



**OAKMORE
HOMES
ASSOCIATION**

Board of Directors

Terry Kulka, president
Joseph Dashiell, vice president
Russell Creighton, treasurer
Barbara Szudy, secretary
Ted Garrett
Robert Cohen

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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."

Spring 2007 A President's Message

A big **thank you** to everybody who made our standing room only Annual Meeting at the Montclair Driving Range and Restaurant such a great success. There was a wonderful slide presentation given by Michael Thilgen from Friends of Sausal Creek and our City Council Representative, Jean Quan, was there to field questions and address the concerns of our OHA members.

The biggest thanks of all go to our outgoing board members **Gayle Ransom** and **Dan Callam** and OHA members and volunteers **Liliana Barbieri**, **Bill McGee** and **Bev Thomason**. Thank you so much for all of your hard work on behalf of the Oakmore Homes Association. I would like to extend a big welcome to our new board members **Ted Garrett** and **Robert Cohen**.

What's on tap for 2007? Back by popular demand we plan to continue our "new tradition" of the Oakmore Homes Association July 4th party. We will continue to organize work parties to clean and maintain our four public stairways and we will repeat last years' "sold out" Sausal Creek walk in conjunction with the Friends of Sausal Creek. In December, OHA will once again decorate our own Oakmore Village for the holidays and this year we hope to organize an Oakmore Toys for Tots Drive.

As a result of the exceedingly well attended Safety Meeting held on January 17th (see enclosed article) it looks like the board will be busy organizing a Neighborhood Watch program throughout Oakmore Highlands. The overflow crowd made it clear that neighborhood safety has moved to the top of people's concerns and your Oakmore Homes Association is ready to respond accordingly. Please do not be shy about contacting us if you would like to be a part of this effort.

Terry Kulka
OHA President

Special notes: Since the crime meeting on January 17th, a park ranger has arrested a person staying in the park as one of the suspects of multiple armed robberies in the upper Glenview Area.

The OHA board is facilitating the formation of a Neighborhood Watch group on the 1700 block of Leimert Blvd. Over the next few months, this group will provide a blueprint for the foundation of additional Neighborhood Watch groups in Oakmore.

Park Blvd Pedestrian Walk & Bicycle Lane Workshop

On January 27th, City Councilmember, Jean Quan, conducted a meeting at Zion Lutheran Church to discuss proposals for improving the walkway for pedestrians and bikers on upper Park Blvd between the Leimert Bridge and Mountain Blvd. Landscape designer, Gillian Garro of Larman Garro, presented a conceptual plan for a multi-use pathway that would make it more safe and scenic. After an extensive question and answer period, attendees broke into several small discussion groups to express ideas and offer feedback on the plans. At a later date, Quan's office will prepare a follow up report that will incorporate much of the input gathered at this workshop. Once the plan is finalized, it will be used to seek funding and grants for the project.

Why do you serve on Oakmore's Board?

Joseph Dashiell I've been a proud Oakmore resident for 21 years and when asked to join the OHA Board, I jumped at the opportunity. Over the years I have been impressed by many board members who generously served to make Oakmore a better community and I wanted to continue that tradition. I also wanted to get involved in making the city more responsive to neighborhood needs and to meet people from other parts of Oakmore beyond my street.

Ted Garrett Margaret Mead, one of my favorite authors once said, "Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has." That's why I volunteer.

Terry Kulka As someone who grew up in a small town in Michigan, I have always loved the sense of being a part of a community - almost like extended family. Whenever I drive home across the Leimert Bridge I truly get a sense of well being coming home to Oakmore. So, as an "Oakmore family member", I believe in contributing my fair share in making it as good as it can be.

Barbara Szudy My neighbor, Terry Kulka, has been on the OHA board for years. She plied me with wine and cheese, and told me what a great group of people were on the board, and finally convinced me to join. She was right about the Board members, and about the interesting challenges involvement in the neighborhood brings.

Russell Creighton I decided to rejoin the OHA board that I had last served on about 10 years ago, because I was asked (which should be remembered as the best way to get volunteers) by Terry. I accepted readily as it was time to contribute again to our neighborhood to help with the current crop of issues, some new and some familiar.

Robert Cohen My wife and I have lived in Oakmore for about 8 years and absolutely love it. With our young children, we are experiencing the area and continually learning about what it has to offer and what we can offer it. We have developed good relationships with our close neighbors and with the families of our boys' friends, but I feel a bit less familiar with the larger Oakmore community. I'd like my boys to grow up taking full advantage of all that our neighborhood and a well organized community can offer. I will bring my observations, experiences and energy to the community by participating on the OHA Board with the hope that we, along with the entire community, will benefit from our collective efforts.

Why Volunteer for the Oakmore Neighborhood?

People volunteer for a wide variety of reasons, especially wanting to help others. But, volunteering also includes "self-help." For example, if you are active in your neighborhood crime watch, your home is protected while you protect your neighbors' homes, too.

OHA asks volunteers to: **share a skill**

get to know our community

help our community

be able to criticize

assure progress

be an agent of change

Doing a civic duty, making new friends, having an impact - it really does feel good to volunteer and make our community safer, more beautiful, keep our home values steady or increasing ...

Volunteers are the riches of our community. Won't you join us in making a positive difference in the Oakmore, your, neighborhood?

Contact us at oakmorehomes@yahoo.com or call us at (510) 530-4719

OAKMORE HOMES ASSOCIATION FINANCIAL STATEMENTS: 2006

Operating (Income & Expense) Statement as of December 31, 2006

Member Properties 238
Annual Dues \$75.00

Revenue

Dues (including late charges, lien settlements, transfer fees) \$17,323.59
Interest 257.34

Total Revenue Receipts \$17,580.93

Expenses

Office Expenses:

Office Supplies 67.66
Miscellaneous 5.00
Rent 0.00

Fees

Bank Charges 0.00
Lien Recording Fees 60.00

Insurance

Directors and Officers Insurance & General Liability 1,299.00
Workers Compensation Insurance 923.76

Payroll Expenses

Salary (part time admin executive sect'y) 4,160.01
Payroll Taxes 911.06
Education & Safety

Professional Services

Accounting 900.00
Legal 0.00

Member & Community Outreach

Printing & Copying 1,510.58
Postage & Mailing 59.01
Telephone Expenses 454.06
Website and Email 390.60

Member Events, Meetings, Benefits

Annual Meeting 745.36
Holiday Lights and Decorations 72.50
Other Events (July 4th picnic) & Meetings 2,645.16

Other

Miscellaneous taxes and related 50.00

Total Expenses \$14,253.76

Net Operating Surplus/(Loss) \$3,327.17

Certification Statement

These financial statements were prepared in accordance with generally accepted accounting principles, without independent audit or review, from the books and records of the Association

Russell Creighton, Treasurer
February, 2007

Balance Sheet and Cashflow

Cash and Bank Accounts as of January 1, 2006

World Savings Passbook \$15,649.82
Bank of America - Savings 303.98
Bank of America - Checking 4,982.96

\$20,936.76

Surplus (or Loss) from 2006 Operations \$3,327.17
Liabilities Owing (outstanding checks) \$336.27

Cash and Bank Accounts as of December 31, 2006

World Savings Passbook \$16,211.14
Bank of America - Savings 0.00
Bank of America - Checking 8,389.06

\$24,600.20

The above Financial Statements for the fiscal year of 2006 are issued in accordance with Article VI (6.8) of the Association's CC&R and per California Corporations Code 8321. Included are the Certified Balance Sheet as of the end of the fiscal year, the Certified Operating (Income) Statement and a Statement of Changes in Financial Position.



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Police and OHA Residents Talk Tough on Crime at Neighborhood Meeting

On January 17th, more than 70 residents of Oakmore met with representatives of the Oakland Police Department (OPD) to talk about safety concerns. Renee Sykes, the Community Services Coordinator for OPD passed out copies of the crime statistics for our area. We are in Beat 22X and our Park Ranger is Marc Oliver & OPD Area Commander is Lt. Richard Vierra. From Jan. '06 to '07, there were 49 crimes reported in Beat 22X.

The following tips were given during the course of the discussion:

- **Always report a crime.** Police presence in a neighborhood goes up or down depending on perceived problems (statistics of reported crimes) in the area. Be specific about the incident.
- **Oakmore needs Neighborhood Watch groups.** These should be organized on a street by street basis.
- **Don't go to an ATM after dark.** If there are suspicious people or cars when you drive home, park and call your neighbors on your cell phone, and get a description of the vehicle for a report.
- **Don't walk alone. Don't play your IPOD when walking. BE AWARE OF YOUR SURROUNDINGS.**
- **After 6 PM, don't answer the door to solicitors.** All solicitors should show permits and business I.D.
- **Get motion sensor lights to deter burglaries.** Many Oakmore streets are dark and need to be lit up.

OHA recommends that we all become involved in the Neighborhood Watch program, and that reports be made about all incidents so OPD can track accurate statistics. More information on OPD contacts, crime stats, details of the crime meeting or joining a Neighborhood Watch group in Oakmore can be found at www.oakmorehomes.org or call OHA at (510) 530-4719.