



**OAKMORE  
HOMES  
ASSOCIATION**

Board of Directors

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Dan Callam, vice president  
Russ Creighton, treasurer  
Barbara Szudy, secretary

Cindy Haines  
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# Oakmore Homes Association

since 1926

*Mission Statement*

*"The Oakmore Homes Association is a community of Oakmore neighbors committed to promoting and enhancing safety, beautification, community, and property values in our neighborhood."*

## OHA President's Message

One of the pleasures of being active in the Oakmore Homes Association is that it gives me the opportunity to interact with our neighbors and merchants on a daily basis. I am continually reminded of how fortunate we are to live in such a special neighborhood with people who are so generous of spirit. A special thank you goes to Star Inspection Service for housing our archives and files this past year and Charles Blakeney Insurance which has taken over this task.

The July 4<sup>th</sup> celebration could not have been as successful as it was without the generous support of our Oakmore Village merchants: The Mane Event, Dan R Meats, Hallbrook Insurance Agency, Star Inspection Group, De Silva & Co., Robert T. Lambing, DDS, Wells & Bennett Realtors, East Bay Aikido, Dr. Jean Paul Martinet, DC, Rocky's Market, Patricia Bennett, Holiday Cleaners and Better Homes, Realty. Not to be overlooked are the board members who worked so hard to put on this successful event as well as Wally Ransom who donned the apron and was a one man wonder at the BBQ, Geoff Haines who worked at the Karaoke and popcorn machines, Graham Bird our official photographer and Ted Garrett for creating impressive Certificates of Appreciation for our merchants. Bev Thomasen is our special "angel" who welcomes new residents of Oakmore Highlands for OHA and works tirelessly to decorate "Oakmore Village" for the holidays.

In addition to putting on the highly successful July 4<sup>th</sup> BBQ, this year the Oakmore Homes Association sponsored a very well received interpretive walk along Sausal

Creek, mediated a dispute between neighbors regarding trees blocking views, spearheaded an effort to work with a home owner to clean up what appeared to be an abandoned house, assisted an OHA member in expediting the repair of their broken sidewalk due to tree root intrusion and monitored the status of the two vacant storefronts in the commercial area (yes, it does appear that we may have not one but perhaps two restaurants in Oakmore - look for them to open after the first of next year). We continue to be interested in incorporating Oakmore Road into the Joaquin Miller School enrollment area.

There been some discussion about starting an Oakmore Highlands Book group and perhaps an Oakmore Highlands babysitting cooperative. If either of these ideas sound interesting to you or if you are interested in working with Bev in decorating our "village" for the holidays, please call us at 530-4719 and let us know.

The Oakmore Homes Association is truly your organization - if you have any thoughts or ideas of what OHA can do for the betterment of you or your neighbors, please let us know.

*We look forward to seeing you at the Annual Meeting November 1<sup>st</sup> at the Montclair Golf Course & Driving Range 2477 Monterey Blvd. Join us from 6:30 to 7:00 for appetizers, 7:00 the business meeting and guest speakers including Jean Quan our City Council Representative will begin.*

Terry Kulka, OHA President

## July 4th Celebration

Our annual 4th of July Celebration was a roaring success! The Oakmore businesses were well-represented at the raffle table, and Gabe of Rocky's Market and his crew, and Dan of Dan R Meats in the market really came through with great burgers and hot dogs, and delicious fruit trays. Special thanks to Joe Dashiell, OHA Board member, for handling the logistics, and making sure that everyone had a great time and Graham Bird for being the event photographer!



Iron chef Wally mans the grill and OHA Board Member Gayle Ransom Greets Guests at the Raffle



Oakmore Residents Enjoy Great Food and Conversation with Their Neighbors

## League of Women Voters Coming to Oakmore

Oakmore Homes Association is proud to have the non-partisan League of Women Voters present the pros and cons of the upcoming election issues on Wednesday, October 25th at 7:00 at the Wells & Bennett office. We hope you are able to come!

## Annual Meeting November 1st 6:30 - 7:00 Mixer

The annual meeting this year will be held at the newly remodeled Montclair Golf Course & Driving Range at 2477 Monterey Blvd. There will be a mixer to meet your neighbors from 6:30 to 7:00 and at 7:00 the business and speakers will begin. Among our speakers, we will hear Michael Thilgen talk about "Ecologically Sustainable Landscaping and Gardening in Oakmore." He will present the kinds of changes you can make in your landscape design and maintenance that are kind and gentle to mother earth.

Michael Thilgen is a landscape architect and landscape contractor, and a co-owner of an Oakland based design, construction, and maintenance firm. His energy and enthusiasm are simply contagious.

A native of Oakland, Michael is deeply influenced by the area's natural beauty, and is committed to improving the ecological health of our region. Michael is a leader in the emerging field of ecologically sustainable landscaping, and has been involved in several public education projects EBMUD's award winning book, Plants and Landscapes for Summer Dry Climates.

***Bring your Proxy card with you or mail it in if you cannot attend the meeting.***

**Oakmore Homes Association Pro Forma Budget for 2007**  
(prepared October 2006)

<b>Fiscal year</b>	<b>2006</b>	<b>2007</b>
<b># of Member properties</b>	223	224
<b>Annual Dues</b>	<b>\$75.00</b>	<b>\$75.00</b>
	<b>Estimated</b>	<b>Pro Forma Budget</b>
<b>Revenue (estimated)</b>		
Dues (incl. late charges, lien settlements)	\$16,702.99	\$16,800.00
Interest	\$200.00	\$200.00
<b>Total Revenue Receipts</b>	<b>\$16,902.99</b>	<b>\$17,000.00</b>
<b>Expenses (estimated)</b>		
<b><u>Office Expenses:</u></b>		
Office Supplies	\$200.00	\$200.00
Miscellaneous	\$50.00	\$50.00
Rent		\$0.00
<b><u>Fees</u></b>		
Bank Charges	\$0.00	\$8.00
Lien Recording Fees	\$60.00	\$120.00
<b><u>Insurance</u></b>		
Directors & Officers Insurance & General Liability	\$1,299.00	\$1,500.00
Workers Compensation Insurance	\$76.18	\$200.00
<b><u>Payroll Expenses</u></b>		
Salary (part time admin executive sect'y)	\$4,966.90	\$6,000.00
Payroll Taxes	\$2,348.27	\$2,500.00
Education & Safety	\$0.00	\$0.00
<b><u>Professional Services</u></b>		
Accounting	\$1,000.00	\$1,000.00
Legal	\$0.00	\$50.00
<b><u>Member &amp; Community Outreach</u></b>		
Printing & Copying	\$612.36	\$900.00
Postage & Mailing	\$400.00	\$500.00
P.O. Box Rental	\$50.00	\$50.00
Telephone Expenses	\$434.07	\$200.00
Website and Email	\$160.00	\$150.00
<b><u>Member Events, Meetings, Benefits</u></b>		
Annual Meeting	\$629.36	\$600.00
Holiday Lights and Decorations	\$34.50	\$50.00
Other Events(July 4th) & Meetings	\$2,785.15	\$2,700.00
<b>Total Expenses</b>	<b>\$15,105.79</b>	<b>\$16,778.00</b>
<b>Net operating surplus or (loss)</b>	<b>\$1,797.20</b>	<b>\$222.00</b>



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HOMES  
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*since 1926*

P.O. Box 27321  
Oakland, CA 94602

**Time Sensitive  
Open Immediately  
Proxy Card Enclosed  
Annual Meeting Nov. 1st**

<First name 1a> <First name 1> <Last  
name 1> <First name 2> <Last name 2>  
<Mailing address>  
<City>, <State> <Zip>

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Interested in learning more about OHA, call 530-4719, email: [oakmorehomes@yahoo.com](mailto:oakmorehomes@yahoo.com)  
or look us up at [www.oakmorehomes.org](http://www.oakmorehomes.org)!

**◆◆◆ Annual Meeting Wednesday, November 1st◆◆◆**

**Newly remodeled Montclair Golf Course & Driving Range at 2477 Monterey Blvd.**

**6:30 p.m. appetizers and mixer**

**7:00 p.m. business meeting and special speakers**

**◆◆◆ League of Women Voters Wednesday, October 25th◆◆◆**

**7:00 p.m. at Wells and Bennett Real Estate**

**Pro's and Con's of this years' ballot measures**

*\*An invoice is enclosed for OHA member households only.*