



**OAKMORE
HOMES
ASSOCIATION**

Board of Directors

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Dan Callam, vice president
Russ Creighton, treasurer
Cindy Haines
Gayle Ransom
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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

In this day and age, what is the value of having a home owners association?

Well, in Fall 2005 the results of the only study of its kind* were published showing that **"houses in home owners associations in Northern Virginia are worth, on average, more than 5% more than similar houses in the same neighborhood but outside of home owners associations."** It goes on to say that **"given those large advantages, it is not surprising that home owners' associations are growing rapidly"**.

But for me, equally as important as the increase in home value, is the sense of community that the Oakmore Homes Association brings to our neighborhood. Were it not for the Oakmore Homes Association, who would have:

- coordinated and kept the pressure up to resolve the issue of the "problem" property mentioned in an accompanying article in this newsletter?
- organized the marvelous July 4th party that attracted over 200 people?
- worked to adjust the elementary school boundaries to include more of Oakmore Highlands into the Joaquin Miller School district?
- decorated the Leimert Bridge and provided the Oakmore merchants with holiday lights to brighten up our little commercial area during the holiday season?
- worked to find a timely resolution to the dangerous situation at the construction site at 2055 Leimert
- worked with the City of Oakland to have the public stairs rebuilt?
- coordinated ongoing cleaning of the

public stairs?

- forced the City to remove debris in the wood lot on Monterey and install a monitoring system, thus alleviating a public hazard and an eyesore?
- worked with Rocky's Market to provide Oakmore Highlands with a community bulletin board?

Where else can you go with a complaint about vicious dogs, blighted houses, neighborhood nuisances or concerns about view corridors? When you think about it – the Oakmore Homes Association is "control central" for you, the residents' of Oakmore Highlands.

What do we have on tap for the coming year? Well, on my "wish list" is:

- Creating an Oakmore Highlands Babysitting Co-op
- A Sausal Creek walking tour organized in cooperation with the Friends of Sausal Creek
- The final push to include the last section of Oakmore Highlands into the Joaquin Miller School district
- Revising the CC&R's to bring them into the 21st Century
- Organizing neighborhood crime alerts on an as needed basis
- Organizing several smaller neighborhood BBQ's so that OHA members can get to know their neighbors better.
- Organizing a Woodminster Theater night for OHA members at a reduced price. The 2006 summer line up includes: *Ragtime*, *The King & I* and *Beauty & the Beast*.

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*By Amanda Agan and Alexander Tabarrok of George Mason University

President's Message (Continued from page 1)

If any of these sound interesting to you and you would like to take part, please call or email us at oakmorehomes@yahoo.com. We would love to have your input and involvement. Many thanks to our hard working board of directors and our "angels" who have been so supportive this year.

Last but not least, if you are a member of OHA your invoice is enclosed in this newsletter. Please, take a minute to get your check in the mail at your earliest convenience. We appreciate it.

If you are not a member and want information about joining, give us a call. We'll be glad to talk with you about the benefits of OHA membership. Unsure if you are a member? Look at the mailing label on this newsletter - it will tell you.

Terry Kulka
OHA President

Problem Home in Oakmore

As many of you may know, there was a property in Oakmore Highlands that had become a real problem during the past few years. The house had been neglected and debris had been accumulating around it. Neighbors were being wakened at all hours of the night by vehicular traffic and there was a noticeable increase in criminal activities in the area. Some of the neighbors succeeded in getting the attention of Renee Sykes, our Neighborhood Services Coordinator in the Oakland Police Department. She advised them that it was important for the neighborhood to be very vocal and active with its concerns and complaints in order to keep the pressure on the City to deal with this property. These neighbors asked the Oakmore Homes Association (OHA) for help in keeping this issue on the City's front burner. On September 15th, OHA facilitated a community meeting attended by over 20 Oakmore residents, Renee Sykes and Sue Piper from Councilmember Jean Quan's office. As a result of that meeting, OHA created an "e-mail tree" to coordinate communication between the neighbors, the police department, the attorneys involved in the estate and the conservator for the property owner. We are pleased to report that with the fine work of Ms. Sykes, the vigilance of the neighbors and the pressure exerted by OHA, the property is now vacant and in the process of being rehabilitated.

Oakmore A's (Angels)

The OHA would like to thank the following individuals and businesses (our Oakmore Angels) for lending a hand to the association in 2005: Bev Thomason and Melissa Evans, who decorated Oakmore Village for the holidays, Wells & Bennett, Gabe Dibb and the whole crew at Rocky's Market, Star Inspection Group, our web-master Bill McGee, City Councilwoman Jean Quan, outgoing board member, Donnis Hobson, and Ted Garrett.

Where the Wild Things Are

In the middle of our urban environment in Oakland, it's possible to walk out our front doors, and onto a trail that meanders along the edge of Sausal Creek. The people who promote awareness of the creek are the Friends of Sausal Creek (FOSC). They're a grassroots non-profit organization made up of volunteers with a vision: one that includes imagining a greenway from the redwoods to the Bay, connecting all the communities along the way. In their vision of the future, the creek's water is clean and clear, fish have returned, and people can view birds and wildlife, hear the running water, and splash in the creek.

FOSC has been fostering this vision since its creation in 1996. Their monthly meetings are held on the 3rd Wednesday of each month, 7-9 p.m., at the Dimond Library on Fruitvale Avenue. Their website calendar can be found at www.sausalcreek.org. Our special event for this year is a Meet the Creek Day....join us in the spring as we tour the watershed with the FOSC, see frogs and fish, and meet the people who are putting the oaks back in Oakland! More news about the creek tour in our next newsletter.

OAKMORE HOMES ASSOCIATION FINANCIAL STATEMENTS: 2005

OPERATING (income & expense) STATEMENT as of: December 31, 2005

Member Properties 223
Annual Dues \$75.00

Revenue

Dues (including, late charges, lien settlements) \$16,725.00
Interest \$200.00
Other (refunds, donations, transfer fees) \$350.00

Total Revenue Receipts \$17,275.00

Expenses

Office Expenses:

Office Supplies \$400.00
Miscellaneous \$100.00
Rent \$00.00

Fees

Bank Charges \$0.00
Lien Recording Fees \$150.00

Insurance

Directors and Officers Insurance & General Liability \$1,300.00
Workers Compensation Insurance \$215.00

Payroll Expenses

Salary (part time admin executive sect'y) \$9,600.00
Payroll Taxes \$1,000.00
Education & Safety \$00.00

Professional Services

Accounting \$1,000.00
Legal \$250.00

Member & Community Outreach

Printing & Copying \$2,000.00
Postage & Mailing \$1,000.00
P.O. Box Rental \$50.00
Telephone Expenses \$350.00
Bulletin Board \$50.00
Website and Email \$200.00
Contributions & Donations \$00.00

Member Events, Meetings, Benefits

Annual Meeting \$1,000.00
History Book \$00.00
Curb Painting \$00.00
Holiday Lights & Decorations \$300.00
Other Events & Meetings \$300.00

Total Expenses \$19,265.00
Net operating surplus or (loss) \$1,990.00

Certification Statement

This financial statement was prepared in accordance with generally accepted accounting principles, without independent audit or review, from the books and records of the Association.

Cash Reserves available for contingencies and future projects are maintained in a separate Reserve Account.

Cindy Haines, Treasurer
February 2006

Balance Sheet and Cash Flow

Cash and Bank Accounts January 1, 2005

World Savings Passbook \$15,469.32
Bank of the West Checking \$00.00

Surplus (or Loss) from 2005 Operations \$ 1,990.00

Liabilities Owing \$0.00

Total Cash and Assets December 31, 2005 \$13,659.82

Bank Accounts as of December 31, 2005

World Savings Passbook \$15,649.82
Bank of the West Checking \$0.00
Bank of America Savings \$0.00
Bank of America Checking \$4,982.96

Total \$20,632.78

The above Annual Report for the previous fiscal year of 2005 is issued in accordance with Article VI (6.8) of the Association CC&R and per California Corporations Code 8321. It includes 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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<First name 1a> <First name 1> <Last
name 1> <First name 2> <Last name 2>
<Mailing address>
<City>, <State> <Zip>

**Invoice for dues
Included
Open Immediately**

Want to receive the benefits of being an Oakmore Homes Association member, but aren't sure how to join? Here's how to become an OHA member in four simple steps:

1. Call or email Oakmore Homes Association
phone: (510) 530-4719, email: oakmorehomes@yahoo.com
2. An Oakmore information packet will be delivered to your home with CC&Rs, Bylaws, and FAQs (frequently asked questions)
3. You will receive a follow up phone call from a member of the Board of Directors.
4. OHA will then sign you up and you will be a member!

***An invoice is enclosed for OHA member households only. Interested in learning more about OHA, call (510) 530-4719 or look us up at www.oakmorehomes.org!**