

# The Oaks

October 2026 Edition

## A Newsletter for Our Community

### ★ **MARK YOUR CALENDAR** ★

**Thursday, October 1**

First installment of Assessment Fee is Due

**Friday, October 2**

### **NEW RESIDENT ORIENTATION**

4 pm at the Clubhouse  
Details on page 5

**Saturday, October 17**

### **ANNUAL MEETING**

Registration at 8:30 am  
Meeting begins at 9:30 am  
See page 5 for more information

**Saturday, October 24**



5 pm at the Clubhouse  
Beer, Brats, & More  
Details on page 7

**Saturday, October 30th**  
**OAKS LADIES NIGHT**

5 pm at the Clubhouse  
See page 8 for more information

*October's  
Featured  
Art*



Photos  
By Bob Hoffmann

# BOARD OF DIRECTORS

Together, we make this place better

|                      |                  |                                                                                          |
|----------------------|------------------|------------------------------------------------------------------------------------------|
| President            | Bill Anderson    | 904-540-9649<br><a href="mailto:Oaks28791@aol.com">Oaks28791@aol.com</a>                 |
| Vice President       | Dory McConnell   | 407-865-2443<br><a href="mailto:Dmcconnell8@earthlink.net">Dmcconnell8@earthlink.net</a> |
| Corporate Secretary  | Tricia Cordulack | 217-521-1622<br><a href="mailto:tbctalk@gmail.com">tbctalk@gmail.com</a>                 |
| Treasurer            | Diane Jacqmin    | 828-513-1298<br><a href="mailto:dsjacqoaks@gmail.com">dsjacqoaks@gmail.com</a>           |
| Recording Secretary  | Debi Bond        | 770-633-6306<br><a href="mailto:Debi.bond@hotmail.com">Debi.bond@hotmail.com</a>         |
| Building Maintenance | Joe Wolyniak     | 704-491-8737<br><a href="mailto:joeswolyniak@yahoo.com">joeswolyniak@yahoo.com</a>       |
| Clubhouse Operations | Cindy Ruzak      | 231-409-0949<br><a href="mailto:ruzakjcc@gmail.com">ruzakjcc@gmail.com</a>               |
| Community Concerns   | Dory McConnell   | 407-865-2443<br><a href="mailto:Dmcconnell8@earthlink.net">Dmcconnell8@earthlink.net</a> |
| Communications       | Tricia Cordulack | 217-521-1622<br><a href="mailto:tbctalk@gmail.com">tbctalk@gmail.com</a>                 |
| Grounds Maintenance  | Tom Cooper       | 218-209-1896<br><a href="mailto:2705beltrami@gmail.com">2705beltrami@gmail.com</a>       |

REMINDER:  
The Oaks Directory has all the  
information you need at your fingertips:  
Contact information for your neighbor,  
Rules and Regulations, Committees,  
Meetings, and Activities

Check out Page 3 for information about various committee meetings  
and activities you may be interested in. Feel free to get involved in your community.

## RECURRING MONTHLY EVENTS

**BINGO** – 3<sup>rd</sup> Monday 7pm - No reservations  
Upstairs at Clubhouse  
Beth Wesson 540-746-1375

**OPEN BOOK CLUB** – 2<sup>nd</sup> Wednesday 2pm  
Clubhouse Library  
Eleanor Columbo-Meardon 919-593-1040

**JULIET'S LUNCHEON** – 4<sup>th</sup> Wednesday  
Ladies' Luncheon – Location varies  
Reservations Necessary  
Watch the newsletter and emails for details

**ROMEO'S BREAKFAST** – 1<sup>st</sup> Wednesday  
Men's Breakfast  
No reservations required  
Meet at Clubhouse at 8:30 am

**COFFEE HOUR** – 2<sup>nd</sup> Saturday at 10 AM  
Clubhouse  
For all residents and guests  
No reservations required; just come mingle  
with neighbors.

**POOL MINGLE** – 3<sup>rd</sup> Friday at 6 PM  
Downstairs at the Clubhouse  
Bring an appetizer to share and your own  
beverage.  
Get to know your neighbors in a casual  
atmosphere.

## COMMITTEE MEETINGS

|                            |                                                                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Board Meeting</b>       | 3 <sup>rd</sup> Thursday 9 am<br>Bill Anderson<br><a href="mailto:oaks28791@gmail.com">oaks28791@gmail.com</a>                      |
| <b>Social Committee</b>    | Thursday Oct 8 at 2:30 pm<br>Barb Koral 828-674-2249<br><a href="mailto:bk544nc@live.com">bk544nc@live.com</a>                      |
| <b>Finance Committee</b>   | Tuesday before Board<br>Meeting at 3:00 pm<br>Diane Jacqmin<br><a href="mailto:dsjacqoaks@gmail.com">dsjacqoaks@gmail.com</a>       |
| <b>Buildings Committee</b> | 2 <sup>nd</sup> Thursday at 9 am<br>Joe Wolyniak 704-491-8737<br><a href="mailto:joeswolyniak@yahoo.com">joeswolyniak@yahoo.com</a> |
| <b>Grounds Committee</b>   | 1 <sup>st</sup> Thursday 1 pm<br>Tom Cooper 218-209-1896<br><a href="mailto:2705beltrami@gmail.com">2705beltrami@gmail.com</a>      |

All residents are welcome at Committee meetings. Come find out  
what is happening in your community and how you can get  
involved.



**Effective October 1**  
Shuffleboard moves its  
time to 4 pm  
Horseshoes moves to 5 pm

## RECURRING WEEKLY ACTIVITIES

**STRETCH & TONE** 10-11 AM  
Monday, Wednesday & Friday  
Upstairs at Clubhouse  
Ruth Larsson 828-779-0704

**WATER AEROBICS** 10-11 AM  
Monday, Wednesday & Friday  
EJ Meyer 828-697-6810

**LAP SWIM**  
Monday – Friday 4-5 PM  
Mon, Wed, Thur, & Fri 8:30-9:30 AM

**SHUFFLEBOARD**  
Thursday at 4 PM  
Rain moves us inside for Corn hole.  
Margaret Wicks 607-727-2013

**PICKLE BALL**  
Wednesday & Saturday 9 AM  
2<sup>nd</sup> Saturday 1 PM  
Experienced or not are welcome.  
Bob Hoffmann 603-372-8792

**BILLIARDS**  
Tuesday at 7 PM at Clubhouse  
Experienced or not, come on out for  
some friendly play.  
Rose Stone 904-504-7914

**DOMINOES**  
Wednesday at 7 PM  
Upstairs at Clubhouse

**HORSESHOES**  
Thursday at 5 PM  
Jim Wilke 828-582-8778

## **PRESIDENT'S CORNER - Bill Anderson**

I hope this finds all of you well and enjoying the change of season. Fall is such a beautiful time in the mountains with anticipation of the holidays and good times ahead. We are anticipating great things at The Oaks, also, as we continue the work spelled out by Quality Home Inspections.

Another big change we look forward to is the transition from IPM to our new management company, Guardian Property Services. The Board voted at the September 17 meeting to make this change. This vote was the culmination of months of research and interviews done by our Management Selection Committee headed by Denny LaBarge. Many thanks to Denny and his dedicated committee. I signed the contracts with Guardian Property Services on September 17 and anticipate the migration from IPM to begin in November. We will communicate with you as this process unfolds letting you know information pertaining to payments, contact procedures and more. We plan to have special meetings for you at the clubhouse to meet new management staff and allow you an opportunity to ask questions. Please feel free to reach out if you have questions for me.

## **FINANCE HAPPENINGS - Diane Jacqmin**

Thanks to the upcoming special assessment proceeds, The Oaks will have a healthy bank balance again. We will be judicious in spending the funds until next year when the new management company comes on board to supervise all of our construction projects. Please remember to pay the \$3,000 installment due on October 1. Instructions for making the payment went out on September 17 and will go out again before October 1 to remind you. Late fees and interest will apply to any balances after the 15th; so, please pay promptly.

The Finance Committee meets the Tuesday before the Board Meeting of every month at 3:00 pm upstairs in the clubhouse. Meetings are open to everyone and new members are welcome. Next month's meeting is early on October 13. If you have any questions feel free to contact me at **(828) 513-1298** or **dsjacqoaks@gmail.com**.

## **BUILDING MAINTENANCE - Joe Wolyniak**

If you did not make it to the board meeting this month, then you missed a lot of information. There is a large transition going on at the oaks, moving in a direction of professional management.

Along that line, there is much happening in the buildings department as well. Not only are we actively improving the physical appearance in our community of homes, but we are also moving in the direction of professional oversight for all of our home improvements.

Meanwhile, I have generated a list of tentative repairs which should take us forward to January 2027. This list should give you an idea as to where you stand in our massive repair process. It will be posted on the clubhouse bulletin board.

- Roof Replacements
- Deck and Porch Repair / Replacement
- Chimney Repairs
- Staining of all prior repairs
- Bird, Bee, and Squirrel hole repairs

**Take care! Joe**

## GROUPS MAINTENANCE - Tom Cooper

Tom has been out of the country and returned late September. By the time you read this, Tom will be back in The Oaks and all will be well with the Grounds.

## COMMUNICATIONS - Tricia Cordulack

### October 2 – New Member Orientation

An orientation for our newest residents is planned for Friday, October 2, at 4:00 p.m. upstairs in the clubhouse. Please plan to attend, as this is a wonderful opportunity for our newest residents to meet their neighbors and for all of us to welcome them to The Oaks. The Board will give a brief presentation, followed by a Q&A session. The afternoon will conclude with a Welcome Reception, providing everyone with an opportunity to visit and get acquainted.

### October 17 - Annual Meeting

Our Annual Business Meeting is scheduled to be held on Saturday, October 17, 2026. Registration will begin at 8:30 am and the meeting will begin at 9:30 am. Come early and enjoy coffee and donuts. This is your time to come and learn more about The Oaks and what we have accomplished in the past year and what we hope to accomplish in 2027. We will be electing 2 board members and ratifying the 2027 budget. If you have an email address on file with IPM, you will be receiving your Annual Meeting packet electronically from IPM. If you do not have an email address on file, your packet will be delivered via USPS. If you have not received your packet, please contact **Tricia Cordulack at [tbctalk@gmail.com](mailto:tbctalk@gmail.com)**.

### RENTAL AND SALE OF CONDOS

Recently, we have experienced an increase in sales and rental activity here in The Oaks. To ensure that you remain in full compliance with our Bylaws, please review the Declarations and Bylaws, specifically Article 13, which addresses sales and rentals.

The Declarations and Bylaws can be found in the Governing Doc folder on the IPM website. To access the documents:

1. Go to [ipm.cincwebaxis.com](http://ipm.cincwebaxis.com) and log in.
2. Select the "Our Community" tab.
3. From the dropdown menu, select "Documents".
4. On the left side of the page, select the "Governing Documents" folder.
5. Open "2023 Declarations and Bylaws".

Please take a few moments to review Article 13 to ensure that any sale or rental of your property complies with The Oaks' governing documents.

### October 2026 Oaks New Residents

Our Oaks community is pleased to continue to welcome new residents to our neighborhood. Please update your current 2026 directory with the information below.

#### **Suzanne and Tom Martin**

204 Live Oak Lane

S: 214-734-9111

T: 972-365-7270

[suzannemartin52@gmail.com](mailto:suzannemartin52@gmail.com)

[tmartin281@gmail.com](mailto:tmartin281@gmail.com)

#### **Viki and Frank Kaczowski**

303 White Oak Lane

V: 201-757-2607

F: 201-757-2852

[vrkacz@gmail.com](mailto:vrkacz@gmail.com)

[fkaczkow@gmail.com](mailto:fkaczkow@gmail.com)

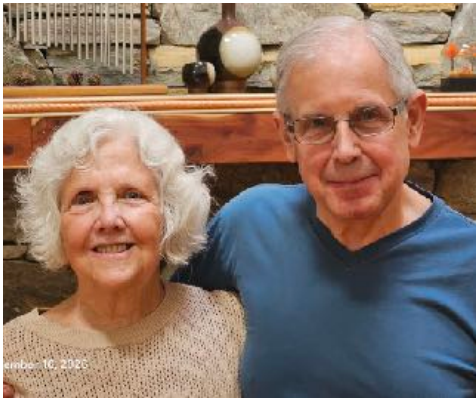
### **Suzanne and Tom Martin**



This month, we are pleased to welcome **Suzanne and Tom Martin** to The Oaks! Suzanne and Tom recently purchased 204 Live Oak and will divide their time between The Oaks and their home in Punta Gorda, Florida. They have lived in Florida for the past nine years and previously called Richardson, Texas, home for 44 years. Although they are new to Hendersonville, they are already familiar with the area, having enjoyed a summer home in Lake Toxaway. Suzanne retired as Director of Membership with the Chamber of Commerce in Richardson, Texas. Prior to his retirement, Tom served as Director of Engineering with General Instrument. Now that they are both retired, Suzanne and Tom enjoy singing, hiking, boating, and traveling. Suzanne also enjoys designing jewelry and creating stained-glass art, and she is a big fan of Disney World. Tom enjoys photography, tinkering with electronics, and setting up music and sound systems.

Family is especially important to Suzanne and Tom. Tom has a son in Plano, Texas, while Suzanne's son and daughter-in-law live in Rowlett, Texas and her daughter and son-in-law live in Celeste, Texas. Together, they are the proud grandparents of four grandsons and two granddaughters, ranging in age from one to twelve. They enjoy traveling to visit their family and look forward to welcoming them for visits here at The Oaks. **Suzanne and Tom**, we wish you every happiness as you settle into your new home at The Oaks. We look forward to getting to know you and are pleased to have you as part of our community!

### **Viki and Frank Kaczowski**



The Oaks Community is pleased to welcome our new neighbors, **Viki and Frank Kaczowski**, to 303 White Oak Drive. Viki is originally from Westwood, New Jersey, and Frank is from Chicago, Illinois. They met while attending Valparaiso University in Indiana. After they married, they lived in Akron, Ohio, for 13 years before moving to northern New Jersey, where they lived for 35 years. After completing her education, Viki worked as a community mental health counselor, while Frank enjoyed a 31-year career with Merrill Lynch. Although new to Hendersonville, Viki and Frank were already familiar with the area, having vacationed in Waynesville and Brevard. Following a visit to Hendersonville in 2026, they began looking for retirement home in the area.

They wanted a community that offered social activities and was conveniently located near the airport and health care resources. They found the perfect fit here at The Oaks. In retirement, Viki enjoys walking, hiking, and photography. Frank stays active with meditation, running, walking, and strength training. They are looking forward to visiting family in New Jersey and hosting family gatherings here in Hendersonville. **Viki and Frank**, we are delighted to welcome you to The Oaks and look forward to getting to know you!

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Oaks Email Address: [info@ipmhoa.com](mailto:info@ipmhoa.com)  
IPM Website: [IPM.cincwebaxis.com](http://IPM.cincwebaxis.com)  
Oaks Website: <http://theoaksregime.yolasite.com/>

Oaks Neighborhood Page:  
The Oaks Neighborhood-Hendersonville, NC  
(<https://www.facebook.com/group/1026761161701455>)

## CLUBHOUSE HAPPENINGS - Cindy Ruzak

First of all, many thanks to **Dory McConnell and Mike** for watching over Clubhouse activities while I was sailing Lake Michigan over the summer. We will be having an all clubhouse committees meeting the first week in October to discuss projects that could enhance the use of the facility. A date will be published soon. So, if you are interested in volunteering please contact me so I can put you on the email list to receive a notice on that timing.

Finally, new tennis court nets have been ordered. The old ones are literally disintegrating and soon would not be functional. Thanks to our tennis court volunteers for bringing the issue to my attention. Our shuffle board courts are also soon going to need attention, so if you are interested in helping do that project please call me as well.

## COMMUNITY OPPORTUNITIES - Dory McConnell

This month has been relatively quiet. Either we are doing an excellent job, or you have not been contacting me with complaints or concerns. I prefer to believe it is the former! With football season beginning, here is a reminder about the rules for flags. As stated on page 34 of the directory, "one small decorative flag no larger than 2' by 2' may be displayed in the Limited Common Area'.

Election season is also approaching. Please see page 36-C for the size limits and display periods for political signs. Dog waste remains an ongoing concern. Dog owners, please pick up after your dogs. Regardless of the dog's size, dispose of the waste in your own receptacle or in the receptacle by the Club House shed. If you have any questions, please email me at **dmccconnell8@earthlink.net**. **Happy Fall!**

## SOCIAL COMMITTEE - Barb Koral

### UPCOMING EVENTS

#### OCTOBER 10 - COFFEE HOUR 10:00 AM at the Clubhouse

Come get to know your neighbors over coffee and mini bagels. Community information will be provided. Coffee Director is **Debbie Davis davisunc7775@yahoo.com**

#### OCTOBER 24 - OKTOBERFEST 5:00 PM TO 7:30 PM

Join us for "*The Wurst Party*" ever – all things German including beer, brats and more. There will be prizes for the best costumes should you be so inclined. There is a charge of \$18 per person for this great event. Make your reservations by dropping your check made payable to *The Oaks Regime Social Committee* in the white mailbox on Caryl Hall's front porch at 103 N. Scarlet Oak Lane. You will not want to miss this party. Contact **Debbie Davis at davisunc7775@yahoo.com** or **Tricia Cordulack at tbctalk@gmail.com** if you have any questions.

### SAVE THE DATES

**NOVEMBER 8 - HOMECOMING PARTY 2:00 PM TO 4:00 PM**

**NOVEMBER 14 - SATURDAY BRUNCH 10:00 AM**

**NOVEMBER 30 - DECORATE THE OAKS 2:00 PM**

**DECEMBER 6 - HOLIDAY PARTY 5:00 PM TO 7:00 PM**

## OTHER OAKS ACTIVITIES

### OCTOBER 28 - JULIETS LADIES LUNCHEON

The **Juliets** will be traveling to The Outback Steakhouse in Hendersonville. **Charlotte Medeiros** will be the hostess and you can make a reservation by calling her at **301-529-4342**. There will not be a Juliet's lunch in November.

### OCTOBER 30 - OAKS LADIES NIGHT 5:00 PM TO 7:00 PM

Friday, October 30 from 5:00 pm to 7:00 pm. Upstairs at the Clubhouse. Bring a beverage and something to share....or not. No one minds if you show up empty handed. Just come and enjoy good company with your neighbors. Contact **Dede Walton** at **dede\_walton@yahoo.com** if you have any questions. See you there.

## NEWS AND NOTES FROM THE COFFEE HOUR

Our September Coffee Hour was held the 12th with about 40 neighbors in attendance. We welcomed two new residents, **Suzanne and Tom Martin** who now reside at 204 Live Oak. We offered warm September birthday wishes to **Sherry Hutt** on **September 4** and **Katie Hankla** on **September 25**. We had no anniversaries to celebrate.

Special thanks and appreciation to the fabulous Coffee Team that hosted this month's event: **Sherry Hutt and Guy Rouse** were the leaders along with volunteers **Rhona Nunez and Carolyn Beasley** and of course **Jeff Westbrook our Coffee King**. Next month we will have another Coffee Hour on October 10 with our next full Brunch on November 14.

Our Coffee Director, **Debbie Davis**, has already started working/planning for 2027. She will be recruiting volunteers in October and November (no Coffee Hour in December). She already has Team Leaders for the four Brunches and we only need three volunteers for each Coffee Hour. If you can volunteer especially for January or February please sign up on the sheet in the lobby or contact **Debbie** at **davisunc7775@yahoo.com**.

The **Music In The Park** event was held on September 15 and we had a beautiful day for an outdoor event. The music was good, the food was plentiful and we had a crowd of about 60 residents and guests. We thank **Lianne Pirnat** and her team for all of their hard work in planning and putting on this annual event. Her team included **Caryl Hall, Tricia Cordulack, Dee Pollack, Dory & Mike McConnell, Eleanor & Ken Meardon, Marge Cooke, Barry Cohen, Wayne Wesson, Joe Wolyniak, Guy Rouse and Bob Hoffmann**. I have included some pictures from that day.

The **Social Committee** will soon begin planning events for 2027. We have added some very successful new events in 2026 and if any resident has an idea for next year, please send your ideas to me (**Barb Koral**) at **bk544nc@live.com**.

### THE OAKS NEIGHBORHOOD – HENDERSONVILLE, NC

This is a private Facebook group that is not affiliated with or a part of  
The Oaks Regime.

Find this informational and fun page by using its official name:

The Oaks Neighborhood-Hendersonville NC or  
<https://facebook.com/groups/1026761161701455>.

*The Oaks...*

*Event*



# art THE show



*At The Oaks...*

**Below is a list of various contractors and companies that have been recommended by owners and residents for their work. This list is not an endorsement by The Oaks Regime.**

|                                              |                                                                          |                                                                              |
|----------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Caroline Herman                              | 863-287-8138<br><a href="mailto:CareH63@gmail.com">CareH63@gmail.com</a> | Printer and TV Setup<br>Computer & other Tech Support                        |
| Echo Data Systems                            | 828-693-4907                                                             | 1032 Greenville Highway<br>Hendersonville, NC 28792                          |
| Advanced PC Solutions                        | 828-692-4004<br>828-606-5540                                             | 120 Chadwick Ave., #13<br>Hendersonville, NC 28792<br>Randy Knighten (owner) |
| 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                                 |
| Daniel Gloss                                 | 828-335-2361                                                             | Interior and exterior painting                                               |
| Select Home Maintenance<br>Michael Greivell) | 828-279-6209                                                             | All aspects of home improvement (Gary & Micheal 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)                | 704-652-8823<br>877-652-8823                                             | Sun Tunnels                                                                  |

