AUGUST 2019 * NEWSLETTER*

BURGER BONANZA

September 7, 2019
ANOTHER GREAT EVENT AT THE GREENS!

WHITE OAK CLUB HOUSE

HAPPY HOUR 5:30 - 6:30 PM
DINNER - 6:45 PM

BURGERS RIGHT OFF THE GRILL,
HOMEMADE CHILI BEANS, POTATO SALAD,
TEA/WATER AND DESSERT

COST $10

DEADLINE - AUGUST 30TH
MAKE CHECKS PAYABLE TO THE GREENS

RESERVATIONS MAY BE MADE FOR TABLES OF 8 ONLY

PLEASE INCLUDE ALL CHECKS WITH NAMES IN ONE ENVELOPE

YOU MAY REQUEST TO BE SEATED WITH YOUR FRIENDS, HOWEVER ALL NAMES MUST BE INCLUDED ON THE ENVELOPE

QUESTIONS: CALL ANN YOUNG 331-7800
OR JACKIE HILLARD 805-7262
All single Ladies and Gents in the greens, join us for our monthly meeting.

Tuesday, August 13th.
at 11:30am
RSVP: by August 11
To
Sue Hall 654-8921
or
Regina Spiszman 654-8876

We encourage and welcome all single residents in The Greens to join our Gadabouts dinner to get together. This is a good way to meet your neighbors.

Gadabouts Luncheon

10700 Stockdale Hwy.,

Tuesday, August 13th.
at 11:30am
RSVP: by August 11
To
Sue Hall 654-8921
or
Regina Spiszman 654-8876

JULY WINNERS
First Place: Vicki & Lois
Second Place: Marlyn & Connie
Third Place: Carol & Mary Ann

Our next Duplicate Bridge
Monday, August 5th.
Ridge Oak Clubhouse
12:30pm
Arrive by 12:15, so we can begin play promptly at 12:30.
Confirm your reservation by Monday, July 29th to Carol Horan at 663-3509 or email at leechip@hotmail.com or to Mary Ann McGarrah at 412-7644 or maryannron69@hotmail.com

DUPLICATE BRIDGE
THE MANAGEMENT TRUST TEAM:

Linda Mootry, Manager, Dora Acosta, Irma Breceda, Cheryl Mamauag.

At the July 2nd “MEET & GREET” at the White Oak Clubhouse, our new Community Managers from The Management Trust answered questions from the residents in attendance. The change in our management company was effective July 1st, 2019.

Their address is 5100 California Ave, suite 129, Bakersfield, CA. 93309.

They can be reached at:
Telephone: 661-888-4805
Email: bakersfield@managementtrust.com
Duane Huse

*The Greens* Long Time Mail Carrier and Friend has retired.

"Neither rain nor snow, nor sleet nor dark of night stayed him from the swift completion of his appointed rounds".

He commented on how he enjoyed working in *The Greens* and the generosity of the community with the Post Office Food Drive. We all wished him a happy retirement and suggested he move to *The Greens*. 
Neighbors celebrating our country’s independence and having a good time.
The Green’s Community Bulletin Boards Guidelines

The Greens Community Bulletin Boards located at both the Ridge Oak and White Oak Club Houses are for resident use only on a self-serve basis.

The Greens Bulletin Boards may be used for posting the following types of information:

- Announcements of upcoming social, cultural, or entertainment activities and events to be held in The Greens and open to all residents.
- Recognized Clubs and Committees of The Greens for announcements or general information.
- Sale of a personal item by a resident of The Greens.

The following are not allowed:

- Political or religious information.
- Business or for-profit advertising.
- Public events, meeting, rallies or social events not sponsored by a resident of the Greens or a Committee or Club of The Greens

Notices may be posted within limitations of space and according to the following guidelines:

1. Only one (1) notice per event or issue is permitted at a time.
2. Maximum size is 8.5in x 11in.
3. All notices posted on the community bulletin board must contain the name and contact information of the resident, Club or Committee posting the information.
4. Flyers for events must be removed within three days after the event has taken place or item is sold.
5. Materials must be placed so they do not obscure other notices.
6. No materials may be placed in areas other than the bulletin boards including on walls, doors, windows, or other surfaces. (The only exception to this would be an emergency or notice related to the clubhouse or Social Committee sponsored event.)
7. The Greens Board of Directors, or its representative, reserves the right to remove any posted item at any time with no responsibility to contact notify resident, club or committee.

The Greens Homeowners Association assumes no responsibility for the accuracy, preservation or protection of any materials posted.
The Greens at Seven Oaks
Homeowners’ Association

Adopted: 2019

DUMPING POLICY (FOR COMMUNITY BINS)

The Greens at Seven Oaks Homeowners’ Association desires to eliminate the improper use of dumpsters in the Green’s community. The Association recognizes that currently some, but not all members, utilize the large trash bins outside of the clubhouses.

The dumpsters located at both clubhouses are for the use of residents only. All trash must be securely tied and all trash must fit inside the dumpster with the lid closed.

The disposal of non-allowed items causes unsanitary and unsightly conditions for the Community. Varner & Sons has provided the Association a list of items that are NOT allowed in the bins. The non-allowed items include:

- Aerosol Spray Cans Antifreeze
- Appliances
- Auto parts and tires
- Batteries Construction debris
- Electronics Medications
- Grease/Lubricants
- Ink & Toner Cartridges
- Fluorescent Lamps Mercury (thermometers, thermostats)
- Used motor oil & filters
- Paint & paint related products pesticides/herbicides/fertilizers
- Photo Chemicals
- Pool Chemicals
- Propane Tanks Sharps (needles, lancets, syringes, etc.)

Continued on Page 8
Therefore, the following Rule is hereby adopted.

THE OWNERS/MEMBERS OF EACH PROPERTY WITHIN THE ASSOCIATION SHALL PROPERLY DUMP AND PLACE ALL TRASH ITEMS AND CARDBOARD BOXES INSIDE OF THE DUMPSTERS. ALL ITEMS NOT PLACED INSIDE THE DUMPSTERS WILL NOT BE PICKED UP BY THE REFUSE COMPANY. VIOLATIONS WILL RESULT IN A HEARING CONDUCTED BY THE BOARD OF DIRECTORS AND A POTENTIAL FINE UP TO $250.00 PLUS ADDITIONAL EXPENSES AND FEES INCURRED BY THE ASSOCIATION RELATED TO THE RESOLUTION OF THE VIOLATION.

“NON-ALLOWED” ITEMS ARE NOT BE DISPOSED OF IN THE DUMPSTERS. IF A “NON-ALLOWED” ITEM IS PUT IN THE DUMPSTER, IT WILL RESULT IN A HEARING CONDUCTED BY THE BOARD OF DIRECTORS AND THE IMPOSITION OF A MINIMUM FINE OF $250.00 PLUS ADDITIONAL EXPENSES AND FEES INCURRED BY THE ASSOCIATION RELATED TO THE RESOLUTION OF THE VIOLATION FOR THE FIRST OFFENSE. A SECOND OFFENSE WILL RESULT IN A MINIMUM FINE OF $500.00 PLUS ADDITIONAL EXPENSES AND FEES INCURRED BY THE ASSOCIATION RELATED TO THE RESOLUTION OF THE VIOLATION. SUBSEQUENT VIOLATIONS WILL INCREASE AT $250.00 INCREMENTS FOR EACH OFFENSE.

AN APPEAL IS AVAILABLE AT YOUR VIOLATION HEARING AT YOUR WRITTEN REQUEST.
The Men’s Club and 2nd Cup of Coffee Group wishes to extend an invitation to all male residents of GREENS to check out the club to see if you have an interest in joining. We meet every day for coffee between 6:30 - 8:30 AM Monday thru Friday and 7:00 – 8:30 AM on Saturday.

There were no special events planned for this month.

Since summer is here and many residents are traveling or planning special events with family, we are not planning any major events this summer until later in the year.

To keep informed about the coming Men’s Club activities, complete the form located on the desk in the library.

The Greens Book Club, Thursday, August 15th. 1 pm R/O


Please join us for a lively discussion,

New members are always welcome!!

Board of Directors Meeting

Tuesday, September 10th., at 2 p.m.
White Oak Clubhouse
All residents are invited to attend
Summer is here, which means several things, such as (a) the hot weather is upon us, (b) having access to swimming pools (as we do here) is important and (c) every day brings us closer to fall and cooler weather!

July has been a busy month here at The Greens. The gyms are being used regularly, water aerobics is in full swing, card games are played regularly, early morning golf games are being played, and we had a wonderful 4th of July Hot Dog BBQ among other activities.

On July 9, your Board of Directors met, and the following actions and items of interest were a part of the meeting:

1. Increased our pest control services at our clubhouses to monthly, rather than the previous bi-monthly due to an increased amount of fleas and spiders.

2. Authorized replacing of the pergola lights at Ridge Oak at a cost of $1500.00. The 20 year old lights could not be repaired due to parts no longer being available. Thus new, brighter, more energy efficient lights are being installed.

3. Directed Management and the Clubhouse Committee to work with a fence company to find a solution that meets legal requirements for the gate at the Ridge Oak Pool. Currently one half of an entry gate is welded shut, which does not allow for access for residents with walkers, or some emergency equipment.

4. Levied the maximum fine possible against a home that has allowed the lawn and flowers to die and weeds to grow, thus not complying with our CC&R’s. Your board also directed management to send a letter to the parties responsible for the violation, informing them of next steps that may be taken to bring the home into compliance with our CC&R’s.

5. Approved the first draft of our legally required Reserve Study.

6. Discussed and authorized the format for our Annual Meeting/Board Election and the Regularly scheduled Board of Directors meeting to be held on Tuesday, September 10, 2019 at 2:00 PM at White Oak.

The Annual Meeting will begin at 2:00 PM, at which time ballots will no longer be accepted. The Annual Meeting will then be adjourned until all the ballots are counted, at which time the regularly scheduled board meeting will be held in open session.

At the conclusion of the regular meeting, and as soon as all ballots are counted, we will then reconvene the Annual Meeting and announce the winners of the 3 open seats on your board.

At that time, the new board will then meet in open session to elect officers for the coming year.

With elections coming, a Candidates Forum will be held at 4:00 PM on Tuesday, August 6, 2019 at White Oak. Please try to attend, since this will be your only opportunity to hear all the candidates at the same time, answering questions from the moderator and telling us why they should be elected to our board.

Ballots will be sent out on August 10, 2019, and may be returned via US Mail, dropped off at the Management Trust office at Suite 129, 5100 California Ave., 93309 or brought to the Annual Meeting no later than the start of the Annual Meeting as outlined above.

Please vote, but also please make sure your ballot and envelope are filled out properly so your vote will count.
Agape In-Home Care, Inc. is a locally-owned and operated corporation, established to provide the care and companionship that many people need to remain independent with dignity, in the comfort of their own home.

With that in mind, we designed our services to be both flexible and highly personalized. Agape caregivers help with the regular day-to-day activities of life, including:

- Dressing and bathing
- Cooking and serving nutritious meals
- Reminding about medications
- Help shopping and running errands
- Providing help and transportation to church or synagogue, social events, doctor’s appointments, etc.
- Assistance with walking
- Help getting in and out of bed
- Cleaning and light housekeeping
- Providing companionship and friendly conversation
- Facility staffing

Agape In-Home Care, Inc. helps many people maintain their independent lifestyle.

Our services are ideal for people who want to stay in their own home with their memories and cherished possessions, near their friends, church or synagogue, and in the familiar surrounds of their community.

We thoroughly investigate all credentials and each caregiver completes a thorough screening process.

All Agape caregivers are insured and bonded and exhibit the kind of qualities that make them a comfortable addition to any home.

Please call us today. We’d be glad to answer any questions you may have or arrange for your personal in-home meeting.

AGAPE
In Home Care, Inc.
Quality Assisted Living

www.bakersfieldagape.com
Call Us Today At ♦ (661) 835-0364
Buying & Selling

- What customer wants is #1.
- Will communicate with you!
- Negotiate with your best interest in mind.
- A resident of “The Greens”.
- Sold over 25 homes in “The Greens”.
- My goal is to make every transaction go smoothly.

(661) 304-1827
dbradshaw@jordanlink.com

INTERESTED!
More Information e-mail to:
newsed@thegreensatsevenoaks.org
SECOND CUP MEN’S COFFEE MEETS
Join us for Donuts Saturday at 7am @ R/O

Don’t FORGET!

All Articles for the Newsletter are due by the 21th of every month.
e-mail to:
newsed@thegreensatsevenoaks.org

Susan Ford, Realtor DRE# 00522778
661 333-4244
susan@thefordteam.com

Thomas Ford, Realtor DRE# 01404236
661 204-9546
tom@thefordteam.com

4 1/2% Listing Commission to Residents of The Greens!

45 Years Experience in Kern Real Estate
Custom Website Exposure
www.thefordteam.com
BOARD OF DIRECTORS
Larry Reider, President, Tony Castro, Vice-President, Mike McCoy, Secretary,
Andy Pederson, Chief Financial Officer and Bob Joy, Member at Large.

THE GREENS AT SEVEN OAKS HOMEOWNERS ASSOCIATION
Contact information for Board members can be found in the Greens Telephone Directory and in the
Member Area of the community website (www.thegreensatsevenoaks.org) Contact Webmaster at
(mktgch@thegreensatsevenoaks.org).

All articles need to be sent by the 21th of every month to Zenaida Mansoor at
(newsed@thegreensatsevenoaks.org).

NEWSLETTER ADVERTISING
Residents: sale or wanted of personal items, place ad and $5.00 each ad in box in library at White Oak
Clubhouse by the 18th of the month.

BUSINESS ADVERTISING
(Newsletter & our Website)
Residents and Non-Residents: (Business Card, 1/4, 1/2, or full page available),
For more information, contact newsed@thegreensatsevenoaks.org

CLUBHOUSE RESERVATIONS
The Ridge Oak and The White Oak
The Management Trust
Cheryl Mamanwag
661-888-4805
MONTHLY EVENTS AT THE CLUBHOUSE

BOOK CLUB
3rd Thursday of every month, 1:00 - 2:00 pm
Ridge Oak, Ellen Szutzek, 412-4474

BRIDGE
Wednesday, 9:30-11:30 am, Ridge Oak, Carol Horan 663-3509
2nd & 4th Friday, 1:00-4:00 pm
Ridge Oak, Wayne Lubke, 664-7714
Duplicate 1st Monday, every month, 12:30-4:00 pm
Ridge Oak, Carol Horan, 663-2509 or
Mary Ann McGarrah, 412-7644
Intermediate 1st and 3rd Thursday, 6:30-9:00 pm
Ridge Oak, Mary Ann McGarrah, 412-7644

BUNCO
2nd Monday, 6-8 pm, Ridge Oak
Kay Hussey 282-8843, Randi Zielke (810) 919-3536
4th Monday, 1:00 to 3:00 pm, Ridge Oak
Monica Archer 654-8364 Mary Knight 665-0036
2nd Thursday, 5:30 pm Potluck 6:30 pm Bunco
Ridge Oak, Ann Young 331-7800

CANASTA
Wednesday, 1:00-4:00 pm
Ridge Oak, Wayne Lubke, 664-7714

DIVOTS:
Tuesday & Thursday morning golf, Riverlakes Ranch Golf
Course, open to men golfers, Tony Castro, 665-8425

GENEALOGY CLASS
Every Wednesday 1:00 - 2:00 pm
Ridge Oak, Regina Spiszman, 654-8876

INDOOR EXERCISE
Tuesday, Thursday, 10:00-11:00 am
White Oak, Fran Fuhrmark, 663-0785

LINE DANCE
Intermediate Class,
Friday, 10:00 - 11:30 am
White Oak, Bonnie Castro, 665-8425

TEXAS HOLD’EM POKER
Every Thursday, 1:00-4:00 pm
White Oak, Rodney Knight 665-0036

TAI CHI
Advanced Tai Chi Class
Friday, 11:30 - 1 pm. White Oak, Jenny Lai 663-0182
Tuesday, Thursday, & Saturday 8:30-9:30 am
White Oak, Wayne Lubke, 664-7714

WATER AEROBICS
Tue, Thur, Sat. 9:30-10:30 am Ridge Oak Pool
Monica Archer, 654-8364.

YOGA
Monday, 8:30 - 9:45 am
White Oak, Paul Van Metre, 654-0860

ZUMBA DANCE CLASS
Wednesday, & Friday, 8:30-9:45 am
White Oak, Paul Van Metre, 654-0860

COMMITTEE MEETINGS

CLUBHOUSE COMMITTEE
3rd Monday every month 2 pm
Ridge Oak, Nancy Joy, 664-9883

SOCIAL COMMITTEE
2nd Monday, 3 pm
Ridge Oak, Ann Young, 331-7800

GROUNDS COMMITTEE
1st Friday every month, 10:00 am
White Oak, Steve Escobar, 665-0003

MANAGEMENT COMMITTEE
1st Wednesday 8:30 am
Ridge Oak, Library, Andy Pederson, 664-8199

BOARD OF DIRECTORS
2nd Tuesday, every other month (odd months)

PLEASE BE CONSIDERATE OF OTHER RESIDENTS AND VACATE THE CLUBHOUSE WHEN YOUR ACTIVITY IS OVER.
SOMEONE ELSE MIGHT WANT TO USE
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