



**2026  
Oakleaf Board  
And  
Duties**

**President**

Jerry Fisher - Unit 533  
(704)-957- 4673  
jerryfisher2048@gmail.com

**Vice President**

**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**

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

**Landscaping**

Dale Felts - Unit 515  
(704)-956-0151  
felts.dale@gmail.com

**Pool/Clubhouse**

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

**Insurance Declaration**

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

**Police  
Non-Emergency  
Number**

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



**WELCOME NEW RESIDENTS**

Let's extend a warm welcome to the following new residents. Please reach out and introduce yourselves to them and be a good neighbor.

Unit 606 - Pamela Bost  
Unit 607 - Ralph Barnhardt  
Unit 450 - Bobby and Ann Measmer

**LADIES' LUNCHEONS**



**A MESSAGE FROM JOANNE ERICKSON:**

The Ladies Lunches will continue to be held on the 3rd Thursday of the month at 11:30am. Please save this notice so you have the listing and **RSVP** to our emails and/or phone messages so the restaurant can accommodate us efficiently. If you have a suggestion for new venues, please let me know at 203-907-8723 cell.

January 15th - El Galante, 550 Concord Parkway North  
February 19th - JAKES' (R & R Barbecue), 755 Pitts School Road NW  
March 19th - Afton Pub & Pizza, 5380 Village Dr NW  
April 16th - Johnny's 290 Copperfield Blvd NE, #2400

Put us on your calendar to **SAVE THE DATES!**

**SAVE THE DATE** for an Oakleaf Community Winter Gathering, on Saturday February 14th -from 2-5pm at the Clubhouse. Our HOA will supply beverages and paper products, and we ask guests to bring a hot or cold snack or dessert to share. Please RSVP to Barbara Widenhouse (704-786-3305) or Joanne Erickson (203-907-8723).

Please share your email address as that is a good way to send out updates on this or any other matter.



**MAINTENANCE OF STORAGE BUILDINGS, PATIOS, BALCONIES AND WINDOWS**

“Article VII, Paragraph B, Page 7 of the Bylaws: All window frames, panes and screens are a part of the respective Condominium Units and shall be maintained by the respective Unit Owner.



The Owner of a Condominium Unit who has exclusive use of a porch, driveway, patio, balcony, yard, storage closet or compartment constituting Limited Common Area shall maintain such porch, patio, balcony, yard, storage closet or compartment, or driveway at his own expense.

In the event the Owner fails to maintain or repair the exterior portion on the Condominium unit as set forth above, then the Board of Directors shall have the right to provide such maintenance, repair and replacement, and the costs of such maintenance, repair and replacement shall be added to and become a part of the assessment to which such Condominium Unit is subject. “

We encourage you to check your unit and take care of any necessary repairs. The Board will be looking at the units during the year to determine what repairs are necessary. Some window frames have been neglected which has resulted in rotten wood being painted and some storage buildings currently require maintenance. The painters are not responsible for replacing the rotten wood. When painting and/or roofing is scheduled for your building, you will be notified in advance. If you have any questions regarding this, please contact a member of the Board.

### **INSURANCE DECLARATION PAGE REMINDER**

Please check the date of renewal of your insurance policy on your condo. If you have failed to forward a copy of the Declaration Page to the HOA, please do so. We are currently updating our files; and once that is complete, fines will be imposed and added to your account if your declaration page is not up to date. You can drop it off by Unit 584, or mail it to 651 Camrose Circle, NE, Concord, NC 28025



### **CRAWL SPACE INSPECTIONS AND INFORMATION**

As information, the HOA takes care of having the crawl spaces inspected to determine what, if any, equipment is required in the crawlspace to ensure it is dry and without mold. The first equipment, (Dehumidifiers, Humidistats, Sump Pumps, French Drains, Fans , etc) and associated inside controls/monitors are paid for by the HOA. Any subsequent replacements are the responsibility of the homeowner. One way to think of this, your HVAC system is initially installed when a unit is built; however replacements are the responsibility of the homeowner. Please refer to Article VII, Paragraph B Page 16. This has been clarified with our attorney.

We have an agreement with Acme to inspect the equipment annually in February at a cost of \$125.00 paid for by the homeowner. In the past, homeowners did not have to pay this fee until sometime in the summer however, we have found it is easy to forget about the fee and we find ourselves having to reach out to the homeowners for payment. Beginning in 2026, payment will be due the month following the inspections. Also, for clarification, the crawl spaces are looked at in April each year when the termite inspections take place. If a problem is found, that information is provided to the Board along with a recommendation for remediation as to any necessary equipment. Hopefully, this clarifies some questions regarding crawl spaces.





## Hoa Dues Increase

It has come to our attention that there are quite a few owners ( mostly Electronically) and a few monthly paying their Hoa dues at the previous old rate of 160.00. As most of you know as of January 1st 2026 the new rate is 200.00 per month or 2,400.00 annually. We the board are waving such late fees for the month of January for owners to adjust their electronic payment plan rate to the Hoa to 200.00 . Currently the 40.00 deficit will be added to your February account , if changes are not made by February then a late fee of 8.00 will be assessed and 16.00 if concurrent . Please make all payments for your Hoa dues to : Oakleaf Homeowners Assn. ( not Cadre Cpa LLP ) Thank you for your understanding .

## SPECIAL THANKS!

I would like to give special thanks to Martha Misenheimer who has worked endlessly for the past six years serving the Oakleaf community as the President of the HOA. As the newly elected President and having watched all she does, I take a lot of comfort knowing that she will still be on the board supervising the facilities function and will be available to offer advice and assistance as needed. Additionally, I would like to recognize Robert Schupp who has served our community as Treasurer for the past fifteen years, Kay Milan who has managed the Pool and Clubhouse functions for many years and Darnell Whittington who begins her second year as the Secretary. We also welcome Dale Felts to the board as he takes control of the Landscaping functions. I look forward to working with these dedicated homeowners to maintain the Oakleaf community as a good place to live.

The Board wishes to thank the residents who have reached out to us with cards and phone calls in recent months to express their appreciation for our volunteering and for assisting them on various matters. Many have expressed their support of the Board and understanding of our time and the tremendous responsibility we have in serving Oakleaf. We appreciate you as well and your cooperation with us. We will continue to serve to the best of our abilities.

## WITH DEEPEST SYMPATHY TO THE FAMILY AND FRIENDS OF:

Judy Rankin - Unit 542  
Max Harris - Unit 566



## 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.



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