



OAK TRAIL ESTATES NEWS

OAK TRAIL ESTATES HOMEOWNERS ASSOCIATION JULY 2015

Board of Directors 2015-2016

President

Belinda Hart
453-4521
belindahart888@gmail.com

Vice-President

Pat Povah
406-539-7325
patpinyellow@wyellowstone.com

Secretary

Vickie Baehner
688-7118
vbaehner@gmail.com

Treasurer

Lisa Marie Fuog
455-7464
lfuog@hotmail.com

Director

Elise "Lisa" Shepherd
688-3536
e3shepherd@aol.com

Newsletter Editor

Janice Edwards
686-1432
jnledwards@hughes.net

Architectural Review

Marla Leavitt, Chair
686-0791
dudley7190@earthlink.net

Roads Committee

Jack Koers, Chair
688-6571
jackkoers@outlook.com
Pat Povah
Elise Shepherd

Accountant

Johnson & Johnson
688-4415
taj.cpa@verizon.net

Next Board Meeting

September 5, 2015

Homeowners Association Annual Meeting

The annual meeting of the Board of Directors of the Oak Trail Estates Homeowners Association was held on May 16, 2015, and the following directors were elected to the Board: Vickie Baehner, Lisa Marie Fuog, Belinda Hart, Pat Povah and Elise "Lisa" Shepherd. The balloting also included a vote to continue open grazing of cattle in the community, and the ballot issue passed by a 28-5 vote of the homeowners. Special thanks go out to Stephanie Armstrong and Janice and Larry Edwards, who served as election inspectors. Officers were elected at the May 20 meeting of the Board, and the list of officers appears in the left hand column of this newsletter.

Fire Season

Extreme drought conditions have increased wildfire danger. Don't forget to monitor the defensible space around your home. Zone 1 defensible space extends 30 feet out from all buildings. Within this area remove all dead plants, grass and weeds. Remove dry leaves from your yard and rain gutters. Trim trees away from all buildings, rooflines, decks and 10 feet from other trees. Relocate woodpiles to areas outside Zone 1. For complete instructions about preventative measures and compliance with the law go to www.SBCFire.com.

Excessive Speed on Our Roads

There have been numerous reports of vehicles traveling at high rates of speed on OTE roads. One such vehicle, as yet unidentified, recently struck and killed one of our grazing cattle on Montecielo Road. Hikers on our roads have reported near-misses by speeding vehicles. Neighbors are requested to note the make, model and license number, if possible, of such vehicles so the Board can take appropriate action. We need to keep our community safe for hikers, horseback riders and our free-range cattle!

Drones

It has come to the attention of the OTC board that there are residents that own and fly drones. We have been asked to remind all residents of the protection within our CC&R's against nuisance and noxious activities, and state and federal laws that protect our privacy.

In addition, the Jackson Bill (SB 142) to prohibit drones from invading our privacy and private property now heads to the State Assembly floor for vote. California law already prohibits someone from entering someone's private property - their home or backyard, for example, without their permission and **prohibits them from photographing or recording conversations**. Senate Bill 142 clarifies that the rules pertaining to trespassing also apply to entry by remotely operated aerial vehicles known as drones on private property. The bill would create a drone 'no-fly zone' of 350 feet above private property. Owners would also be free to use drones on their own property, or on property in which they had been given permission by the owners to use drones. Personally ordered packages could still be delivered to one's front door by drone, should that one day become a viable option. If you, your family members, or guests are operating remote controlled drones, please make sure they do not go outside the perimeters of your own property lines. Please respect your neighbor's privacy. Thank you!

Unauthorized Parking at Long Canyon Entrance

Increasingly, our parking area at the Long Canyon entrance to Oak Trail Estates is being utilized by outsiders for their personal use. Recently a road construction company, unassociated with any of the contractual work by the Association or residents, parked a large paving machine on the easement for a number of weeks. Horseback riders, unaffiliated with OTE residents or their guests, have been observed parking in that location. The Board will be preparing "Notice of Parking Violation" cards that can be placed on the windshield of vehicles that appear to be parked without permission. Residents who notice unauthorized vehicles on OTE property may obtain one or more of these cards from any of the Board members; or may contact Board members to inform them of a potential violation.

Liability Insurance

The Association has successfully renewed its liability and umbrella policies for the fiscal year ending in August 2016. The Davis-Stirling Act mandates insurance and sets minimums for Associations. OTE meets and/or exceeds these minimums in all categories. A copy of the Annual Insurance Disclosure report may be obtained from Lisa Marie Fuog.

Request for past OTE files

Our CPA firm, Johnson and Johnson, is readying space to enable the Association to store and archive all the past documentation of the Board. Past directors of the Board who have been storing files on behalf of the Association may contact any of the Board's current directors for pickup. The Board of Directors is anxious to set up and organize OTE's historical information in a single location.

Squirrel Abatement

Ground squirrels continue to pose a threat to the viability of the OTE roads. The problem is exacerbated by California State prohibitions against community-wide programs that utilize bait stations and PCQ anti-coagulant-type baits. Individual homeowners may obtain information about bait use and its restrictions, for use on their own properties, by calling or visiting the Farm Supply Store in Buellton.

In addition, there are alternative services that do not utilize poisons, such as air gun eradication. Information on this type of service is available by calling Ben Ballard, 805-708-3471. Some residents have elected this type of abatement and have been satisfied with the results.

Upcoming Board Meeting

The September 5, 2015 board meeting will be held at the Shepherd of the Valley Church, juncture of Edison and Highway 154. The Agenda for the meeting will be sent to residents approximately one week prior to the meeting. If there are any homeowner issues that residents feel should be included on the Agenda, please email them, or place a call, to one of board members no later than August 28.

Looking for Volunteers

The Board members wish to express their gratitude for residents who have volunteered their time to assist with the Board's ongoing operations. We wish to thank Janice Edwards for editing the newsletter, Jack Koers for chairing the Roads Committee and Marla Leavitt for chairing the Architectural Review Committee. The Board is in need of volunteers to fill two membership positions on the ARC. If you are willing to offer some of your time for the good of the community, please contact Belinda Hart or Vickie Baehner.

