



TUOLUMNE OAKS

TOWNHOUSE OWNERS ASSOCIATION NEWS

~ JULY 2017 ~

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NEXT BOARD MEETING: Tuesday, August 8, 7:00 pm, 798 Tuolumne Avenue



THE RE-CONVENED ANNUAL MEETING

The meeting was held July 11th and the 29 Ballots received were counted with the

following results:

Stacy Hamlet Griffith	29 votes
Barbara Hart	34 votes
Maryjane MacLeod	26 votes
Jim Meser	25 votes
Shannon Thomas	22 votes
James Ward (write-in)	5 votes

The 5 highest votes remain on the Board

The IRS Ruling 70-604 passed with 28 votes.



NEXT BOARD MEETING

All are welcome to attend the next meeting of the Board of Directors, held on Tuesday, August 8, at the home of Board member, Jim Meser, 798 Tuolumne. There will be an opportunity to address the Board prior to the business portion of the meeting. Each member wishing to speak will be given 3 minutes.

SPECIAL ASSESSMENT

The Board has contracted with a roofer and work is scheduled to begin in October.

FIRE IN ASSOCIATION UNIT



You may not have heard that there was a fire in one of the units. The resident was not home and nobody was hurt. Because it was detected quickly it did not spread. **The Rules of the Association require smoke detectors be installed in each condo, tested by the owner or tenant on an annual basis and a written note be sent to the HOA Manager stating that the smoke detectors are in working order.** For the safety of all owners, please

complete the form included for your convenience.

The Association has insured the buildings but owners and tenants should carry their own policy for contents.

SAFETY MEASURES



Prevent tragedy later! A few tips:

- Be sure there is no lint build-up inside the dryer or its exhaust duct and the area behind the dryer is lint-free. Foil or plastic accordion-type ducting material should be replaced with rigid or semi-rigid metal duct.
- Garage is clear of accumulated junk that can facilitate fire.
- Keep cooking surfaces free of grease and food build-up.
- Be sure extension cords are not overloaded (powering too many devices).
- Electric cords should not run under carpets and are not pressed against a wall or bed.
- Portable heaters or other heat-producing appliances are 3 feet from beds and other flammable materials, such as curtains.
- Don't leave fans or portable heaters on when gone from unit.
- Electric blankets are UL-approved, with cords in solid condition.
- Arc-fault circuit interrupters (AFCIs) should be added for protection from electrical wiring faults, especially in these older units.

PATIO GATES

The Board approved installing new Vinyl Gates; as they have to be fabricated, they will be installed in October.