

OXNARD MEDICAL ARTS CENTER

ASSOCIATION NEWSLETTER



SEPTEMBER 2016

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Next Board Meeting: Wednesday, September 14, 12:15 pm, 941 W. 7th St, Oxnard

NEW DOOR SIGNS COMING SOON!

The OMAC Board of Directors has agreed to make a one-time exception and will spend Association funds to bring all the office door signs into compliance. Doing so will give the offices a more professional and uniform look. OMAC owners will be responsible for replacing any future door signs with OMAC approved signs.

The new signs will allow for doctors or other occupants' names to be removed and replaced when occupants change as that portion of the sign will be removable. The top 4" of the sign will consist of a permanent suite number. All signs, except 'Private Entrance' signs will be 18" wide and 24" in length.

Please note: the only information that will be included on these signs will be the suite numbers, the name of the business and the name of the doctors or occupants. If several doctors share the space, their sign may need to have smaller lettering to fit all the names on the sign.

A letter was recently sent to suite owners who rent out part or all of their unit(s), providing them with the choice to work with management on their tenant's sign or granting permission to management to work with the tenant directly.

Owners and or their designated representative (tenant) will be required to fill out a sheet with the acceptable information they want included on the sign. See bold info above for what is acceptable information. Those forms are to be sent to management who will initially review them, before passing them on to the Board for final approval. Once that final approval has been received, management will provide Vogue Signs with the info who will then make a 'mock-up' of the sign. This 'mock-up' will be sent to the appropriate party, whether it is the owner or the tenant, for their approval and initialing.

Once Anchor Community Management is in receipt of all approved 'mock ups', suite owners or their designated

representative will be asked to remove the existing signs. Removing the existing signs is not something Pedro or OMAC will do, as any damages that result from the removal of the current signage will be the responsibility of the owner. After signs are removed, 12 doors that have been identified as needing staining will be stained quickly. After that takes place, all new door signs will be installed.

Owners or their designated representatives will be mailed all pertinent information in the near future. A prototype of the signs will be included in that mailing. We ask you to fill out and return the sign request form which will be included within 10 days of when you receive the mailing.



OMAC ASPHALT BEING REVIEWED

The Board has long been concerned about the failing condition of the OMAC asphalt. They aren't sure what needs to be done, when it needs to be done, and how much whatever needs to be done will cost.

The Board was introduced to a company called Blackpointe Group, who specializes in strategic planning and implementation of large and small projects. One of the founding partners, Jason Baker is a highly respected asphalt expert in Southern California and holds a general engineering license. Jason worked for a well-known asphalt company and brings years of experience with asphalt issues and solutions to the table.

Jason met with some of the Board members and Management to look at the asphalt. He is going to put together a proposal to provide investigative, planning, and implementation services for replacing the asphalt over time. The Board will soon consider whether to hire Blackpointe in the future.