,000
2277 Lariat Loop	4/3	\$499,900
2586 Captains Walk	3/3	\$499,000
2186 Ridge Rider	3/3	\$499,000
2673 Pine Ridge	4/3	\$499,000
8768 Deer Trail	3/2	\$539,000
2690 Pine Ridge	4/3	\$585,000
8418 Capstan Cir	3/2	\$599,000
8209 Bass Pt	5/3	\$619,000
8132 Smith Pt	3/3	\$659,000
2283 Lariat Loop	4/4	\$695,000
2575 Shoreline	4/4	\$795,000
2709 Lookout	5/5	\$899,000
8059 Pine Branch	4/6	\$1,039,000
8143 Smith Pt	4/4.5	\$1,275,000

LOTS

2667 Tree Trap	\$15,000
2440 Stern Deck	\$15,900
2677 Pine Ridge	\$17,000
2621 Crows Nest	\$18,000
2655 Tree Trap	\$35,000
8679 Landlubber	\$35,900
2481 Captains Walk	\$38,900
2463 Captains Walk	\$39,950
2517 Captains Walk	\$45,000
2879 Saddle Way	\$49,000
2547 Shoreline	\$50,000
2700 Turkey Cove	\$65,000
2709 Turkey Cove	\$69,900
8673 Deer Trail Ct	\$89,000
8820 Deer Trail Ct	\$89,000
8745 Bluff Ct	\$114,900
8137 Smith Point	\$198,500
8840 Cantinas Pt	\$675,000

Information provided through the California Regional MLS as of 03/10/2020. Information has not been verified, is not guaranteed, and is subject to change. Copyright© 2020 by the following Associations of REALTORS®—North San Luis Obispo County, Scenic Coast, San Luis Obispo, Pismo Coast, Santa Maria, Santa Ynez Valley, Lompoc Valley.

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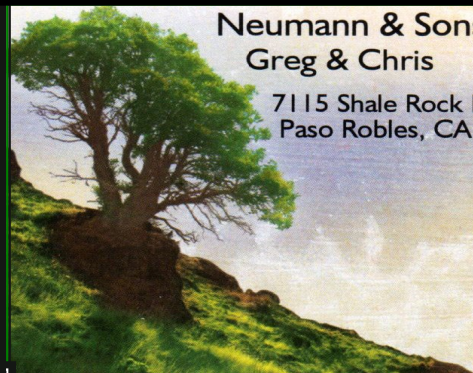
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Greg & Chris

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Hipolito Echevarria
Owner

Lic # 727977

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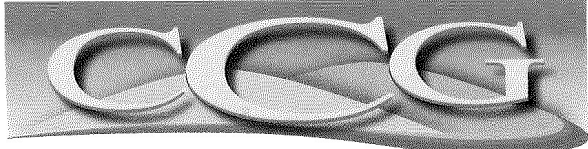
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