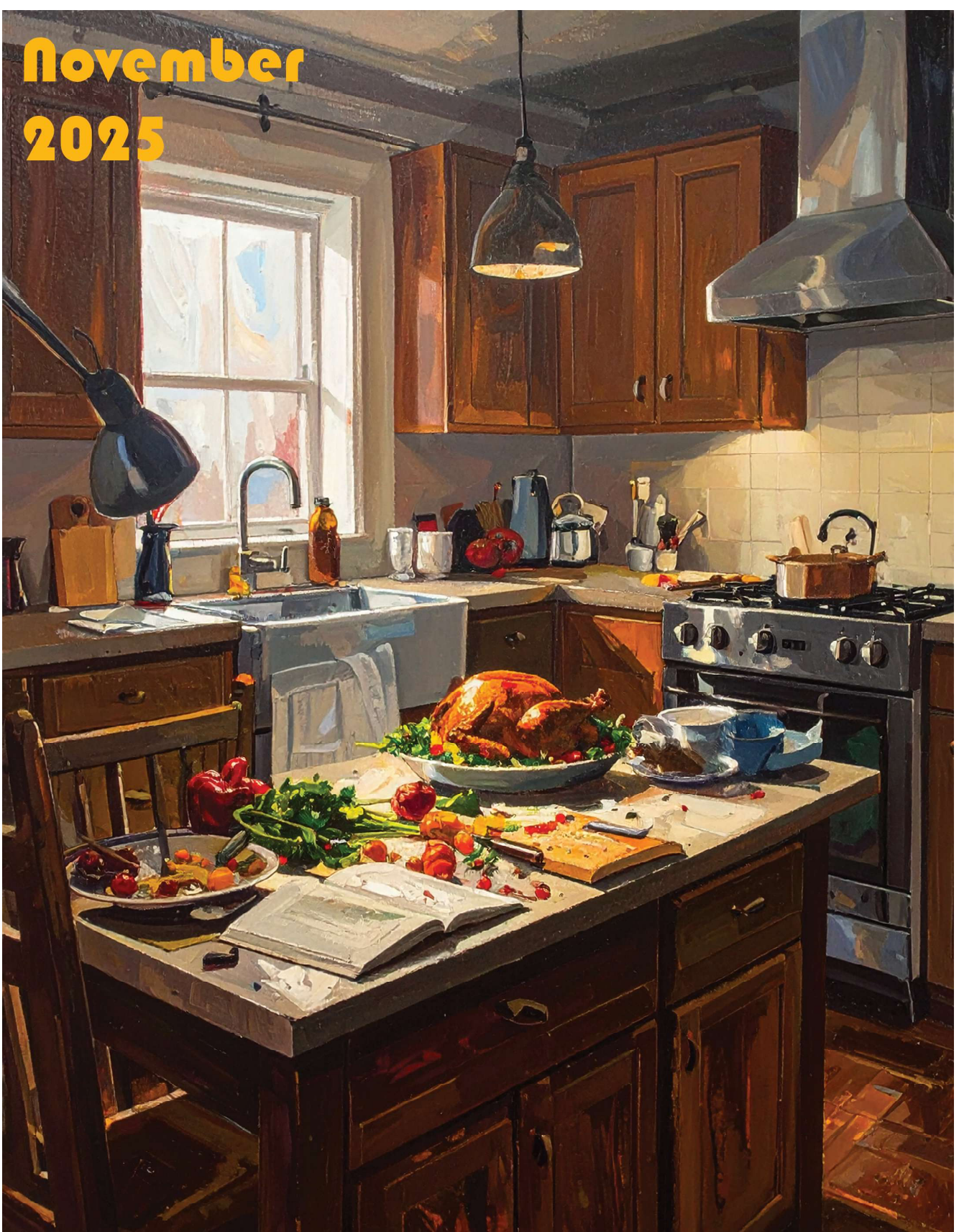


November
2025



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**2025
BOARD OF DIRECTORS**

Gerald Pezzi - President
Gerald@theoaksione.com

Stephen Brown - Vice President
SteveB@theoaksione.com

Bambie Cammarota - Secretary
Bambie@theoaksione.com

Daniel Gomez - Treasurer
Daniel@theoaksione.com

Bruce Wyatt - Director
Brucew@theoaksione.com

Antonio Tirapelli - Director
Antonio@theoaksione.com

Mark Turney- Director
Mark@theoaksione.com



THE OAKS OFFICE

(209)274-6056
office@theoaksione.com

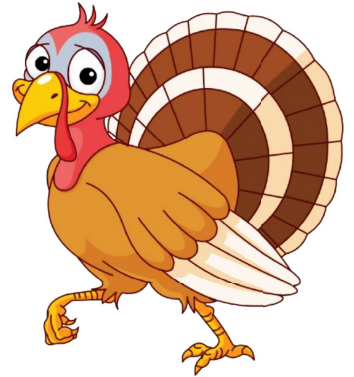
**Emergency
Susan Cook**

(209) 589-5644
gm@theoaksione.com

Greetings From the General Manager

Happy Thanksgiving, Oaks Community!

As Thanksgiving rolls around once again and we all prepare to dive into mountains of turkey, I just want to take a moment to share my gratitude for you—our wonderful Oaks Community.



This day is all about giving thanks, and I'm especially thankful for the incredible people who make this community so special. I hope your celebrations are filled with laughter, joy, and maybe a little bit of delightful chaos. May your turkey be juicy, your pie be plentiful, and your heart full.



I also want to give a huge shoutout to the amazing team here at The Oaks. I am deeply grateful for—and incredibly proud of—each and every one of them. Their dedication, passion, and hard work are what make everything we do possible.

Here's to a season filled with gratitude and togetherness. Happy Thanksgiving!

*Happy
Thanksgiving*

OAK LEAF NEWSLETTER



THE OAKS

Community Association



Rattlesnake

As we enter the warmer months, rattlesnakes have been spotted in the community. Please exercise caution, especially with small children and pets. Stay alert while outdoors and avoid tall grass or rocky areas where snakes may be hiding.

Your safety is our priority—thank you for staying vigilant.

Pond Stocking

We're excited to share that in October, the community pond was restocked to support a healthy aquatic environment and enhance recreational fishing opportunities. The following additions were made:

- 50 Largemouth Bass
- 100 Bluegill
- 1,000 Mosquito Fish

Don't forget this is for catch and release ONLY!

Board Meetings Now Accessible Remotely

You can now attend board meetings from the comfort of your home using any device with internet access—phone, PC, or laptop. Simply visit www.theoaksstone.com, scroll halfway down the page, and click on “Remote Access.”

Meetings are held on the **second Wednesday** of each month at 6:00 PM.

\$1 Raffle For a Gift Basket

As part of our fundraising efforts for community programs, we will be holding a monthly gift basket raffle.

Tickets are available in the office. The drawing will be held on Monday, November 24th. Another raffle will be held in December.

Parcel Packages

Residents have **48 hours** to collect packages from their parcel boxes before they are removed. Please pick up promptly to avoid delays or inconvenience.





December 2025

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	31			

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12 6pm Board Meeting	13	14 Jurassic World: MOVIE NIGHT & popcorn SHOWING	15 METER
16 METER	17	18	19	20	21	22
23	24	25	26	27 happy Thanksgiving	28 Freakier Friday MOVIE NIGHT & popcorn SHOWING	29
30						

2025 BOARD OF DIRECTORS

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Gerald@theoaksione.com

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SteveB@theoaksione.com

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Bruce Wyatt – Director
Bruce@theoaksione.com

Antonio Tirapelli – Director
Antonio@theoaksione.com

Mark Turney – Director
Mark@theoaksione.com

EVENTS

DATES IN NOVEMBER

- “ 12th – 6pm – Board of Directors Meeting
- “ 14th – 6pm – Movie – Jurassic World: Rebirth
- “ 15th & 16th – Meter Reading
- “ 28th – Movie – Freakier Friday

THE OAKS OFFICE

OPEN Monday-Friday
9:30am to 5:00pm
(209) 274-6056

office@theoaksione.com

Emergency Susan Cook

(209) 274-6056 +
Press 9

gm@theoaksione.com



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, September 10, 2025

- A. Meeting Called to Order at 6:00 by Board of Directors President G. Pezzi
- B. Directors Present: M. Turney, D. Gomez, B. Cammarota, S. Brown, G. Pezzi. Absent with Excuse are A. Tirapelli & B. Wyatt. General Manager S. Cook was also Present.
- C. Open Forum:
 - a. Member noted seeing the dog that has been restricted to the lot of residence and or lot visiting was being walked throughout the community.
- D. Results of the Executive Meetings
 - a. 9/10/2025 Executive Meeting: Approved the 8/13/2025 Executive Meeting, and the Executive Suspension and Violation Hearing Minutes. Also approved a Notice of Default
 - b. 9/10/2025 Executive Suspension and Violation Hearings: Approved the Suspension Report for the members Not in Good Standing.
- E. S. Brown Motioned to approve the authorization for the attorney to report a lien after proper notification as required by law. B. Cammarota seconded the motion. Motion passed 5-0-0-2.
- F. Minutes:
 - a. S. Brown motioned to approve as presented the 8/13/2025 Regular Meeting Minutes. M. Turney seconded the motion. Motion Passed 5-0-0-2.
 - b. S Brown motioned to approve as presented the 8/26/2025 Special Meeting Minutes. B. Cammarota seconded the motion. Motion Passed 5-0-0-2.
 - c. B. Cammarota motioned to approve as presented the 9/2/2025 Emergency Meeting Minutes. S. Brown motioned to amend the motion and add to the 9/2/2025 Emergency Meeting Minutes “Item F. Manager did not have time to post the agenda. B. Cammarota seconded the amended motion. Motion passed 5-0-0-2.
- G. Treasurer’s Report:
 - a. August 2025 Budget Exception Report: No Action
 - b. S. Brown motioned to accept as presented the August 2025 Financial Statements. M. Turney seconded the motion. Motion Passed 5-0-0-2.
 - c. S. Brown motioned to approve the Revised 2024 Financial Review showing the write-off of the amount due to the Reserve Funds from years past, bringing the Association back into compliance with the Davis Stirling Act. B. Cammarota seconded the motion. Motion Passed 5-0-0-2.



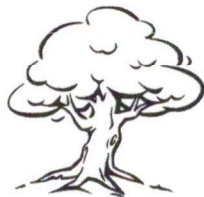
The Oaks Community Association

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

GM@theoaksione.com

- H. Solar Update: August production was at 86% Contacted Onyx, due to soiling. Wash will be scheduled based on Cost/Revenue analysis. No PG&E bill was received in August. No action taken.
- I. Design Review: No Reviews for the Board
- J. Homeless Traffic from West Park gate. GM instructed to see what can be done to better secure the gate.
- K. WTP Conversion to Parking. re-quote in the future when also have funds for Asphalt. GM instructed to quote repair/replace shared fence between lot 194 and WTP.
- L. Pool Fencing. GM instructed to obtain a re-quote to secure necessary posts and repair gate.
- M. Front signs: Quote from Merzlak was not received. No action taken
- N. Minimizing fire risk from neighbor on East between The Oaks and Buena Vista Road:
 - a. GM instructed to send letter requesting access from property owner for Amador Fire Safe Council to tour and assess for programs to mitigate the fire hazard by creating a defensible space.
 - b. If letter is not responded to by 9/30/2025 GM is instructed to contact the attorney to write a letter advising the property owner of their liability.
 - c. GM also instructed to contact JVFD Chief regarding finding out who the State Fire Mitigation representative is.
- O. Member use of trailer:
 - a. S. Brown motioned to not allow members use of trailer. D. Gomez seconded the motion. Motion Passed 5-0-0-2.
 - b. General Manager instructed to find and develop relationships for Hauling services that members could be referred to.
 - c. General Manager instructed to review and re quote with landscaping companies, contract should include ALL landscaping services, including, if possible, the Monday and Friday pickups, Weed Spray, and seasonal landscaping firebreak services etc.
- P. BOD Using Member Portal for BOD Business. GM is learning additional services offered by the Property Management system including BOD communications and Documents and Committee options. As these services are learned and accessed they will be instituted. No Action Taken
- Q. November BOD Meeting: General Manager Susan Cook will be out of state for the November Meeting. The Board requested GM to make Jessica available to attend the meeting.



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GM@theoaksione.com

R. Committee Updates:

a. Social Committee

- i. Committee Met 8/25/2025 to discuss Halloween and October budget. Purchased items for October Halloween Event 10/25/2025.
- ii. Committee: Elected to sponsor a Christmas Tree Lighting Activity
 1. 12/6/2025: Ornament Making- Supplies donated by T. Gutherz and S. Cook
 2. 12/13/2025 Tree Lighting with Hot Chocolate and Cookies donated by S. Cook, T. Gutherz, M. Gomez and B. Cammarota.
- iii. Next Meeting October 8, 2025, at 10 am to begin discussions on 2026 activities.
- iv. No action taken

b. Architectural Committee:

- i. R. Lopez volunteered to be appointed to the committee.
- ii. Committee reviewed and approved 3 Design reviews
 1. Lot 182- Remove and Replace Front White Picket Fence
 2. Lot 144- Repair and Replace parts of Front Deck
 3. Lot 207- Landscaping of Front yard to include Paving stones.
- iii. No action taken

S. B. Cammarota motioned to adjourn meeting. S. Brown seconded the motion. Motion passed 5-0-0-2.

Meeting adjourned 7:51pm

Minutes Approved By:

Bamie J. Cammarota
Secretary, Bamie Cammarota (signature)

OCT 8, 2025
Date

THE OAKS COMMUNITY ASSOCIATION
SEPTEMBER 2025 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 09/30/2025stmt)	XXXX1262	\$62,609.93	\$39,175.27
PNC Operating Money Mkt Acct (as of 09/30/2025stmt)	XXXX5812	\$12,549.18	\$37,485.25
PNC Petty Cash Checking Acct (as of 09/30/2025stmt)	XXXX6825	\$1,533.65	\$664.92
Petty Cash Fund		\$410.34	\$981.95
	Total General Fund :	\$77,103.10	\$78,307.39
<u>Reserve Fund: For Repairs & Replacement of Assets</u>			
PNC Insured Money Mkt- Reserves (as of 09/30/2025stmt)	XXXX5767	\$227,530.09	\$114,639.18
PNC Brokerage Account- Reserves (as of 09/30/2025stmt)	XXX-XX6638	\$382,663.31	\$368,863.76
	Total Reserves :	54% \$610,193.40	\$483,502.94
TOTAL OF ALL TOCA FUNDS :		\$687,296.50	\$561,810.33
2025 Unfunded Reserves Months Payable at	Total Due Rsvs Short Term	\$0.00	\$0.00
		\$0.00	\$0.00
2025 FULLY FUNDED RESERVES BALANCE TARGET		\$ 1,137,174.00	\$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)		\$ 852,880.50	\$ 852,880.50
2025 Scheduled Contributions to Reserves		\$68,537.78	\$ 49,281.36
2025 Unscheduled Amount Due to Reserves		\$0.00	\$ -
Unscheduled Amounts Due from prior years		\$0.00	\$320,096.20
BALANCE DUE FROM OPERATING TO RESERVES		\$ 242,687.10	\$ 369,377.56
Social Committee Cash fund		\$31.10	\$365.77
Bingo Cash Fund		\$364.27	\$463.62
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 24,663.19	\$ 53,412.36
Credits (Credits due Members or prepaid invoices)		(\$13,495.45)	(\$10,755.05)
Allowance for Doubtful accounts		(\$5,400.00)	(\$16,435.81)
Total Accounts Receivable Net Balance:		\$ 5,767.74	\$ (16,435.81)
Prepared by: Susan Cook 10/2/2025			

Balance Sheet

As of 09/30/25

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	46,676.97
10801 Physical Petty Cash	410.28
10802 Bingo	364.27
10803 Social Committee	31.10
12000 Reserves Cash (Total if fully funded)	467,507.93
Total Bank	514,990.55
Accounts Receivable	
13000 Accounts Receivable	20,322.63
Total Accounts Receivable	20,322.63
Other Current Asset	
14000 Undeposited Funds	-386.49
AA1298 Clearing Account	160.00
Total Other Current Asset	-226.49
Total Assets:	535,086.69

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	-20,547.80
Total Accounts Payable	-20,547.80
Other Current Liability	
32010 Unearned Revenue	32,083.04
35250 Reserve Exp (spending from Operations)	-86,717.00
36000 Payroll Liabilities	-393.16
36100 Payroll Related Liabilities	3,431.37
Total Other Current Liability	-51,595.75
Total Liabilities:	-72,143.55

Equity

32000 Retained Earnings	61,101.39
35000 35000 Reserves Equity	509,006.73
AA3090 Net Income	37,122.12
Total Equity:	607,230.24
Total Liabilities & Equity:	535,086.69

Profit & Loss

From 09/01/25 to 09/30/25

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	100,965.64
Total Income:	100,965.64

Expense

60000 Operating Expense	40,503.10
61600 Water Distribution System	54.00
62000 Waste Water Treatment Plant	489.51
63000 Maintenance Expense	5,950.98
63390 Maintenance Building	140.42
64000 Pool & Spa Expense	807.71
65000 Payroll Expense	21,947.45
71000 Administrative Expense	4,724.61
71341 Entrance Light Electricity	11.53
72000 Insurance Expense	2,375.15
74000 Other Misc Professional Fees	350.00
91000 Reserve Expense	22,520.41
Total Expense:	99,874.87
Net Income:	1,090.77

Summary

Income:	100,965.64
Expense:	-99,874.87
Net Income:	1,090.77

Budget Comparison

Comparison Periods: 09/01/25 to 09/30/25 and 01/01/25 to 09/30/25

Accrual Basis | Property: THE OAKS Community Association

	Actual 09/01/25 - 09/30/25	Budget 09/01/25 - 09/30/25	\$ Change	% Change	Actual YTD 01/01/25 - 09/30/25	Budget 01/01/25 - 09/30/25	\$ Change	% Change
Income								
50000 Income	100,965.64	105,188.10	-4,222.46	-4.0%	930,775.96	953,168.44	-22,392.48	-2.3%
Total Income:	100,965.64	105,188.10	-4,222.46	-4.0%	930,775.96	953,168.44	-22,392.48	-2.3%
Expense								
60000 Operating Expense	40,503.10	37,801.22	2,701.88	7.1%	330,748.92	349,771.25	-19,022.33	-5.4%
61600 Water Distribution System	54.00	108.00	-54.00	-50.0%	671.00	991.00	-320.00	-32.3%
61650 Community Improvements	0.00	13,099.57	-13,099.57	-100.0%	11,574.33	13,378.34	-1,804.01	-13.5%
62000 Waste Water Treatment Plant	489.51	3,673.76	-3,184.25	-86.7%	14,407.67	19,776.62	-5,368.95	-27.1%
63000 Maintenance Expense	5,950.98	9,697.00	-3,746.02	-38.6%	58,932.42	65,472.66	-6,540.24	-10.0%
63390 Maintenance Building	140.42	810.30	-669.88	-82.7%	1,855.18	2,875.81	-1,020.63	-35.5%
64000 Pool & Spa Expense	807.71	755.26	52.45	6.9%	19,405.53	18,592.68	812.85	4.4%
65000 Payroll Expense	21,947.45	22,268.73	-321.28	-1.4%	228,346.87	227,660.34	686.53	0.3%
71000 Administrative Expense	4,724.61	6,188.55	-1,463.94	-23.7%	28,777.03	31,830.86	-3,053.83	-9.6%
71341 Entrance Light Electricity	11.53	11.53	0.00	0.0%	92.13	92.13	0.00	0.0%
72000 Insurance Expense	2,375.15	2,407.78	-32.63	-1.4%	19,373.27	19,511.83	-138.56	-0.7%
72200 Taxes, Licenses, Permits	0.00	-2,055.00	2,055.00	100.0%	13,472.93	11,417.93	2,055.00	18.0%
74000 Other Misc Professional Fees	350.00	4,650.00	-4,300.00	-92.5%	5,534.35	9,834.35	-4,300.00	-43.7%
91000 Reserve Expense	22,520.41	5,771.40	16,749.01	290.2%	160,462.21	181,962.64	-21,500.43	-11.8%
Total Expense:	99,874.87	105,188.10	-5,313.23	-5.1%	893,653.84	953,168.44	-59,514.60	-6.2%
Net Income:	1,090.77	0.00	1,090.77		37,122.12	0.00	37,122.12	

Budget Comparison

Comparison Periods: 09/01/25 to 09/30/25 and 01/01/25 to 09/30/25

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 09/01/25 - 09/30/25	Budget 09/01/25 - 09/30/25	\$ Change	% Change	Actual YTD 01/01/25 - 09/30/25	Budget 01/01/25 - 09/30/25	\$ Change	% Change
Income:	100,965.64	105,188.10	-4,222.46	-4.0%	930,775.96	953,168.44	-22,392.48	-2.3%
Expense:	-99,874.87	-105,188.10	5,313.23	5.1%	-893,653.84	-953,168.44	59,514.60	6.2%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	1,090.77	0.00	1,090.77		37,122.12	0.00	37,122.12	

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Junk Removal

Donation

Hauling

(NOT A RECOMMENDATION)

RESIDENT WEBACCESS

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209.274.6056

RESIDENT WEBACCESS

Email Address

Password

[Forgot password?](#)

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Clubhouse Rental

Rent the Clubhouse for your next party or event. Take advantage of the clubhouse and all the upgrades we have recently done. Rental for the day is \$25 plus a \$200 check we hold for the deposit. Call the office and reserve a spot for your next event.

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RV / boat storage spaces available. The space rent is \$40 per month. 2 Vehicles can fit in one space.



Good spot to park vehicles that are not used regularly.

If you would like to rent a space, please call the office.



Chocolate Chip Cookies

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CONTACT: **Tom Olson**

844-672-6683

tom@olsoninnovations.com



The Oaks Community Association

Please Join Us For ~

BINGO

November 18th ✨ Potluck 6:30 ✨ BINGO 7:00

\$10
2 CARDS
For 10 GAMES

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
9	18	27	39	49
10	19	28	40	50



Bourbon Chicken

INGREDIENTS

- 3 cloves garlic
- 1 (2-inch) piece fresh ginger
- 1/2 cup apple juice
- 1/4 cup low-sodium tamari or soy sauce
- 1/4 cup bourbon
- 1/4 cup packed light or dark brown sugar
- 3 tablespoons rice vinegar
- 1/4 teaspoon red pepper flakes
- 2 pounds boneless, skinless chicken
- 2 tablespoons cornstarch, divided
- 1 teaspoon kosher salt
- 3 tablespoons canola or vegetable oil
- 3 tablespoons cold water
- 2 large scallions
- Steamed rice, for serving (optional)

PREP: 20min COOK: 18 min SERVINGS: 6

DIRECTIONS

Make the sauce. Prepare the following, adding them all to a medium bowl: Mince 3 garlic cloves. Peel and mince a 2-inch piece of ginger until you have 1 tablespoon. Add 1/2 cup apple juice, 1/4 cup low-sodium soy sauce, 1/4 cup bourbon, 1/4 cup packed brown sugar, 3 tablespoons rice vinegar, and 1/4 teaspoon red pepper flakes. Whisk until the sugar is fully dissolved.

Coat the chicken in cornstarch. Cut 2 pounds boneless, skinless chicken thighs or breasts into 1-inch chunks, discarding any large pieces of fat, and place in a large bowl. Add 1 tablespoon of the cornstarch and 1 teaspoon kosher salt, and toss until evenly coated.

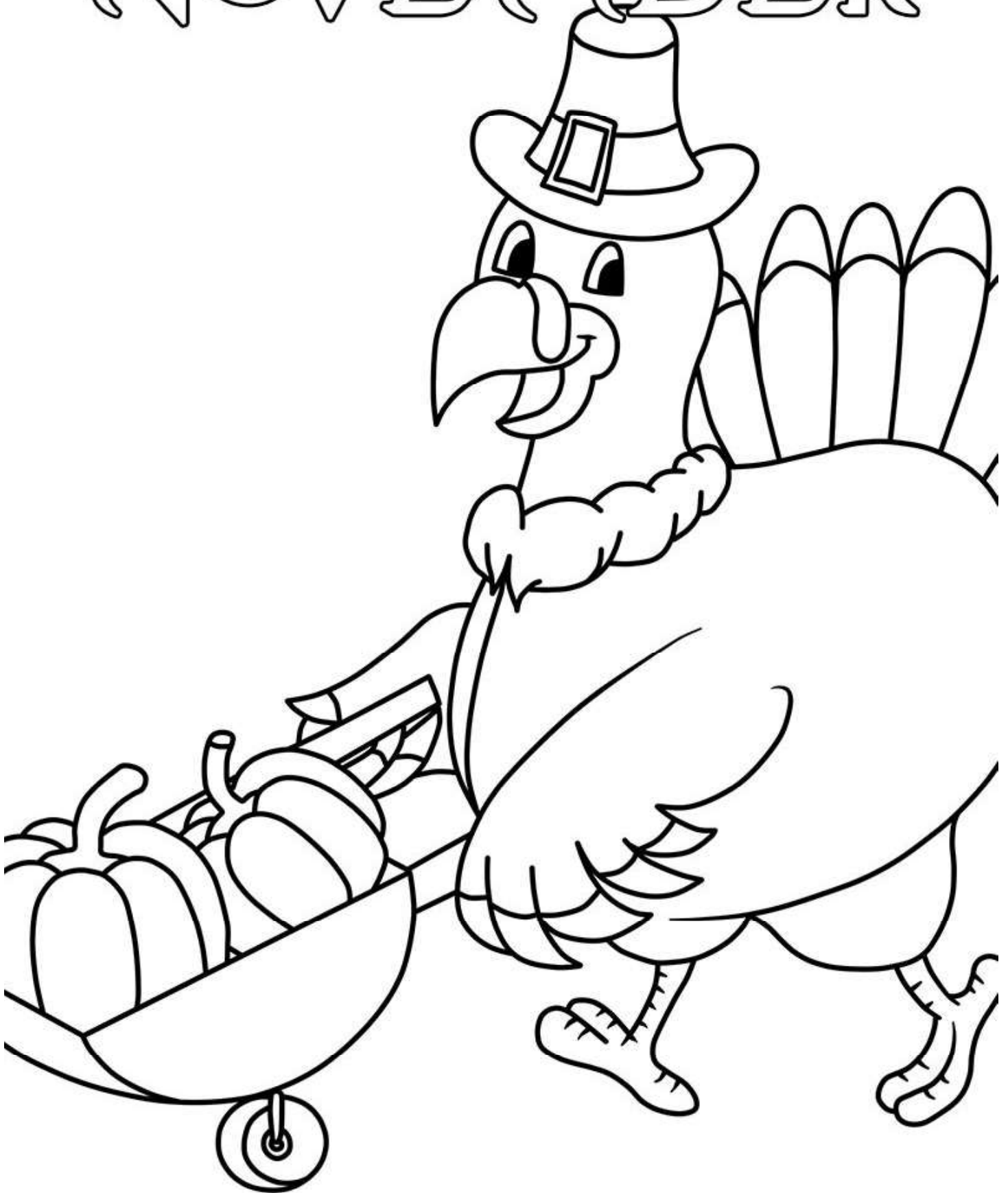
Brown the chicken. Heat a flat-bottomed wok or large frying pan over high heat. Add 3 tablespoons canola or vegetable oil and the chicken and spread into an even layer. (It's ok if some of the chicken is not touching the bottom of the pan.) Let cook undisturbed until golden-brown and seared on the bottom, 5 to 7 minutes.

Simmer in the sauce. Reduce the heat to medium and add the sauce mixture. Stir to thoroughly coat the chicken and let simmer until reduced by half, 6 to 9 minutes. Meanwhile, mix the remaining 1 tablespoon cornstarch and 3 tablespoons cold water in a small bowl, and thinly slice 2 large scallions.

Simmer and thicken the sauce. Add the cornstarch mixture to the pan and stir until fully dissolved and combined. Continue cooking, stirring often, until the sauce thickens, is glossy, and coats the chicken, 1 to 2 minutes.



NOVEMBER



Community Resources

California Social Resource Database

www.caliresources.org/amador-county

Food				
	Interfaith Food Bank	12181 Airport Rd Jackson 209-267-9006	www.feedamador.org	Monday - Friday 11-3
	Ione Jr. High Food Services Summer Meal Program	450 S. Mill St Ione 209-223-1750	https://amadorcoe.org/departments/food-services/	Monday - Friday 2-2:30
	Senior Lunch Program & Meals on Wheels	150 W Marlette St Ione 209-223-0442	https://www.amadorseniorcenter.org/programs-services/senior-lunch-program/	Thursday 11:30-12:30
	Produce Distribution	12181 Airport Rd, Jackson 209-267-9006	www.feedamador.org	2nd & 4th Wednesday 10AM-2PM
Utility Assistance				
	ATCCA - Amador Tuolumne Community Action Agency	10590 CA-88 Jackson 209-223-1485	Utility Assistance, Water Conservation Series, Home Weatherization program	
	LIHEAP (Low Income Home Energy Assistance Program)	1-866-675-6623	Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient.	
	REACH- Relief for Energy Assistance through Community Help	1-800-933- 9677	Helps pay for energy during a crisis. REACH provides an energy credit for up to \$300 based on the past due bill (energy credit support is subject to funding availability)	
	CARE Program- California Alternate Rates for Energy Program	1-866-743-2273	Helps pay for energy during a crisis. REACH provides an energy credit for up to \$300 based on the past due bill (energy credit support is subject to funding availability)	
Transportation:				
	Amador Transit- Amador Rides	209-267-8142	mobility@amadortransit.com	
	Delta Sierra Cab	209-223-4333		

SHOPPING & SERVICES DIRECTORY

NOVEMBER 2025

REGION 7



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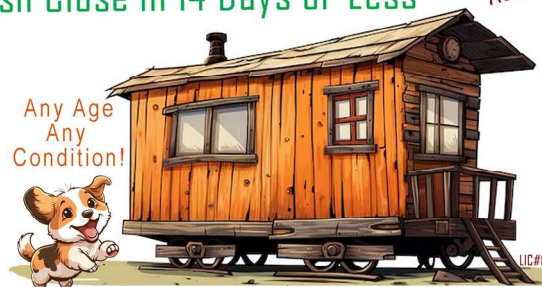
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