

Oak Shores
Community Association



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Oak Leaves

AUGUST 2019

Annual Election Issue Board Candidates



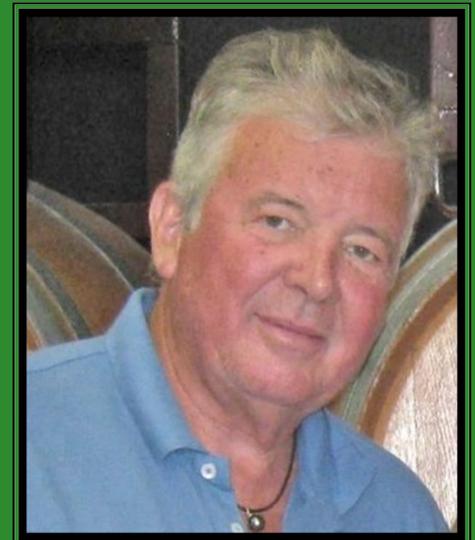
Kevin Libert



Virginia Miyamoto



Michele Lauffer



Randy Feltman

President's Message

By Randy Gillenwater



Recently a Lot 11 owner sent out an email to express his feelings of the lower parking lot. For nearly 30 years the community has utilized this area and maintained it with no overnight parking same as the main parking and west ramp areas. The Association paved the parking easement area also in 2008. The Association has had an easement to use this area for parking since 1991. His dispute is that the Association doesn't have the right to make rules..... After many conversations with all 18 owners he is the only one that does not agree. So after having our Association attorney research options, they advised the Association Board that they may enact rules for the use of the Association's parking easement for members who are not owners of lot 11. The 18 Lot 11 owners and their families can continue to use the area and are exempt from the parking rules for this lot. The Board at the July meeting approved parking rules for the Association's

parking easement area. All other owners will need to follow appropriate rules as no overnight parking, no storage of any kind, i.e. vehicles, boats trailers etc.

We all know that our community has limited parking resources and the parking spaces are always an issue. We have worked on this issue for over 2 years to come to terms on getting it back for daily parking. We will be notifying everyone **except for the Lot 11 owners** to remove your items that have been stored.

Our Community has recently experienced numerous medical calls requiring people to be flown out by helicopter either CHP or Air-Med. Please consider joining Air-Med to avoid a very costly bill if you ever have such an emergency. Our office staff have the sign up forms. We have experienced excellent response from our own Patrol, Monterey County Park Rangers, and Sheriffs and Cal Fire.

The Sewer Ad Hoc Committee has continued to meet with the Public Works Directors for CSA7A. We have requested some documents that support their requested rate increase. We received some new information but still need a few more documents from the county. We feel that without this documentation for the needed repairs and capital we can't as of now, without this information, support the request, however, we all agree that there is a significant increase that will be needed. We are currently setting a meeting date iwith the County in the next few weeks. More to follow.

Lake levels seem to be dropping 3 feet every 10 days. The private and public slips are all floating and I expect them to all remain usable the rest of this season. We were at 62% August 1 and are scheduled to be at 50% Labor Day weekend. The projected level should be around 40% by the end of the year.

This is my last letter as the President, and I want to thank the many people that I have been on the Board with and the many volunteers that I have served with, also the many friends and neighbors for supporting me. I also want to thank our General Manager, Stephanie Dayton, and the entire staff for all their continued time and work they put into helping make this Community a great place. I wish the New Board the best.

I want to thank each and every Board Member and encourage others to take a seat on the Board next year. The need for others to step us is here. I want to personally thank Director Virginia Miyamoto for continued efforts on getting grants for our community for Fire Wise. She has worked many hours of her time to get our Community thousands of dollars of grant money. She is already asking and applying for future grants.

Enjoy the rest of your summer.

Stephanie Dayton General Manager's Report



This newsletter being the 2019/2020 election issue, I feel very strongly about the importance of acknowledging outgoing Board President Randy Gillenwater, those that have kindly offered to be on the ballot for the 2019/2020 Board; Randy Feltman, Kevin Libert, Virginia Miyamoto, our new candidate Michelle Lauffer, and the Board Members that are not up for election and will continue to represent you on the Board; Darryl Hall, Rod Olguin and Mary Jo Del Campo.

If you were not aware, Randy G has been off and on, on the Board of Director's for over 14 years, being elected to the Board in 2005 in one of the most contentious years of Oak Shores history. Over the years he has been crucial in settling an abundance of complex situations, lawsuits, assisting with several Management change-overs etc.. Being employed for over 14 years at Oak Shores, I feel honored to have been on this journey with him.

Randy and his family have devoted themselves to the philosophy of volunteerism and sense of community for all of the time that they have been full timers here, day in and day out. Since Randy has fulfilled a 4-year term, we are required to give him the much-needed break from the Board. We know that he will stay involved behind the scenes through the Finance Committee and other important committees and I am thankful for his commitment and continued involvement.

I am also very thankful that Randy is able to go off of the Board with self-assurance in the upcoming Board, being extremely talented, experienced and common sensical and creative members. I look forward to working with the upcoming Board to keep making Oak Shores the best it can possibly be. It's hard to believe that Summer is coming to an end, and kids are going back to school this week. Time has truly flown by. The saying is time flies when you are having fun.

I'd like to close with a few observations that I have from this Summer. The population in Oak Shores this Summer was statistically higher than ever before, and it is seeming to grow each year. While this is a wonderful thing that people want to be here, those that were here a lot, saw the impact in the pool area, and both Marina areas the most. Unfortunately, with a greater population comes greater problems. We saw quite a bit of disrespect of the rules in the pool and Marina areas this year, and I want to continue to remind folks that the rules that are in place are in place for a reason so that everyone can have equal enjoyment of your amenities. Please consider your surroundings and the rules that are in place while enjoying the common areas so that we are not forced to strengthen the regulations and enforcement. Your actions will cause others' reactions. Please be kind.

As we go into off-season, you will start seeing our Fall/Winter projects commencing. The Campground bathroom remodel will begin soon. Please keep this in mind if planning to use the Campground and expect it to be shut down during construction. The Main Entrance road, Deer Trail West, Spike Court, Upper Ridge Rider Road and the Campground road is going to be overlaid the first week of October. Please expect delays during this work. These will be great improvements and will be worth the wait. As always, please feel free to contact me, my door is always open.

Here's to a grand 2019/2020 year!

Oak Leaves Election Edition August 2019

As we have done in past years, the Oak Leaves Newsletter will offer the candidates an opportunity to provide the Membership with helpful information about themselves and their priorities. They have each prepared a brief statement for your consideration on the following pages. Say hello when you meet them in the community and offer your thoughts and ideas for our community going forward.

For the second time in a row OSCA has had a limited number of applicants for Board Membership. There are four openings and only four candidates, three of whom have agreed to run for a second term. Michele Lauffer volunteered to run as a new member which we appreciate. With her addition we will have a balance of men and women, full-time and part-time members. Next year will be another election and it is important to have new members step up and volunteer for this important responsibility. Our community will continue to thrive if we have an active and involved membership.

OAK SHORES COMMUNITY LABOR DAY CELEBRATION

TACOS AND MUSIC!!!

SUNDAY SEPT. 1st 2019

FAMOUS TACO TRUCK 5:30PM

15.00 per plate donation

per plate, choice of 3 items, tacos, burritos and rice and beans,
Your meat choices are carne asada, grilled chicken, shredded pork, and el pastor



ADVANCED TICKETS BEING SOLD TO INSURE ENOUGH FOOD

PLEASE RSVP YOUR TICKET

LIVE MUSIC WITH DAVE REA
6-9PM
Margaritas, Beer and Wine available



Come out and support the holiday by dressing in Red White and Blue and decorate your golf courts, Polaris, motorcycles, scooter, cars or trucks.

RSVP prepaid tickets before Aug 29th
Janice Gillenwater – 805-472-9404



Kevin Libert

My name is Kevin Libert and I am seeking reelection to the Board for a second two year term. I am a part-time resident with a home on Pine Ridge. I have served on the Board, as Treasurer, for the past 2 years. This position requires me to be very active with cost oversight and budgeting on the finance committee.

Over the past two years, the Board has accomplished the following:

- Completed the “West Ramp” purchase and relocated docks to that location.
- Completed the maintenance yard purchase.
- Purchased two new docks for the main marina.
- With major general manager help, collected bids for the major road work that is scheduled for completion this fall. The cost of this project represents almost 1/3 of our total reserves.
- Performed major repairs to the clubhouse (including completion of the elevator), golf course, and scheduled major refurbishment to the campground this fall.

I would appreciate your vote. Thank-you.



Virginia Miyamoto

I moved to Oak Shores mid-July of 2016 from Carmel Valley, CA with the expectation of finding my forever home. I was here one month and was evacuated due to the Chimney Fire. The fire opened my eyes to my surroundings and what I can do for my community to help keep us safe. Since the fire, I have become an active member with Oak Shores Fire Wise Committee. I believe strongly in Fire Wise as it a program of education and what we can due better to protect ourselves from wild fires. In addition to Fire Wise, I also represent Oak Shores on the Lake Nacimiento Fire Focus Group and hold a seat on San Luis Obispo Fire Safe Council as a Board of Director for Lake Nacimiento.

My love for Oak Shores, it's community and the dragon, continue to guide my efforts in making our area safer. Through grant writing efforts, I have been able to secure funding not only for Oak Shores, but for Lake Nacimiento, which has allowed for fuel reduction and brush removal in the areas of West Ramp, Lower Captains Walk, Rough/Ready ravine, and a Shaded Fuel Break at Oak Shores II, having spent \$100,438 of the \$145,000 specifically designated to Oak Shores.

I ask for your vote so that I may continue to help in our efforts to reduce wild fire fuel in our community, work toward receiving more grant funding, and continue to grow and build a safe, home environment that forever holds a very special place in my heart.



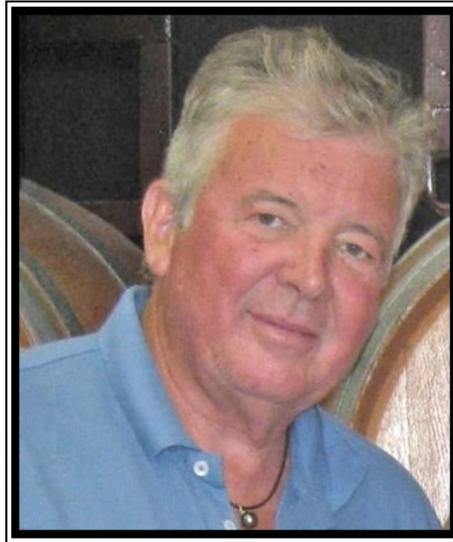
Michele Lauffer

I moved here from Southern California in April 2018. Upon retiring in 2016 I began looking for a place where I could enjoy spending time with my family and friends. I have always imagined living near the water and was lucky enough to find Oak Shores. From the first moment I arrived I knew I had found the perfect place.

Oak Shores is a unique and very special place. The beauty of our surroundings and the complete sense of community made me want to do more. In this regard, I am asking for your consideration in allowing me to join our Board of Directors.

I feel that I have the background and experience to serve on the Board. For the past 20 years I held several positions of leadership with my various fund raising efforts while also working with several local governments as well as Federal and state agencies to improve water and sewer issues. In addition, I am also trained and certified with the CERT program, keep current my first aid certification and am ready and eager to further my training and education.

Respectfully,
Michele Lauffer



Randy Feltman

I am seeking reelection for my second term and would appreciate your vote. I have been a resident since 2005. I have served as Board Treasurer in the past and am currently the Board Secretary. I have been a member the Finance Committee for the past 12 years. I have also served as editor of the Oak Leaves since we moved here and been active on other OSCA committees and volunteer groups. Nancy and I feel very fortunate to live full-time in our wonderful and beautiful community.

I'd like to share a little about our HOA and its current priorities. I believe we have an excellent Board of conscientious members dedicated to the overall quality of our community. Our current President, Randy Gillenwater has done an excellent job and is termed out after this four year stint but he will continue to be an active and valuable resource in many priority areas. Our General Manager, Stephanie Dayton, is doing an excellent job and OSCA is fortunate to have her in this position. Our Admin staff, Maintenance staff and Code Enforcement staff is as strong as any time since I have lived here. Our Finance Committee is lead by John Eicholz, an extraordinarily competent and conscientious CPA with decades of high level corporate experience. The Finance Committee also includes Mike Garner, a second very capable CPA along with three Board members and our General Manager. OSCA and our Board is well-served by this hard working group monitoring every detail of our Operating Budget, our Reserve Fund and our UBS Investment Account. Finally, we do need more members to participate in these HOA functions including Board Membership. Next year will be another election and I hope we will see more members who will consider Board and Committee Membership.

Lastly, I believe the current priorities include budget management as always, The upcoming very expensive road maintenance, the County's proposed sewer upgrade and tax increase, fire protection and prevention activities, and Oak Shores II development.

Top NASA Honor Awards 2019

Rick Alena

Rick is Oak Shores owner Barbara Alena's son, Barbara is a very proud mom.

Richard Alena will receive the Exceptional Technology Achievement Medal in September 2019.

NASA Exceptional Technology Achievement Medal

This prestigious NASA medal is awarded to Government or non-Government individuals for exceptional technology contributions achieved in one or more of the following: 1) Technology development significantly contributing toward achievement of the NASA mission; 2) Development of a broadly applicable, disruptive technology for advancing future research capabilities or commercial applications; 3) Development of key conceptual or theoretical advances to technology that significantly accelerate the achievement of NASA's Mission; 4) Exemplary collaborative effort in achieving significant technology transfer or technology infusion; 5) Exceptional utilization of a NASA-developed technology resulting in a significant commercial application.

Richard Alena - Exceptional Technology Achievement Medal

Citation: *For exceptional contributions to advancing the use of wireless sensing and communications technology for space and aeronautics.*

Justification: Rick Alena has made extraordinary technology contributions for space avionics and wireless sensor networks that will significantly accelerate the achievement of NASA aerospace missions. For space applications these achievements were demonstrated by:

The successful deployment of wireless sensor technology flight test as a payload on the Sub-Orbital Aerodynamic Re-entry Experiment (SOAREX-8) which was heralded by the press as **"The first demonstration of the Internet of Things (IoT) in space"**, <http://www.iotevolutionworld.com/iot/articles/406199-iot-tech-goes-space-with-nasa.htm>. The SOAREX-8 PI, Marcus Murbach, praised Rick's efforts: **"Rick Alena was a decisive influence in the realization of the successful SOAREX-8 flight experiment. In addition to helping with the overall execution, Rick spearheaded the Wireless Sensor Network development and successful test. There were a variety of 'firsts' that were uniquely demonstrated in the flight experiment – and Rick was central to all of them"**.

- Subsequent to SOAREX-8, Rick Alena was a major sponsor of the SOAREX-9 (S9) suborbital flight, which focused on testing the Gen-2 Wireless Sensor Module (WSM). He wrote the Software Management Plan for both the S9 payload and the TechEdSat5/PhoneSat5 CubeSat (T5), wrote high-level requirements, and led mission-level verification and validation for the WSM.
- His contribution to radio spectrum management and electromagnetic compatibility resulted in a flight unit launched by NanoRacks aboard the Japanese HTV. The T5 was launched from the ISS Kubo module in March 2017 and completed initial operations that same day. Rick also performed significant engineering analysis in the area of small satellite solar power systems. He leveraged the Tech Area's understanding of lifecycle limits for Lithium Ion batteries to improve TechEdSat6 (T6) Power Systems. T6 was launched in November 2017 and met all mission goals including technology demonstrations of wireless sensors and WiFi for space to ground downlink, operating continuously for over six months. Rick is equally at home supporting avionics technology development breakthroughs for aeronautics:
- Rick has been steadily defining new technology areas where wireless technology may benefit future aircraft and fleet operations, its technology and maturation path and integration with vehicle and ground systems. He infused these ideas into the ARMD Seedling "Efficient Reconfigurable Cockpit Design and Fleet Operations using Software Intensive, Networked and Wireless Enabled Architecture" project.
- For the CLAS-ACT project, Rick delivered two "Preliminary Flight Test Mission Plans" for testing conformal antennas aboard large UAVs operating at Armstrong Flight Research Center (AFRC). This flight test plan was finalized and conducted in 2019.

In all these projects and activities, Rick has been the driving force for advancing key theoretical aspects for development of wireless sensor technology that will significantly accelerate the achievement of NASA's space and aeronautics missions by providing critical enabling capability for next generation communications and sensing.



Right in Your Own Backyard

by Cathy Wolfe

Everyone seems to be having a great summer at the lake this year! Lake level is still quite high, many new faces around the community, pool is being used until late in the evenings, mini golf usually has players in the morning and late evening, playground is being used daily, and the dog park has had wagging tails every day. Also, the events and activities have brought people together that all have the same vision—"enjoy the fun, the reason we are all here".

The Recreation Committee works so hard for us to have FUN. They continually come up with new ideas while improving the older fun activities. For instance: Having a night event and dance on 4th of July was great. We have only had the yearly pancake breakfast in years past. Bunco & Potluck (now on 2nd Thursday of each month & goes through the summer months too). Plus, it has always been co-ed...(the guys really get into this game big-time!) Pontoon Friday Potluck (used to be Thursdays) gets bigger each week. Some weeks there have been 8 boats all tied up together! No, you don't need a boat, just go to the dock by 5:45pm and jump on one of the pontoons going out at 6pm... bring food to share and your drink. Tuesday evenings at the Pool has been a perfect place to meet and greet old and new neighbors—(of course, it's a potluck as well...) Saturday Summer Free Movie Nights under the Stars (free popcorn too). The Taco Truck for both Memorial Day and Labor Day parties has been great...delicious food and less work for the volunteer crews. (notice how food is always involved in our activities?) And there have been more events—1-day Painting Classes, Wine Tasting Events, Boutique/Craft Sales, The Poker Run, Christmas Caroling & Progressive Appetizers, Christmas with Santa, who arrives in the fire truck and gives each kid their own present) & Santa Paws (pets' pictures with Santa), Easter Egg Hunt (100 kids this year got 10 filled eggs and their own personal egg), Kid's Fishing Derby, (every participant receives gifts, and prizes, ie fishing poles, tackle boxes, plus their lunch is provided by the Oak Shores Fellowship Church. Along the same line, the church congregation has also put on, for the whole community, the Thanksgiving Community Breakfast, several Christmas events, the Father's Day Family Fun Day/ Pool Party. The residents of this community do more than anyone realizes...ie., food & supplies for ill residents here, and life memorials for members who have passed away. They also provide trips to town and doctors. And, of course, providing boat towing on the lake to strangers! Yes, our backyard is blooming with excitement and "wild-life" is flourishing (and so are the wild animals!) This community is like nowhere else. Let's keep up the great work...support the Recreation Committee by participating and/or volunteering at an event. Become involved by attending the HOA meetings, and volunteer sometime as a Committee Member or Board Member. Help is needed in order to maintain what we have, and allow new ideas to grow. After all, it's Your Backyard!

Oak Shores Christian Fellowship Church

Established April 18, 1976

Contemporary Service 8:30am Clubhouse

Pastor Jack Little 805-369-2046

Church sponsored events for the COMMUNITY

**Bi-Weekly Bible Study Groups, Thanksgiving Breakfast,
Christmas Eve Candlelight Service, Resurrection Sunday Service
Kid's Fishing Derby, Father's Day Family Fun Day
Weddings, Celebration of Life Memorials, Baptisms in the Lake**

Recreation and Activities Update

By Janice Gillenwater

Summer is in full swing and it is such a joy to see so many families using all the amenities. We love seeing everyone using the Mini golf course, basketball , tetherball, corn hole, dog park and the pool to just name a few. Oak Shores is truly a special place to be.

A huge thank you to Leon and Tami Bright for making the community another corn hole set to be used and enjoyed by all of us. Please respect all the amenities we have so we can keep having nice things. Please take care of game equipment and don't leave it out of the sun to protect them from future damage.

Upcoming events are weekly, Tuesday Night potluck at the pool, Friday Pontoon Boat Potluck Nights, Saturday is Movie Nights under the stars on the patio at our Clubhouse.

Labor Day Taco Truck and Concert with Dave Rea. **Sunday Sept. 1st at 5:30 - YOU MUST RSVP and prepay** for this event in advance so the Taco Truck brings enough food supplies. **Please see flyer** Please consider bringing a couple of extra dollars to our events as we will try to always have a 50-50 raffle to help support our Community Fire Wise Program.

Upcoming events – Dates to be announced real soon

Wine tasting

Mini Golf tournament

Poker run (October) monies goes towards FireWise

Christmas Gift Bazaar

Have a great rest of summer.

FireSafe Update

By Virginia Miyamoto

As the Summer comes to an end, and the Fall graces us with cooler temperatures, color changes in the foliage, and shorter days, we often forget that our community is still at high risk for wild fires. By keeping your property clear of fallen debris including leaves, acorns, branches, and low-lying limbs, you can continue to reduce the risk of not only fire, but of nesting areas for unwanted pests.

Did you know that because we are a FireWise Community, there are additional benefits that can come from it? Just this summer I learned that some insurance agencies have looked at FireWise Communities and, in some cases, offered up to a 20% discount on new and renewing homeowner policies. Contact your agent and see if this benefit applies to you!

Speaking of FireWise, we cannot do what we do for the community without our FireWise Committee and we are looking for new members! We are looking for people who would love to help with our upcoming Wild Fire and natural disaster preparedness community event coming in the spring, our annual poker run and other educational activities. You do not have to be a full-time homeowner to join our committee so please consider joining and helping with our many activities as well as helping me write grants.

On the grant front, I have great news!!! The State of California has announced that for the year 2020/2021 they have budgeted 200 million dollars in grant monies to be applied towards fuel reduction. I am currently applying for a new grant that will help us reduce fuel in the ravines surrounding our community. I should know if I have been granted any monies early 2020.

For my existing projects, I'm still waiting for CEQA in order to move forward with the Shaded fuel break from the spray ponds to the Cantinas. Meanwhile I've recently partnered with San Luis Obispo County in trimming trees and reducing fuel on Lynch Canyon Road, Interlake Road from Bee Rock Store to Lynch Canyon Road and Bee Rock Road up to their private gate. San Luis Obispo County has this projected for this to be completed by the end of 2019. So be on the look out as you travel on these roads.

Your contributions are greatly appreciated as it takes all of us to keep Oak Shores a FireWise community.



**6:00pm Friday's
Pontoon Potlucks**



**Holiday Celebrations
July 4th
Breakfast & Dance**



OAK SHORES PROPERTIES

HOMES

<u>Address</u>	<u>Bd/Ba</u>	<u>Price</u>
2583 Oak Shores	2/1	\$259,000
2334 Lakeview Dr	4/3	\$332,000
2181 Ridge Rider	4/1	\$345,000
8802 Circle Oak	3/3	\$375,000
8101 Boat Hook	4/2	\$379,000
2433 Captains Walk	3/2	\$389,000
8764 Deer Trail	3/2	\$395,000
2361 Rough Rd	3/2	\$399,000
2625 Crows Nest	3/2	\$399,000
2300 Ridge Rider	4/2	\$420,000
8061 Pine Branch	3/4	\$419,000
2662 Pine Ridge	3/2.5	\$475,000
2438 Captains Walk	3/2.5	\$495,000
2846 Lands End	3/2	\$498,000
2302 Lakeview	4/3	\$499,000
2673 Pine Ridge	4/3	\$499,000
2277 Lariat Loop	4/3	\$499,950
8772 Deer Trail	4/3	\$559,000
8207 Bass Point	3/3	\$589,000
2320 Lakeview	5/4	\$589,000
8810 Circle Oak	3/3	\$599,900
2690 Pine Ridge	4/3	\$629,000
8209 Bass Pt	5/3	\$649,000
8418 Capstan	3/2	\$650,000
8132 Smith Pt	3/3	\$659,000
8765 Pronghorn	3/3	\$670,000
2849 Lands End	3/2	\$689,000
2283 Lariat Loop	4/4	\$749,000
8067 Pine Branch	3/4	\$749,000
8736 Bluff Ct	5/4	\$789,900
2575 Shoreline	4/4	\$875,000
2167 Ridge Rider	3/4	\$995,000
8059 Pine Branch	4/6	\$1,039,000
8143 Smith Point	4/4.5	\$1,275,000
8213 Bass Pt	5/7	\$1,895,000

LOTS

2353 Lakeview	\$15,500
2603 S Captains Walk	\$16,500
2468 Captains Walk	\$22,750
2621 Crows Nest	\$25,000
2677 Pine Ridge	\$29,000
2440 Stern Deck	\$30,000
2474 Captains Walk	\$34,900
8679 Landlubber	\$35,900
2481 Captains Walk	\$38,900
2505 Captains Walk	\$39,000
8509 Fan Ct	\$39,500
2463 Captains Walk	\$39,950
2472 Captains Walk	\$45,000
2517 Captains Walk	\$50,000
2547 Shoreline	\$50,000
2332 Lakeview Dr	\$59,000
2700 Turkey Cove	\$65,000
2709 Turkey Cove	\$69,900
2879 Saddle Way	\$77,500
2280 Lariat Loop	\$79,000
8673 Deer Trail Ct	\$89,000
2298 Ridge Rider	\$110,000
8745 Bluff Ct	\$114,900
2629 Captains Walk	\$179,000
8137 Smith Point	\$198,500
8840 Cantinas Pt	\$675,000

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Tammi L. Faulks
 A Professional Law Corporation

Tammi L. Faulks, Esq
 Attorney

afamilylawyer@aol.com
 www.santamariafamilylaw.com
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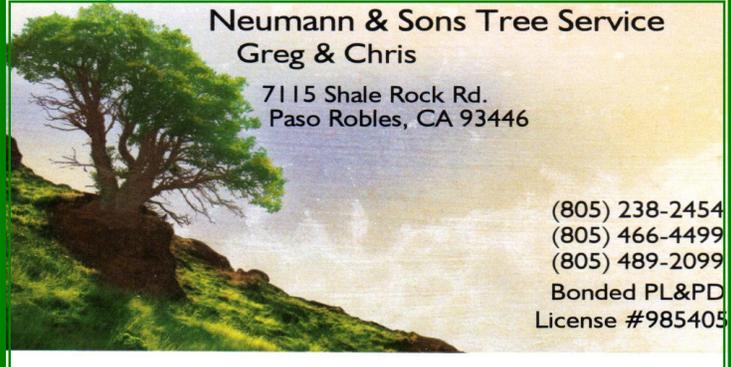
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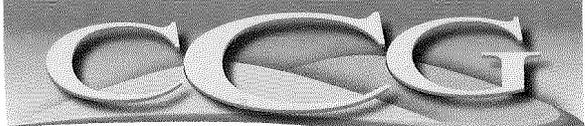
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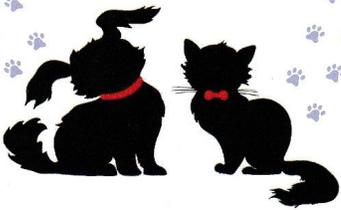


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