

**September
2026**



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REGION 7

**TOCA
OAK LEAF**



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Randy Griffin
President, ABC Home Improvements
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Energy Consultant Service (CECS)

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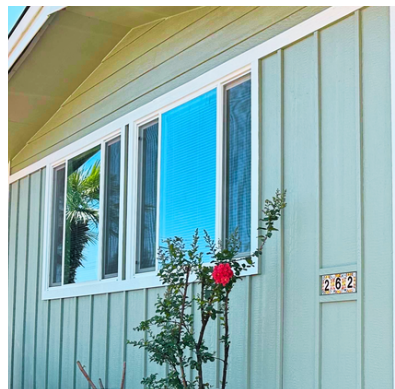


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- | | |
|------------------------------|-------------------------|
| ✓ Insulated Aluminum Roofing | ✓ Column Extenders |
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| ✓ Room Enclosures | ✓ Aluminum Roof Reseals |
| ✓ Insulated Windows | |



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THE OAK LEAF NEWSLETTER



☀️ From The Manager

As we head into the fall season, several important projects and administrative milestones are underway in our community. Please take a moment to review these updates regarding our governing documents, local infrastructure, and upcoming leadership elections.

Board Proposes Changes to Rules and Regulations; 28-Day Comment Period Begins

The Board of Directors has drafted proposed revisions to the community's Rules and Regulations. To ensure all residents have a voice in these changes, the Board has officially opened a **28-day public comment period**.

Members of the community are encouraged to review the draft and provide feedback. You can participate in this process in two ways:

- **Written Submissions:** Send your formal feedback directly to the management office via email or physical mail before the comment period closes.
- **Public Forum:** Attend the upcoming Board of Directors meeting on **Wednesday, September 9, 2026**, where the modifications will be discussed openly.

Red Oak Drive Roadwork Scheduled for Late September

Infrastructure maintenance is scheduled for **Red Oak Drive**, with crews expected to begin work toward the end of September. The project will focus on road repairs and resurfacing to improve driving conditions and long-term safety, and installation of storm drains.

Residents living on or near RedOak Drive should prepare for localized disruptions. Management will distribute precise start dates, detours, and temporary parking restrictions closer to the project launch. Please drive slowly through work zones and follow all posted traffic signs.

Board of Directors Election Season Officially Opens

It is officially election season, and the community is seeking dedicated leaders to serve on the Board of Directors. Board members play a vital role in managing community finances, maintaining common areas, and making decisions that impact all residents.

There will be 3 seats available for the 2027 election. If you are interested in running for a seat, you must submit your formal candidacy paperwork soon. The deadline for all official nominations is **Thursday, October 15, 2026**. Nomination forms and eligibility requirements can be requested directly from the management office.



2026

BOARD OF DIRECTORS

Gerald Pezzi - President
Gerald@theoaksione.com

Bambie Cammarota - Vice President
Bambie@theoaksione.com

Stephen Brown - Secretary
SteveB@theoaksione.com

Mark Turney - Treasurer
Mark@theoaksione.com

Daniel Gomez -Director
Daniel@theoaksione.com

Bruce Wyatt - Director
BruceW@theoaksione.com

Charles Boro - Director
Charles@theoaksione.com



Lot Beautification Awards

WINNERS FOR JULY 2026

Lot Beautification Winners

WINNERS FOR JULY 2026



Congratulations to our winners!

Each winner receives a **\$25 credit** on their account.
Keep up the great work beautifying our community!

Lot Beautification

From May through September, two yards will be selected each month for special recognition: Most Improved and Best Overall. Each winning household will receive a \$25 credit toward their HOA account as a thank-you for the pride and care shown in enhancing the beauty of our neighborhood. Winners will also enjoy a recognition sign placed in their front yard, and we'll feature a photo of their yard to celebrate their achievement.



Lot Beautification Awards

WINNERS FOR AUGUST 2026

Lot Beautification Winners

WINNERS FOR AUGUST 2026



🏆 Most Improved

Lot # 200



☀️ Best Overall

Lot # 162

Congratulations to our winners!

Each winner receives a **\$25 credit** on their account.
Keep up the great work beautifying our community!

Lot Beautification

From May through September, two yards will be selected each month for special recognition: Most Improved and Best Overall. Each winning household will receive a \$25 credit toward their HOA account as a thank-you for the pride and care shown in enhancing the beauty of our neighborhood. Winners will also enjoy a recognition sign placed in their front yard, and we'll feature a photo of their yard to celebrate their achievement.

Welcome to September! *The air is cooling, the leaves are beginning to turn, and our community is buzzing with the energy of a new season. This month's Oak Leaf is packed with fall prep tips, HOA reminders, community events, and ideas to help us all thrive together. Grab a warm drink and read on — there's something for everyone!* 🍂



September is the sweet spot for fall prep — the weather is cooperative and there's still time to tackle everything before the chill sets in. Here's your seasonal checklist to keep your home comfortable and efficient all season long.

HVAC & Heating

Schedule a professional tune-up now, before the heating season rush. Replace your air filter and test your furnace with a short cycle to confirm it's ready to go.

Yard & Garden

Aerate and overseed cool-season grasses, apply a balanced fertilizer, and mulch flower beds with 2–3 inches of organic material to insulate roots.

SEP

SEPTEMBER 2026

Monthly Calendar



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

UPCOMING DATES

Date	Event
Sep 1	HOA Statements mailed – September assessments due
Sep 4	Movie Night 6pm
Sep 9	Regular Board of Directors Meeting – 6:00 PM, Executive Session at 5:00 PM
Sep 15	Assessment payment due date – late fees apply after this date
Sep 15 & 16	Meter Reads - Please have access Available
Sep 15	BINGO @ 6:30pm
Sep 18	Movie Night 6pm
Sep 30	Deadline to apply fall fertilizer (warm-season grass)



The Oaks Community Association

5607 Jackson Valley Road • Lone, CA 95640-9629

Phone 209-274-6056 Fax 209-274-6058

GM@theoaksione.com

Meeting Minutes –Open Session Meeting

Wednesday, July 8, 2026

- A. Meeting Called to Order at 6:14pm by Board of Directors President G. Pezzi
 - a. Directors Present: M. Turney, B. Wyatt, D. Gomez, S. Brown, B. Cammarota and G. Pezzi. C. Buro was absent with excuse. GM S. Cook was also present.
 - B. Open Forum:
 - a. Question regarding last Audit: Audits done Annually by 3rd party CPA
 - b. All Association services temporarily suspended due to lapse in insurance.
 - c. Member expressed concern over Memorial Weekend loss, and handling of equipment. Equipment is no longer stored over night in open vehicles.
 - d. Does Association have an Asset Inventory List. Association does have an Asset Inventory List.
 - e. Association services will be open tomorrow (July 9, 2026)
 - C. Results of Executive Meetings:
 - a. 7/8/2026 Executive Meeting: Approved 6/10/2026 Executive Meeting and Executive Suspension and Violation Hearing Minutes.
 - b. 7/8/2026 Executive Suspension and Violation Hearings. Approved Suspension, Suspension Report and Violation Report as presented.
 - D. 6/10/2026 Minutes: S. Brown motioned to approve the 6/10/2026 Minutes of the Regular Board Meeting. M. Turney seconded the motion. Motion passed 6-0-0-1.
 - E. Treasurer's Report:
 - a. Budget Exception Report: No Action
 - b. June 2026 Financial Reports: S. Brown motioned to approve the June 2026 Financial reports as submitted. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
 - c. 2026 Mid-Year Budget Review: S. Brown motioned to approve the 2026 Mid-Year Budget Review. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
- Daniel Gomez stepped out to take a call during discussion.
- d. Insurance:
 - i. B. Cammarota motioned to accept the Scottsdale Commercial Insurance Quote at approximately \$24,179.73. M. Turney seconded the motion. Motion Passed 5-0-0-2.
 - ii. B. Cammarota motioned to accept the Scottsdale Commercial Excess Quote at approximately \$3,853.52. S. Brown seconded the motion. Motion Passed 5-0-0-2.
 - iii. B. Cammarota motioned to accept the Coalition Quote at approximately \$10,938. S. Brown seconded the motion. Motion Passed 5-0-0-2.
 - iv. S. Brown motioned to decline the Terrorism coverage for both the Commercial and Commercial excess policies. G. Pezzi seconded the motion. Motion Passed 5-0-0-2.
 - v. S. Brown motioned to create an Insurance Committee. B. Cammarota seconded the motion. Motion Passed 5-0-0-2. Committee Members are Director S. Brown and Director G. Pezzi.



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F. Solar:

- a. Update: For the billing period 5/12/2026 to 6/9/2026 the solar was producing at 94%. The Association has a cumulative credit of 229,891 kwh.
- b. Committee Proposal: B. Cammarota motioned to allow a 500kwh bonus for the 2026/2027 true-up cycle for a total of 8,000 kwh for each residence (lot). S. Brown seconded the motion. Motion passed 5-0-0-2.
- c. B. Cammarota motion to authorize GM to research and electric spa heater with a diverter to be able to switch between the new electric heater and the current gas heater. S. Brown seconded the motion. Motion passed 5-0-0-2.

G. Design Review: No Design Reviews.

H. Complaint Inspections:

- a. CAL OSHA- Nothing major noted. GM to forward report to all BOD once received.
 - i. S.Brown motioned to remove the not working swamp cooler from the Maintenance Building and seal up the hole. M.Turney seconded the motion. Motion passed 5-0-0-2.
 - ii. S. Brown motioned to purchase 2 portable handwash stations. One for maintenance building the other for the WWTP. M. Turney seconded the motion. Motion passed 5-0-0-2.
 - iii. Injury and Illness prevention Program: No action.
 - iv. Hazard Communication Program: No action.
- b. Water Resource Board inspection of WWTP
 - i. Noted reports are behind
 - ii. Vegetation Management is behind
 - iii. No significant violations
 - iv. Moving forward, Infrastructure Committee to be apprised of and review all reports.

I. Asset Disposition:

- a. Golf Cart: G. Pezzi motioned to decommission the golf cart and remove it from the property. S. Brown seconded the motion. Motion passed 5-0-0-2.
- b. Maintenance Building Infrastructure/sink- Addressed in H.a.ii (Cal Osha Inspection)

J. Meter Compliance: Defer updates to infrastructure Committee.

D. Gomez returned from to his phone conversation.

K. ADA Updates:

- a. Benches for Bus Stop: S. Brown motioned to purchase 2 additional benches for the bus stop gazebo. B. Wyatt seconded the motion. Motioned passed 5-1-0-1. Dissenting vote D. Gomez.
- b. GM Instructed to get bids for concrete ramps at bus stop gazebo and pond gazebo.

L. Inspector of Elections: S. Brown motioned to appoint Trinidad Hurtado as the 2027 Inspector of Elections. M. Turney seconded the motion. Motion passed 6-0-0-1.

M. Gravel for RV Lot: Pushed to August Meeting. GM instructed to get bid from George Read as well.



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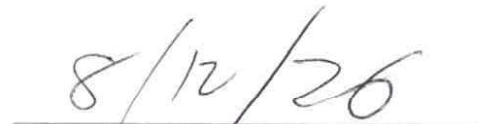
GM@theoaksione.com

N. Road Bids:

- a. Water Valves: G. Pezzi motioned to over time as roads are repaved, to install 9 valves as designated per the included map in the streets, Maintenance to dig hole and fill in when complete. D. Gomez seconded the motion. Motion passed 6-0-0-1.
 - b. S. Brown motioned to approve the 6/24/2026 proposal to install 1 new valve on Red Oak Drive. G. Pezzi seconded the motion. Motion passed 6-0-0-1.
 - c. Storm Drains: S. Brown motioned to approve the Action Asphalt bid to install a storm drain on Red Oak Drive for \$69,500. M. Turney seconded the motion. Motion passed 5-1-0-1. Dissenting vote D. Gomez.
 - d. Road Paving: S. Brown motioned to approve the Action Asphalt bid for repairing and repaving Red Oak Drive. M. Turney seconded the motion. Motion passed 6-0-0-1.
- O. Front Office Computer: S. Brown motioned to authorize the purchase of a new computer for the front office approximately \$934.24. D. Gomez seconded the motion. Motion passed 6-0-0-1.
- P. Mobile Dental Van: The Mobile Dental Van has scheduled to return on Monday December 7, 2026 to The Oaks Community Association ClubHouse. Flyers with how to schedule appointments will be available shortly. No Action
- Q. Vehicle Repairs: GM instructed to have Attorney send a letter to Oreilly's and the radiator manufacturer to file a claim for the Ford Ranger damages due to the failure of the radiator.
- R. Project Updates: Hydrant Flushing on the Raw Water Side Complete. GM instructed to have maintenance also flush the treated water side of the community.
- S. Pool Sign Updates: New signs have been purchased for the pool area to bring the association in compliance with the law.
- T. Committee Updates: Solar Committee – New Meeting October 2026.
- U. Future Agenda Items: August: Gravel for RV Lot.
- V. S. Brown motioned to adjourn meeting to the Executive Special Meeting scheduled for Friday June 10, 2026. B. Cammarota seconded the motion. Motion passed 6-0-0-1.
Meeting adjourned 9:01pm

Minutes Approved By:


Secretary, Stephen Brown (signature)


Date

THE OAKS COMMUNITY ASSOCIATION

JULY 2026 STATEMENTS REVIEW (NOT SAME AS LEDGERS IN Rent Manager)

<u>General Funds:</u>	<u>Account #</u>	<u>Total</u>	<u>Same Time Last Year</u>
PNC Operating Checking Acct (as of 07/31/2026stmt)	XXXX1262	\$30,762.56	\$45,068.91
PNC Operating Money Mkt Acct (as of 07/31/2026stmt)	XXXX5812	\$46,514.19	\$12,507.71
PNC Petty Cash Checking Acct (as of 07/31/2026stmt)	XXXX6825	\$1,549.90	\$627.65
Petty Cash Fund		\$709.03	\$224.31
	Total General Fund :	\$79,535.68	\$58,428.58
Reserve Fund: For Repairs & Replacement of Assets			
PNC Insured Money Mkt- Reserves (as of 07/31/2026stmt)	XXXX5767	\$254,571.38	\$194,678.73
PNC Brokerage Account- Reserves (as of 07/31/2026stmt)	XXX-XX6638	\$491,019.83	\$380,526.17
	Total Reserves :	58% \$745,591.21 51%	\$575,204.90
TOTAL OF ALL TOCA FUNDS :		\$825,126.89	\$633,633.48
2026 Unfunded Reserves Months Payable at		\$0.00	\$0.00
	Total Due Rsvs Short Term	\$0.00	\$0.00
2026 FULLY FUNDED RESERVES BALANCE TARGET		\$ 1,294,679.00	\$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)		\$ 971,009.25	\$ 852,880.50
2026 Scheduled Contributions to Reserves		\$124,248.75	\$ 108,281.65
			\$ -
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75%)		\$ 225,418.04	\$ 277,675.60
Bingo Cash Fund		\$203.53	\$303.02
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 32,387.33	\$ 24,213.83
Credits (Credits due Members or prepaid invoices)		(\$16,712.70)	(\$17,443.35)
Allowance for Doubtful accounts		(\$1,000.00)	(\$5,400.00)
Total Accounts Receivable Net Balance:		\$ 14,674.63	\$ 1,370.48
Prepared by: Susan Cook 8/4/2026			

Budget Comparison

Comparison Periods: 07/01/26 to 07/31/26 and 01/01/26 to 07/31/26

Accrual Basis | Property: THE OAKS Community Association

	Actual 07/01/26 - 07/31/26	Budget 07/01/26 - 07/31/26	\$ Change	% Change	Actual YTD 01/01/26 - 07/31/26	Budget 01/01/26 - 07/31/26	\$ Change	% Change
Income								
50000 Income	98,249.66	93,896.87	4,352.79	4.6%	689,543.29	685,190.50	4,352.79	0.6%
Total Income:	98,249.66	93,896.87	4,352.79	4.6%	689,543.29	685,190.50	4,352.79	0.6%
Expense								
60000 Operating Expense	37,669.37	32,942.83	4,726.54	14.3%	225,214.30	220,487.81	4,726.49	2.1%
61600 Water Distribution System	-30.00	54.00	-84.00	-155.6%	591.00	624.00	-33.00	-5.3%
61650 Community Improvements	941.70	3,000.00	-2,058.30	-68.6%	3,347.26	5,405.56	-2,058.30	-38.1%
62000 Waste Water Treatment Plant	210.16	4,931.83	-4,721.67	-95.7%	3,034.06	7,755.73	-4,721.67	-60.9%
63000 Maintenance Expense	3,681.45	3,146.99	534.46	17.0%	24,175.87	23,586.20	589.67	2.5%
63390 Maintenance Building	173.47	911.51	-738.04	-81.0%	2,259.32	2,997.36	-738.04	-24.6%
64000 Pool & Spa Expense	834.41	1,050.00	-215.59	-20.5%	14,912.79	15,128.38	-215.59	-1.4%
65000 Payroll Expense	41,619.17	39,969.95	1,649.22	4.1%	203,708.92	202,059.70	1,649.22	0.8%
71000 Administrative Expense	3,664.64	3,830.51	-165.87	-4.3%	25,920.77	25,757.87	162.90	0.6%
71341 Entrance Light Electricity	11.17	11.53	-0.36	-3.1%	67.22	67.58	-0.36	-0.5%
72000 Insurance Expense	8,150.21	3,216.13	4,934.08	153.4%	23,997.62	19,063.54	4,934.08	25.9%
72200 Taxes, Licenses, Permits	12,218.82	0.00	12,218.82		15,007.82	2,789.00	12,218.82	438.1%
74000 Other Misc Professional Fees	350.00	350.00	0.00	0.0%	8,242.00	8,242.00	0.00	0.0%
91000 Reserve Expense	0.00	6,950.85	-6,950.85	-100.0%	90,331.75	91,927.43	-1,595.68	-1.7%
92000 Accrual for Ops & Resv Excess	0.00	-6,469.26	6,469.26	100.0%	0.00	53,894.17	-53,894.17	-100.0%
Total Expense:	109,494.57	93,896.87	15,597.70	16.6%	640,810.70	679,786.33	-38,975.63	-5.7%
Net Income:	-11,244.91	0.00	-11,244.91		48,732.59	5,404.17	43,328.42	801.8%

Budget Comparison

Comparison Periods: 07/01/26 to 07/31/26 and 01/01/26 to 07/31/26

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 07/01/26 - 07/31/26	Budget 07/01/26 - 07/31/26	\$ Change	% Change	Actual YTD 01/01/26 - 07/31/26	Budget 01/01/26 - 07/31/26	\$ Change	% Change
Income:	98,249.66	93,896.87	4,352.79	4.6%	689,543.29	685,190.50	4,352.79	0.6%
Expense:	-109,494.57	-93,896.87	-15,597.70	16.6%	-640,810.70	-679,786.33	38,975.63	5.7%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	-11,244.91	0.00	-11,244.91		48,732.59	5,404.17	43,328.42	801.8%



Profit & Loss

From 07/01/26 to 07/31/26

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	98,249.66
Total Income:	98,249.66

Expense

60000 Operating Expense	37,669.37
61600 Water Distribution System	-30.00
61650 Community Improvements	941.70
62000 Waste Water Treatment Plant	210.16
63000 Maintenance Expense	3,681.45
63390 Maintenance Building	173.47
64000 Pool & Spa Expense	834.41
65000 Payroll Expense	41,619.17
71000 Administrative Expense	3,664.64
71341 Entrance Light Electricity	11.17
72000 Insurance Expense	8,150.21
72200 Taxes, Licenses, Permits	12,218.82
74000 Other Misc Professional Fees	350.00
Total Expense:	109,494.57
Net Income:	-11,244.91

Summary

Income:	98,249.66
Expense:	-109,494.57
Net Income:	-11,244.91

Balance Sheet

As of 07/31/26

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	52,082.83
10801 Physical Petty Cash	708.97
10802 Bingo	203.53
11150 Operating Cash:Due to Reserves	-327,897.00
12000 Reserves Cash (Total if fully funded)	1,080,439.05
Total Bank	805,537.38
Accounts Receivable	
13000 Accounts Receivable	29,602.44
Total Accounts Receivable	29,602.44
Other Current Asset	
14000 Undeposited Funds	208.34
AA1298 Clearing Account	420.16
Total Other Current Asset	628.50
Total Assets:	835,768.32

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	18,851.13
Total Accounts Payable	18,851.13
Other Current Liability	
32010 Unearned Revenue	35,959.20
35250 Reserve Exp (spending from Operations)	-53,109.98
36000 Payroll Liabilities	-1,171.82
36100 Payroll Related Liabilities	5,166.08
30254 Income Tax Payable	1,396.00
37275 Contract Liabilities	984,690.00
Total Other Current Liability	972,929.48
Total Liabilities:	991,780.61

Equity

32000 Retained Earnings	-39,090.91
35000 35000 Reserves Equity	-165,653.97
AA3090 Net Income	48,732.59
Total Equity:	-156,012.29
Total Liabilities & Equity:	835,768.32

Please Join Us For ~

BINGO

September 15th

Doors Open at **6:30 PM** • Games Start at **7PM**

\$10 for 2 Cards / 10 Games



Prizes & Refreshments!



Snacks and drinks available for purchase

**Must be over 18.
Bring your friends
and win great prizes.**



B	I	N	G	O
1	12	21	31	42
5	14	22	32	44
7	17	25	33	46
^B 9	18	27	39	49
10	19	28	40	50



Fall Safety & Emergency Preparedness

As seasons change, it's a good time to review your household emergency plan. The Oaks Community Association maintains an Emergency Preparedness Plan — a copy is available on our website under Governing Documents.

- Update your household emergency contacts and evacuation plan
- Check that fire extinguishers are charged and accessible
- Replace batteries in smoke and CO detectors
- Know your nearest emergency exit routes from the community
- Report any common-area safety hazards (broken lighting, damaged walkways) to the office immediately

Other Home Safety

As daylight hours shorten and temperatures drop, a few proactive steps can keep your home and family safe all season long.

- Check that fire extinguishers are current and accessible on every level
- Test your home security system and update monitoring contacts
- Upgrade to smart locks or deadbolts and ensure all windows have secure hardware
- When returning home after dark, have keys ready and lock doors promptly

Fall Maintenance Checklist

SEASONAL REMINDERS

September is the ideal time to prepare your home and our shared spaces for cooler weather. Please review the following reminders — many are required under our CC&Rs.

Landscaping

- Rake and remove leaves promptly — piles smother grass and attract pests
- Mow to a final height of 2–2.5 inches before dormancy
- Apply a light fall fertilizer before end of September
- Plant spring-blooming bulbs now for a colorful April
- Prune overgrown shrubs and trim tree branches away from structures

Home Exterior

- Clean gutters and downspouts before fall leaf drop peaks
- Inspect fences, gates, and exterior lighting; report common-area damage to the Board
- Check exterior paint and caulking; seal any cracks before rain season
- Store or cover outdoor furniture and equipment
- Test smoke and carbon monoxide detectors

Irrigation Reminder: Begin reducing watering frequency as temperatures drop. Water in the early morning only. Plan to winterize your irrigation system before the first freeze — drain lines, protect the backflow preventer, and insulate above-ground components.

Reminders & Compliance

COMMUNITY STANDARDS

- **Architectural Changes:** Any exterior modification — paint, fencing, additions, solar — requires written Board approval before work begins. Submit an Architectural Request Form via the website.
- **Trash & Recycling:** Bins must be stored out of street view except on collection day. Please return containers to their storage location by end of collection day.
- **Parking:** Vehicles must be parked in designated areas. Inoperable or unlicensed vehicles are not permitted on common property.
- **Pets:** All pets must be leashed in common areas. Owners are responsible for immediate waste cleanup.
- **Noise:** Please be mindful of quiet hours (10 PM – 7 AM) as we head into fall and windows stay open longer.

Full governing documents are available at theoaksione.com/governing-documents.



HONEYCRISP AUTUMN HARVEST SALAD

3 serving(s)

Ingredients

Apple Cider Vinaigrette

- 6 Tbsp canola oil
- 2 Tbsp apple cider vinegar
- 1 Tbsp water
- 1 Tbsp Dijon mustard
- 1 Tbsp sugar
- salt to taste
- pepper to taste

Salad

- 1 head romaine lettuce
- 1 large honeycrisp apple
- 3 slices bacon cooked and crumbled
- 1/3 cup dried cranberries
- 1/2 cup goat cheese feta, gorgonzola, or bleu cheese
- 1/3 sugared pecan **see note

Instructions

1. For the dressing, whisk or blend all ingredients together. (I like to mix mine in a Blender Bottle) Chill until ready to use.
2. For the salad, rinse, chop, and dry the lettuce. Dice the apple.
3. Place the chopped lettuce in a large bowl with a lid. Pour half of the dressing over the lettuce. Cover the bowl and shake to toss. Divide the lettuce between two or three individual bowls.
4. Top the lettuce with the chopped apple, cheese of your choice, dried cranberries, crumbled bacon, and pecans. Serve additional dressing on the side as needed for taste. Serves 2-3.

Notes

For the sugared pecans: use 2 Tbsp butter, 1 cup pecan pieces, and 2 Tbsp brown sugar. In a medium skillet, melt the butter. Add in the pecans and stir to coat. Add in the brown sugar and stir to coat. Cook for 2-5 minutes until pecans are well coated with the sugar. Line a cookie sheet with parchment and pour out pecans to cool.





Community Reminders

IMPORTANT RULES & REMINDERS FOR ALL RESIDENTS

Yard Maintenance

Keep lots maintained: mow regularly, trim vegetation, remove dead plants. This reduces fire risk. Water in early morning or evening to conserve.

Pet Limit

Not more than 2 (two) pets are allowed per household. The 2 (two) pets shall only be either: 2 cats, 2 dogs or a combination of 1 cat & 1 dog.

Thank you for helping keep The Oaks a wonderful place to live!
Questions? Call the office at **209-274-6056**.



The Oaks Yellow Pages

COMMUNITY SERVICES & LOCAL RESOURCES



Hauling & Junk Removal

Need to get rid of old furniture, appliances, or debris? Contact the office for approved hauling services. Items cannot be left outside lots.



Eli's Cookie Blitz

Homemade cookies and baked goods for order! Perfect for events and birthdays. Contact Eli through the office for pricing. Custom orders welcome.



Resident WebAccess

Access your account, make payments, and submit requests online via the Cedar Management Group portal. Contact office for login credentials. Available 24/7.



Clubhouse Rental

\$25 rental fee + **\$200** refundable deposit. Up to 50 people. Includes tables, chairs, kitchen. Contact office to reserve.



RV & Boat Storage

Secure storage available. **\$40/month**. Space is limited — contact office for availability. All vehicles must be registered and insured.



Important Numbers

Emergency: 9-1-1

Sheriff: 209-223-6500

Fire: 209-223-6513

PG&E: 1-800-743-5002

Poison Control: 1-800-222-1222

LOCAL ASSISTANCE PROGRAMS & SERVICES IN AMADOR COUNTY
Interfaith Food Bank

Mobile Pantry Distribution Schedule

DAY	LOCATION	TIME	ADDRESS
1st Monday	Pine Grove Community Center	10 AM – 12 PM	9575 SR 88, Pine Grove
1st Tuesday	Pioneer Community Church	10 AM – 12 PM	19620 SR 88, Pioneer
1st Wednesday	Jackson Civic Center	10 AM – 12 PM	33 Broadway, Jackson
2nd Monday	Ione Community Church	10 AM – 12 PM	420 S Church St, Ione
2nd Tuesday	Sutter Creek Community Center	10 AM – 12 PM	33 Church St, Sutter Creek
3rd Monday	Plymouth Community Church	10 AM – 12 PM	9786 Main St, Plymouth
3rd Wednesday	Jackson Civic Center	10 AM – 12 PM	33 Broadway, Jackson
4th Monday	Ione Community Church	10 AM – 12 PM	420 S Church St, Ione

First-come, first-served. Bring your own bags. No ID required. Info: 209-267-9006
Nexus Youth & Family Services

Food Distribution Schedule

Info: 209-223-1624

DAY	LOCATION	TIME	DETAILS
Every Tuesday	Nexus Center, Jackson	11 AM – 1 PM	Fresh produce & pantry staples
Every Thursday	Nexus Center, Jacks	11 AM – 1 PM	Fresh produce & pantry staples
2nd & 4th Friday	Pioneer Park	10 AM – 12 PM	Mobile pantry distribution

CATEGORY	ORGANIZATION	SERVICES	CONTACT
Utilities	HEAP	Help with PG&E bills Reduced-	209-223-1485
	PG&E CARE/FERA ATCAA	rate energy Weatherization,	866-743-2273
		energy help Health programs,	209-223-1485
Health	Amador County HHS	cooling centers	209-223-6468
	Medi-Cal	Health insurance	209-223-6550
Transport	Amador Transit Amador	Local & regional bus	209-267-9395
	Rides Amador Senior Center	Senior/disabled transport	209-267-9395
	Area Agency on Aging	Meals, activities, social	209-223-0442
Seniors	Amador	In-home support, resources	209-223-6468
Emergency	County Sheriff Emergency	Non-emergency	209-223-6500
	Services	Police, Fire, Ambulance	911

Need help finding resources? Call **2-1-1** (United Way) for free referrals, or visit the TOCA office.



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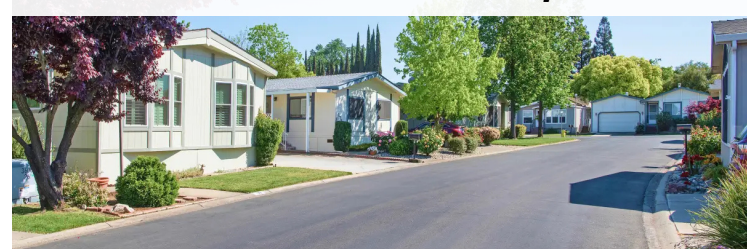
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