

## WELCOME TO OAKS II

Dear New Homeowner,

On behalf of the Oaks II Homeowners Association, welcome to Oaks II, a community of 126 homes, adjacent to the neighborhoods of Oaks I, Oaks III and Oaks Villas.

Included in your packet, you will find:

- An Oaks II Homeowners Directory  
(a listing of your neighbors, exclusively for HOA members)
- A New Homeowner Information Sheet  
(the foundation for our database)
- A copy of the Restrictive and Protective Covenants Oaks II  
(which you should have received from your realtor)
- A copy of the Bylaws of Oaks II Homeowners Association, Inc.  
(for your reference).

Let us tell you about your Homeowners Association. Membership is voluntary; but widely subscribed. The dues are a modest \$100.00 per fiscal year, beginning October 1<sup>st</sup>. The Board of the HOA is a low-key, collegial organization of volunteers. The Oaks II Homeowners Association has no rules. The "rules", *Restrictive and Protective Covenants the Oaks II*, are part of your Deed.

The HOA Board maintains the landscaping at the Ephesus Church Road entrance to Pinehurst Drive, in the medians along Pinehurst Drive, and at the Lancaster Drive traffic circle.

Another major contribution made by the HOA Board is Compliance Certification for both new construction and home renovation. When a building project is submitted to the HOA Board, the specifications are tested for compliance to the *Restrictive and Protective Covenants Oaks II*; the primary consideration being set-backs. For a new home, there is a minimum size requirement as well. The HOA Board will advise the homeowner if the plans are in compliance with or in violation of the Covenants. As required by the Covenants, all building plans must be submitted for review and approval prior to beginning construction.

The HOA Board also maintains the cluster mailboxes.

If a concern is brought to the HOA Board by a homeowner, the Board must address the issue. This typically involves a gentle reminder regarding the *Restrictive and Protective Covenants the Oaks II*. The HOA can also represent the neighborhood on broader community issues that would impact the Oaks II.

One might say that many of the things that the HOA Board does for our neighborhood would not be noticed... unless nobody did them! Please consider volunteering for the HOA Board.

The Annual Meeting of the Homeowners Association is held in late September. Board Members are elected for 2 year terms and matters pertinent to the neighborhood are discussed. Becoming a Board Member is an excellent way to connect with neighbors and make a wonderful contribution to your neighborhood

The HOA sponsors 2-3 social events each year:

- A Potluck Dinner in Spring
- A Halloween Party for children on Halloween
- An adult Holiday Social in December; traditionally held at an Association Member's home

There is an Oaks II website: [www.oaks2hoa.org](http://www.oaks2hoa.org). Keep informed by checking in.

Among the items you will find are:

- dates for upcoming events
- news items affecting Oaks II
- important telephone numbers
- documents

The Oaks II email address is: [contact@oaks2hoa.org](mailto:contact@oaks2hoa.org).

Please feel free to contact us with comments or questions.

HOA dues can be mailed to: [Treasurer Oaks II HOA, PO Box 2653, Chapel Hill, NC 27514](#),  
or through [VENMO](#).

The Treasurer of the HOA maintains a master list of Oaks II residents. It is the basis for communication and the Oaks II Homeowners Directory. This information is *never* shared. It is a valuable tool and has been used more than once during an emergency situation. Please use the *New Homeowner Information Sheet* included in your welcome packet to register. Text or email the completed form (take a picture) to the Treasurer. (Two members of a household may register separately.) Please keep the Treasurer informed of any update to your database information. Mailings are limited to notices of interest and seasonal reminders, e.g. leaf pickup. If you do not wish to receive general information emails, you may indicate so when you register. ALL Oaks II residents receive the Annual Meeting Notice and forwarded messages from the Town/County.

Trash (bagged only) pickup is Monday, unless it is a holiday; then it is Wednesday.

Recycle pickup is Tuesday; everything must be inside the blue wheeled carts.

Yard Waste is picked up on Thursday. If what is to be picked up is more than 3 cubic yards, an arrangement with the town for either a boom truck or a yard waste dumpster must be made. There is a cost associated with each.

If your property abuts a stream, there are ordinances governing what can be done in what is called the Resource Conservation District. Zoning compliance permits and building permits may be needed to insure adherence for disturbance in the RCD or in OWASA easements. Additional information about the Town's ordinances is available on the Town website (which can also be reached through our website).

We have an on-line network exclusive to the entire Oaks community. It is a perfect place to seek or provide recommendations. It is a neighborly and courteous place. It is not a place for political or religious discussion; venting and shaming can be done on other social media pages. If you would like to be added to this network, please email your Oaks HOA.

Again, welcome to the neighborhood. As our moving-in gift to you, should you wish to join the Homeowners Association, your dues will be waived until the end of this fiscal year (September 30<sup>th</sup>).

Oaks II Homeowners Association Board

Nancy Burke, President

Kathy Pavlik, Vice President

Brooke Tvermoes, Secretary

Dan Jensen, Treasurer

Barbara Van Leeuwen, Social Committee Chairperson

Lori Black, Neighborhood Liaison

**Angela Moss, Neighborhood Liaison**