

THE OCTOBER NEWS

OAKLEAF WEBSITE: oakleafconcord.com

WELCOME NEW RESIDENTS

We extend a warm welcome to **ALISON SCHROEDER**, Unit 528. If we fail to mention a new resident that has moved into Oakleaf, please let us know. Please be a good neighbor and introduce yourself to our new resident. Be a friend!

VOTING, BALLOTS AND ANNUAL MEETING

PLEASE MARK YOUR CALENDARS FOR OUR ANNUAL HOA MEETING SCHEDULED FOR MONDAY, NOVEMBER 11, 2024, at 7:00 P.M. AT THE CLUBHOUSE. Please plan to attend and bring the enclosed ballot with you. IF YOU ARE UNABLE TO ATTEND, PLEASE VOTE ON THE **BACK** of the ballot as proxy, sign and send your ballot with a board member or another resident **MARK YOUR BALLOTS CAREFULLY.** **IMPORTANT REMINDER:** You can vote by ballot or proxy, but not both. Each unit is entitled to one vote. In order to have an official election, there must be at least 50% of Unit owners voting. Oakleaf has 174 units; therefore, 87 ballots are required to have a quorum. This newsletter includes the 2025 proposed budget for your review. The HOA Board will have its regular monthly meeting on Monday, November 4, 2024 at 2:00 p.m. Any owner who has a question regarding the budget may submit their question to any Board member, preferably in writing, in advance of that meeting. An answer will be provided as soon as possible.

LADIES' LUNCHEONS

The Camrose Ladies will continue to meet on the third Thursday of each month. The luncheons will be at Johnny's Restaurant on Copperfield Boulevard in OCTOBER, NOVEMBER, AND DECEMBER, 2024. They will also meet at Johnny's in JANUARY 2025. Please join this group of ladies and bring a neighbor. It is a great way to get to know each better. You may contact Joanne Erickson, jericks@live.com or Shirley Tucker, 704-699-6333 if you have questions.

POOL NEWS

The pool has closed for the season. Thankfully, this summer went very well. If you see Kay Milan, extend your appreciation for all of her hard work in getting the furniture out, cleaned and put away, along with many other miscellaneous chores. It is not an easy task, and I'm sure she will welcome your help when spring is here again to get ready for opening the pool.

INSURANCE DECLARATION

Effective September 30, 2024, Frances Frazier will no longer serve as a volunteer to receive your insurance declaration page when your policy renews annually. She has been an asset to the Board and to the community. And we appreciate Frances' willingness to serve in this capacity and the tremendous job she has done. She will be missed. Some of you have your declaration page sent by your insurance company to the clubhouse address, and you can continue to do that as the mail box is checked regularly. Most likely, we will soon have another person to assume this responsibility. In the meantime, you can leave it at Martha Misenheimer's door, Unit 584, or you can drop it off to Robert Schupp's door, Unit 596.

We continue to see declaration pages with no "**loss assessment coverage**" or a very low amount. Please be reminded that should you have damage in your unit, you will be responsible for the first \$5,000. It is very inexpensive to add the loss assessment coverage.

EMAIL ADDRESSES

Many newsletters were sent to residents in July 2024 by email, and we heard very positive feedback. We are trying to send more by email so please provide your email address to us for that purpose. It will not be shared with anyone. It will save money in our budget for printing so many, and it avoids someone coming to your door. If you provided your email in the past and it has now changed, please update it with us.

2025 TELEPHONE DIRECTORY

New telephone directories will be provided in January 2025. Please review the information on the current directory, and let us know of any corrections of names and numbers that need to be made. If you originally provided two numbers and you no longer have two, let us know what to delete. If you want your number to be unlisted, let us know that too. It is important that we have accurate information for the directory, but importantly for the master list. All numbers should be on the master directory which is maintained by Robert Schupp, and it is not distributed to anyone. It is private and confidential.

With Deepest
Sympathy to the
Friends and Family of
Judith Elliott, Unit 649