



2025

Oakleaf Board And Duties

President

Martha Misenheimer - Unit 584
(704)-458-8418
lakelover1513@gmail.com

Vice President

Jerry Fisher - Unit 533
(704)-957- 4673
jfisher23@carolina.rr.com

Secretary

Darnell Whittington - Unit 508
(704)-425-7463
Nelliebee1957@gmail.com

Treasurer

Robert Schupp - Unit 596
(704)-469-5656 (VP)
Slyweasl@carolina.rr.com

Facilities

Dianne Hatley - Unit 568
(980)-621-3303
Cocker232@hotmail.com

Landscaping

Ron Stephens - Unit 540
(704)-782-5436
ronmamnc@gmail.com

Pool/Clubhouse

Kay Milan - Unit 519
(980)-255-8355
Kaymilan70@yahoo.com

Insurance Declaration

Jackie Joyner - Unit 629
(803) 389-7473
jjteetime@yahoo.com

Police Non-Emergency Number

The correct number is
(704) 920-5000
(704) 786-9155

WELCOME NEW RESIDENTS

We extend a warm welcome to Doug Stafford, Unit 551 and Donna Rhodes, Unit 462. 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.

OUR ANNUAL MEETING 2024

We had a very good meeting, and had a quorum for voting purposes. The increase in the monthly dues was approved, and the new amount beginning in **January 2025 is \$160**. By now, you should have received a payment book if you still use that method of payment. More residents are scheduling payment through their checking account, which ensures payment each month and prevents oversight in mailing a paper check. New officers approved to begin serving on the HOA Board for 2025 - 2026 are **Dianne Hatley - Facilities**, **Jerry Fisher - Vice President**, and **Darnell Whittington - Secretary**. We are fortunate to have these talented residents serve on the Board, and we look forward to serving with them. **Kay Milan - Pool/Clubhouse**, **Robert Schupp - Treasurer**, were re-elected to serve another term on the Board. All of the contact information is included in the left margin of this newsletter. Thank you to all who attended the meeting and showed an interest in our community.

The **following information** was shared with the residents who attended the November 2024 annual meeting, and it was provided to us by our insurance company.

VACANCY AND UNOCCUPANCY: Property may be unoccupied without limit of time. If the building/Unit at which the "loss" occurs is vacant for more than sixty (60) consecutive days before the "loss", then we will:

Not pay for any "loss" caused by:

Vandalism or malicious mischief, water damage, glass breakage, or theft; or Sprinkler leakage unless you have exercised reasonable care to protect the system against freezing.

Pay for other covered "losses", but we will reduce the amount of payment by 15%.

INSURANCE DECLARATION COORDINATOR

We are happy to welcome **Jackie Joyner** as our new coordinator for the insurance declaration pages. Please remember to provide a copy of your declaration page to Jackie as it renews each year. She has a brown box under her kitchen window for your convenience when you drop off your page, or you can have your insurance company send a copy of the page to 651 Camrose Circle, NE, Concord, NC 28025. Please be reminded there is a \$50.00 penalty fee if you fail to provide this information. Also, we have several times encouraged each resident to have **\$5,000 loss assessment coverage**. This coverage is a minimum charge to your policy, and will ensure that your policy will pay the

\$5,000 deductible should you have damage and a claim is filed. If you have \$1,000 loss assessment coverage, then you will be required to pay the balance of \$4,000 to meet the deductible.



CAMROSE LADIES' LUNCHEONS

The Oakleaf Ladies lunches will continue on the third Thursday of each month, at 11:30am.

January 16th - Johnny's Farmhouse

February 20th - Mykonos

March 20th - El Galante (previously Rachel's Place)

April 17th - O'Charley's

All ladies are welcome, and please feel free to bring a friend. Remember to let Joanne Erickson, 203-671-6809, or Shirley Tucker, 704-699-6333, know so the number attending can be provided to the restaurant in advance.

VARIANCE REQUEST

Although this form has been explained several times, we continue to see unapproved planting, including trees, extended patios, and other changes. Even if you are making a change to the rear of your condo, approval by the HOA Board is required. Planting annuals is not permanent, but a tree is; so please do not fail to submit your form for approval. Improvements must not begin until you have the approval in hand.



Garbage Cans:

Put garbage cans out **after 6 pm** the night before & put cans away **before 8 pm** on pickup day.

HAPPY BIRTHDAY

To Frances Jenkins, a longtime resident of Oakleaf, who celebrated her 102nd Birthday recently. We did not have this information for our last newsletter. You can see Frances walking almost daily in our community, weather permitting. Occasionally, you will see her on the bench near her condo in the cul-de-sac soaking in the sunshine and speaking to those walking by. Frances, we admire you and your perseverance, and we wish you a wonderful year with good health.



Frances Jenkins Unit 609 - 102th Birthday

Congratulations on good health and a blessed long life !

911 EMERGENCIES

If you need to call 911 for an emergency, remember to open your front door/ garage door & turn a light on. This will help EMS locate your home quicker. Every second saved will help your loved one receive the necessary help.