



The Oaks

NEWSLETTER

JUNE 2026

"Between the Hues"

Photo by Bob Hoffman

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Oaks Email Address: info@ipmhoa.com

IPM Website: ipm.cincwebaxis.com

Oaks Website: <http://theoaksregime.yolasite.com/>

Oaks Neighborhood Page:

The Oaks Neighborhood-Hendersonville, NC

([https://www.facebook.com/group/](https://www.facebook.com/group/1026761161701455)

[1026761161701455](https://www.facebook.com/group/1026761161701455))



JUNE 21, 2025

FIRST DAY OF SUMMER



Bill Anderson

June is a splendid month for outdoor activities here in our mountain community. It will also offer more opportunities to interact with your Board of Directors. You will receive emails during the coming weeks informing you of special meetings we will be conducting regarding the budget challenges we are facing. We have important decisions ahead and encourage your input.

The Oaks is a wonderfully diverse and beautiful community. Working through our challenges together is essential.

Bill





FINANCE HAPPENINGS - Diane Jacqmin

I need to start out with an apology for the budget process dragging on for so long. We are still in the process of solidifying our expense estimates for the next several years. As you know, the QHC report gave us a basis for our building repairs. We are working with road engineering reports from this and prior years to finalize the estimates for roadwork. At the May 28 Board meeting a presentation of the expense budget and annual monthly assessments for the next 5 years will be made so that all homeowners can see the level of deficits we have before us. This presentation will also be sent out in an e-blast following the meeting. A special meeting of the Finance Committee will be held on Tuesday, June 2 at 3:00 for residents to give us feedback on how to resolve the revenue shortage. Please feel free to contact me or any member of the Finance Committee (listed in the front of the Oaks directory) with your thoughts.

Following that meeting the Finance Committee will determine its recommendation on revenue which will be presented at a Town Hall on Saturday, June 6. Again, community feedback is welcome to determine if changes should be made before a recommendation is presented to the Board for a vote at the June 18 Board meeting.

In the meantime, we continue to be well below budget for the current year. This is because we have been delaying most building work. We have begun working on some of the most urgent building repairs. This work will continue through June. However, due to our cash shortage the repairs will be limited to safety issues. Any other work is contingent on a cash infusion.

The Finance Committee meets the 3rd Tuesday of the month at 3:00 upstairs in the clubhouse.

Our next meeting is Tuesday, June 16. Anyone interested in the financial condition of the Oaks is welcome to attend. If you wish to contact me with any comments or questions I would appreciate you doing so by email at dsjacqoaks@gmail.com. **Thanks.**



BUILDING MAINTENANCE - Joe Wolyniak

This buildings committee process reminds me somewhat of my favorite childhood group: The Three Stooges. At one point, Moe replies with "slowly I turn, inch by inch, step by step..." That is indeed what we have been doing in the buildings committee. We have been working diligently and methodically to bring to the rest of the board, indeed, to the Oaks community a well designed plan to bring us back to the place of beauty. The work done by the finance team and the buildings group and the rest of the board brings us near to the end of "inch by inch", and we are nearly ready to present a plan of careful fiscal responsibility. I hope that our community will walk with us "step by step" and help with the rebuilding and the much needed repairs. I encourage you again to participate in the decision making processes. We are open to all of your suggestions and to your participation.

I also thank all of you who were willing to review your home inspections. Nearly 75% of homeowners participated in this report. We got to see parts of our homes that could not be seen unless we were wearing beanie hats or mining helmets with flashlights attached.

Joseph Wolyniak
704-491-8737





With the advent of hot summer weather it has been a blessing to finally receive some much needed rain. The combination of hot summer weather with severe drought would have caused much stress and damage to newly planted shrubs and trees.

The annual spring/early summer OKA shrub trimming project will take place in early to mid June. As mentioned last month, the laurels will again not be trimmed to provide a more natural appearance and improved air circulation to limit the white peach scale disease. Residents are again reminded that no colored mulch (red, brown, or black) is allowed in the Oaks. Natural hardwood mulch similar to what OKA uses each year can be purchased in bags from Ace Hardware or in larger quantities from Briggs Garden Center in Etowah.



THE OAKS NEIGHBORHOOD - HENDERSONVILLE, NC:

Every resident of the Oaks is invited to join a new Facebook group, [The Oaks Neighborhood - Hendersonville, NC](#). The group has been established by a few Oaks' residents as a fun forum for communicating neighborhood news, events, information and pictures. It is a private group and is just for the use of Oaks' residents, but it is not affiliated with or a part of the Oaks Board of Directors. You can find the group page using it's official name, [The Oaks Neighborhood - Hendersonville, NC](#) or use the URL address:

<https://www.facebook.com/groups/1026761161701455>.





If you have a question after receiving an E-Blast email, please don't hit reply, but rather email the person listed in the message. This will facilitate a timely response.

New Residents

Please give a warm welcome to:

Katie Shepherd

201 Chinquapin Oak Lane
828-290-3850 pattersonkmj@bellsouth.net

Jonathan Patterson

201 Chinquapin Oak Lane
828-367-8495 jonpatterson311@gmail.com

Mickala Miller

201 Chinquapin Oak Lane
706-969-1428 mickalamiller94@gmail.com

Ken Zellner

305 N. Scarlet Oak Lane
828-508-1026 kzellner1026@gmail.com

New Neighbors Meet and Greet

All owners are invited to join your friends and welcome new neighbors to The Oaks. Gather with us in the Clubhouse on Friday, June 5th from 4-6pm. Bring an appetizer or dessert to share as well as your favorite beverage for yourself! Please RSVP to **Tricia Cordulack** (tbctalk@gmail.com) by June 1st .

Directory Changes/Additions

Maria LaBarge: Change to: labarge8611@gmail.com

Shirley Clink: Change to: mjcsic@me.com

In Memoriam

The Oaks sends condolences to Gerda Schenke and the family and friends of Bernd Schenke on his recent death.





COMMUNITY INTERESTS - Dory McConnell

If you have walked on the paved circle behind the clubhouse, hopefully you have seen a new dog waste station. **Cindy Ruzak** purchased a new container for bags and waste. Thank you, Cindy. Also, **Cathy Childress** has agreed to maintain the new station. Thank you, Cathy!

While Cindy Ruzak is away, I am helping her with the clubhouse duties. If you have a problem or question, please let me know.

We have had a few concerns in the community and I am happy to report they have been resolved. If you have any questions or concerns about rules and/or regulations, the answer is probably in the resident address book. If not, contact me and I will find the answer for you.

Happy Spring!



The Oaks Mission Statement

The mission of The Oaks homeowners association is to foster an engaged and connected community in order to maintain a standard of excellence in it's homes and uniquely beautiful grounds by way of a mutually cooperative effort between the homeowners and Board using fiscal responsibility by both to maximize property values and personal enjoyment of our grounds.

The Oaks Vision Statement

The vision of The Oaks homeowners association is to maintain it's premier condominium status whereby our standard of building and grounds maintenance will allow us to continue as a highly desired location to reside.



MONTHLY COFFEE at THE OAKS

Our May Coffee Brunch was celebrating Spring, and the room was decorated with the flowers of the season. We had about 43 attendees but no guests joined us that day. We had 1 new resident attending that morning - **Denise Pearsall** who now resides at 404 White Oak and came from Greenville, SC. We had a guest MC that morning since Barb was out of town and Gero was out of the country. **Pat Durako** volunteered and did a great job. Special thanks and appreciation to the fabulous Coffee Team that hosted this month's event: **Dory & Mike McConnell** were the chairpersons with volunteers **Katie & Harry Hankla, Rose and Roy Stone, Amy Hafner, Margaret Wicks & Bob Hoffman, Barb Wilson, Sarah McCuen and Jeff Westbrook** (our Coffee King). This team worked hard to decorate and prepare the delicious food for the event today. Next month (June 13th) will be a Coffee Social on Flag Day weekend. We still need volunteers to fill in the rest of the months of the year and anyone can sign up on the sheet posted in the lobby. We would not be able to provide these Saturday eats without the volunteers that are not on the Social Committee so we truly appreciate everyone that signs up to help.

Margaret Wicks was roaming the room looking for Clubhouse Monitor volunteers from June through December. If you are willing to be a Monitor but missed the Brunch, you can always sign up on the sheet posted in the lobby or contact Margaret. We offered warm May birthday wishes to **John Anderson on 5/3, Charlotte Medeiros on 5/6, Caryl Hall on 5/11 and Norie Sanchez on 5/14**. We did not have any May wedding anniversaries.

NEWS AND NOTES FROM THE SOCIAL

THE KENTUCKY DERBY PARTY

We had our main event for the year on May 2nd and it was a great success. Everyone dressed like they were going to the Derby; it was wonderful to see everyone so fancy. Prizes were awarded for Best Dressed Couple - **Amy & Nick Hafner**; Most Beautiful Hat - **Tricia Cordulack**; Most Creative Hat - **Kathy Couillard**; Most Debonair - **Jerry Medeiros**. There was plenty of delicious Derby themed food and drinks consumed. The Derby Raffle was a big hit. The line to buy a raffle ticket (or more) was long right up to the start of the Derby. The prize for Win went to **Dory McConnell** (\$135), Place went to **Carolyn Beasley** (\$80) and Show was **Cathy Childress** (\$50). People also enjoyed the Photo Booth area and we may do that at another event this year. Thanks to **Debbie Davis and Pat Durako** who did an exceptional job chairing this event with the help of all of the Social Committee (and spouses) and **Kathy & Bob Hubbard and Margaret Wicks & Bob Hoffman**. Special thanks to those folks not on the Social Committee for volunteering - we had a good crew. I have included some great pictures taken by **Bob Hoffman** at the end of the newsletter and at this link:
<https://photos.app.goo.gl/yusTg4bXqbe4og9XA>



ASHEVILLE TOURISTS BALLGAME - June 18

We will again be using the Trolley Company as they provide the transportation from our parking lot and ticket in one price. The price is \$35 and **Tricia Cordulack** will be taking reservations until 5/27 (and payments) as the Trolley Company wants a count by the end of the month. Those folks going to the game need to be at the Clubhouse parking lot by 4:45 PM (Trolley leaves at 5).

JULY 4TH ICE CREAM SOCIAL

We will be having our FREE Ice Cream Social from 2-4 PM. Everyone is welcome to stop in for a dish of ice cream (with or without toppings) and cookies and celebrate 250 years of freedom with your neighbors and friends. **Eleanor Columbo-Meardon and Caryl Hall** are chairing this event and they are looking for volunteers to be scoopers, toppers, and cookie bakers. Contact either of these ladies if you can help with any of these items. There will be a sign up required in June so we know how much ice cream to purchase.

OAKS ART SHOW - August 22

This event will be held in the Clubhouse. **Norie Sanchez** is organizing this event and has sent out a questionnaire to determine which residents would be interested in participating at this event. Watch for more information as we get closer to August, but you may also contact Norie at her email **noriequilts@gmail.com** with any questions.

JULIET'S LUNCH

The May lunch on 5/27 was hosted by **Lianne Pirnat & Kathy Hubbard** as the ladies traveled to Stone Ridge Tavern. The June lunch will be on 6/24 and hostess **Carolyn Beasley** has chosen the The Salty Landing in Etowah. Reservation information will be available at the June Coffee Social and also in your email early in the month.

SHUFFLEBOARD: Thursdays at 6:00 PM

Shuffleboard has moved to the later start. Come join the fun. Outside next to the Clubhouse. If it is raining, we will go inside and play Cornhole. Call **Margaret Wicks** at (607) 727-2013 for additional information.

PICKLEBALL: WEDNESDAY AND SATURDAYS - 9:00 AM Weather Permitting

We play at 9:00 AM on both Wednesdays and Saturdays (except on Coffee Saturdays when we play at 1:00 PM). New players always welcome, even if you haven't played before. Call Bob Hoffman at (607) 372-8792 for additional information.

Don't forget to check the Calendar for June BINGO, POOL MINGLE, ROMEOS, BILLIARDS and DOMINOES.

HAPPY MOTHER'S DAY - from Pat to all of the Mothers in the Oaks since the holiday was the next day.

Thanks to Ken Meardon for organizing the "Art Gallery" Hallway in our Clubhouse. You can get a preview of our Oaks talent by looking at the artwork hanging in that hallway. If you are interested in displaying your artwork, contact Ken.

Pat Durako asked for a show of hands if they were interested in a **Mini Golf Outing** and there were many interested. **Barb** will plan a group outing in late May or sometime in June. We will try to avoid hot temperatures.

Amy & Nick Hafner are involved with the musical production of Godspell to be presented in Laurel Park on May 20-24 and encouraged residents to attend the show. They also stated that the production needs volunteer ushers if anyone can help.

Tricia Cordulack announced that there will be another Town Hall meeting on Saturday, June 6th at 9:00 AM.



OTHER ONGOING OAKS' ACTIVITIES

CHESS CLUB: Thursdays at 1:00 PM

Games are held at **501 Red Oak Dr.**, and anyone with even just the basic knowledge of how to play is welcome to join! For some fun mental exercise, please call or text **Marge Cooke at 704-497-0012**.

SOCIAL COMMITTEE: Wednesday, June 4 at 2:30 PM

The Social Committee meets monthly at the Clubhouse to plan the Oaks social activities. All are welcome to attend.

PICKLEBALL: Wednesdays & Saturdays - 9:00 AM (Weather Permitting)

We are now playing at **9:00 AM** on both Wednesdays and Saturday (except on Coffee Saturdays at 1:00 pm). New players always welcome, with free (semi-professional) training provided. Call **Bob Hoffman at (607) 372-8792** for additional information.

POOL MINGLE: Friday, June 19 - 6:00 PM

Bring a snack and your own beverage.

HORSESHOES: Thursdays - 4:00 PM Starting on May 21

Jim Wilke will be organizing a group to play Horseshoes on Thursdays. If you want to play this challenging game, just show up or contact Jim at 828-582-8778 for more information.

Other Ongoing Oak's Activities (con't)

JULIET'S: Wednesday, June 24 - 12:30 PM

For June, the lunch will be on June 24. June Hostess **Carolyn Beasley** has chosen the The Salty Landing in Etowah. Reservation information will be available at the June Coffee Social and also in your email early in the month.

BILLIARDS: 7:00 PM each Tuesday

Small Group of social billiard players and non-players having fun and enjoying friends in the Oaks Clubhouse. New players are always welcome! For information, please call or text **Rose Stone at 904-504-7914**

DOMINOES: 7:00 PM each Wednesdays

Competition abounds around the table! Tile games such as Dominoes have been found in China as early as 1120 CE. Come out and see why its still relevant and enjoyable today!

STRETCH AND TONE: Monday, Wednesday, Friday, 10 AM – 11 AM Upstairs in Clubhouse

If anyone is interested in Stretch and Tone, please call **Kirsten Peterson (828-243-6793)** or **Ruth Larsson 828-779-0704**.

WATER AEROBICS: Monday, Wednesday, Friday at 10:00 AM

For more information, please call **E. J. Meyer at 828-697-6810**.

LAP SWIM: Monday through Friday - 4:00 PM to 5:00 PM & Monday, Wednesday, Thursday, and Friday - 8:30 AM to 9:30 AM

Need Exercise in Peace and Quiet of our lovely pool? Each weekday afternoon from 4:00 pm until 5:00 pm as well as Monday, Wednesday, Thursday, and Friday from 8:30 am to 9:30 am are set aside for lap swimming.

SHUFFLEBOARD: Thursdays - 6:00 PM

Shuffleboard has started. Come join the fun outside next to the Clubhouse. If it is raining, we will go inside and play Cornhole. Call **Margaret Wicks at (607) 727-2013** for additional information.

BINGO: Monday, June 15 - 7:00 PM

BINGO will be on the third Monday of every month . No reservation needed. Questions? Contact **Beth Wesson 540-746-1375**.

OPEN BOOK Club: 2:00 PM on Second Wednesday of each month

The Open Book club will meet on the second Wednesday of each month at 2:00 pm in the clubhouse library - . All residents are welcome! All genres will be read. Please call **Eleanor Columbo-Meardon at 828-845-4130** for more information.

ROMEOS: 8:30 AM on First Wednesday of the month

“Retired Old Men Eating Out” will be held on **April 1** All men, even “young” ones, are invited to meet at the Clubhouse at 8:30 am. We will all carpool to the selected dining establishment.



The Oaks Community continues to welcome new neighbors. This month we would like to extend a warm welcome to **Katie Shepherd**. Katie (A.K.A. Katherine) has purchased 201 Chinquapin Oak Lane.

Joining Katie will be her son, **Jonathan Patterson** and his fiancée, **Mickala Miller**. Katie was born in Ohio, but also lived in Florida prior to moving to Hendersonville.

Katie has strong ties to Hendersonville, and shared with me that one of her grandfathers was the 18th mayor of Hendersonville. Katie currently works at Pat's School of Dance and M&M Meat Market. Away from work, Katie enjoys reading and spending time with her cat, Mazie. Katie's son, Jonathan, was born in Florida and has lived in Hendersonville for 25 years. He is employed as a butcher at M&M Meat Market and enjoys video games and training his dog, Bonnie. Mickala was born in Georgia, but grew up here in Hendersonville. Mickala works at Pi-Squared Pizza and in her spare time, she enjoys reading, video games and hopes to resume some crocheting.

Please join me in giving our newest residents a friendly welcome to our Oaks Community.



Katie, Mickala, & Jonathon

The Oaks Community is happy to welcome our new neighbor, **Ken Zellner**. Ken has recently purchased 305 N. Scarlet Oak Lane. Ken is originally from Arden and has been living in Canton for the last 34 years. Currently retired, Ken spent 23 years serving his country in the US Army. During his career, Ken had been posted in Korea, Germany, Vietnam, Kentucky, Oklahoma and Ford Bragg, NC. Ken has also worked for the USPS here in Hendersonville.

Ken has one daughter here in Hendersonville as well as a son in Houston, Texas. In his retirement, Ken enjoys reading and trying out new foods in all of our great restaurants.

Ken, we are happy you chose The Oaks as your new home.



Ken Zellner

KENTUCKY DERBY

2026 Party



HOME IMPROVEMENT CORNER

We continue to receive requests from owners for information about companies that owners can hire to do work for them inside their units and enclosed porches. We are reaching out to owners to provide the names and briefs reviews of the type of work that was done and the satisfaction associated with the final result. As available, we will include a summary of the types of work these companies have done.

Vendor List Recommended by Oaks Residents

Izzys Painting	828-808-3871	Interior/exterior painting
Calvin Levi Painting	828-388-1924	Interior/exterior painting
Jordan Gessler Painting	828-388-1045	Interior/exterior painting/pressure cleaning
Jeff Marlar Painting	828-699-7112	Interior/exterior painting/pressure cleaning
Select Home Maintenance Michael Grievell)	828-279-6209	All aspects of home improvement (Gary & Michael Grievell) & Repair
Michael Felder Construction	828-333-3369	Kitchen and bathroom remodels, floors, tile
Mathew Travis, Apex Plumbing	828-551-9396	Plumbing and Gas Lines, AC, Electrical
Brandon Best Carpet Cleaning	828-702-6534	Carpets and Throw Rugs
Daylight Solutions	864-329-5444	Sun Tunnels
Window And Door Specialties	828-693-1135	Sun Tunnels
Carolina Skylight (Zigi Metz)	704-750-5483	Sun Tunnels
	877-652-8823	
Henry Patton	828-551-1773	Home Improvements, Service, Renovations, and Plumbing

Computer List Recommended by Oaks Residents

Echo Data Systems	828-693-4907 - 1032 Greenville Highway Hendersonville, NC 28792 Recommended by Wayne B'Rells
Advanced PC Solutions	828-692-4004 120 Chadwick Ave., #13 Hendersonville, NC 28792 Recommended by Nancy Yaney 828-606-5540 Randy Knighten (owner)
Caroline Herman	Printer and TV Setup Computer and other tech support 863-287-8138 — CareH63@gmail.com Recommended by Cindy Ruzak)

June 2026 at the Oaks

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 8:30 am Lap Swim 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim	2 Clubhouse Closed 7:00 AM to Noon 3 pm Finance Comm Budget 4 pm Lap Swim 7 pm Billiards	3 8:30 am Romeos 8:30 am Lap Swim 9 am Pickle Ball 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim 7 pm Dominoes	4 8:30 am Lap Swim 1 pm Chess Club 1 pm Grounds 2:30 pm Social Comm 4 pm Lap Swim 6 PM Shuffleboard	5 8:30 am Lap Swim 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim 4 pm New Neighbors Meet and Greet At CH	6 9 am Pickle Ball 9 am Town Hall Meeting
	8 8:30 am Lap Swim 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim	9 Clubhouse Closed 7:00 AM to Noon 4 pm Lap Swim 7 pm Billiards	10 8:30 am Lap Swim 9 am Pickle Ball 10 am Stretch & Tone 10 am Water Aerobics 2 pm OPEN BOOK Club 4 pm Lap Swim 7 pm Dominoes	11 8:30 am Lap Swim 1 pm Chess Club 9 am Buildings 4 pm Lap Swim 6 PM Shuffleboard	12 8:30 am Lap Swim 10 am Water Aerobics 2 pm Coffee Social Setup 4 pm Lap Swim	13 10:00 am Coffee Social 1 pm Pickle Ball
	15 8:30 am Lap Swim 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim 7 PM Bingo	16 Clubhouse Closed 7:00 AM to Noon 3 pm Finance 4 pm Lap Swim 7 pm Billiards	17 8:30 am Lap Swim 9 am Pickle Ball 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim 7 pm Dominoes	18 8:30 am Lap Swim 9 am Board 1 pm Chess Club 4 pm Lap Swim 4 pm Tourist BallGame 6 PM Shuffleboard	19 8:30 am Lap Swim 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim 6 pm Pool Mingle	20 9 am Pickle Ball Newsletter Articles Due
	22 8:30 am Lap Swim 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim	23 Clubhouse Closed 7:00 AM to Noon 4 pm Lap Swim 7 pm Billiards	24 8:30 am Lap Swim 9 am Pickle Ball 10 am Stretch & Tone 10 am Water Aerobics 12:30 Juliets 4 pm Lap Swim 7 pm Dominoes	25 8:30 am Lap Swim 1 pm Chess Club 4 pm Lap Swim 4 pm Horseshoes 6 PM Shuffleboard	26 8:30 am Lap Swim 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim	27 9 am Pickle Ball 
	29 8:30 am Lap Swim 10 am Stretch & Tone 10 am Water Aerobics 4 pm Lap Swim	30 Clubhouse Closed 7:00 AM to Noon 4 pm Lap Swim 7 pm Billiards				