



The Year 2019 in Review

For an over 40-year property we are doing very well thanks to pro-active repairs and maintenance and are a very desirable property we are told by Realtors. Annual projects continue to be termite and roof inspections and maintenance, regular tree trimming, deck inspections, rain gutter clean outs, monthly landscape upgrades within budget parameters and this year an asphalt repair and seal coating project. The Echo Hill Pool entrance was entirely re-landscaped more tropically yet drought resistant. With responsible fiscal management, the Board and Budget committee, and team partnering vendors we were able to bring our reserves to over 70% with no dues increase for 2020.

What's up for 2020?

More of the same but with a large and expensive project of painting all the community buildings. It's that time for stucco and trim which we do only every 10 years due to the excellent work of Hutton Painting and Dunn Edwards Paint. Just the trim is painted every 5 years. In many other associations the trim just lasts 4 years and the entire building needs new paint every 8 years. We intend to update the color scheme of the complex and are getting input from professionals and welcome yours as well.

Christmas Tree Disposal Bin

As we have done in the past, we have hired our Republic disposal company to bring a large container for Christmas tree disposal. The dates are 12-26 and 1-2. Holiday lighting needs to come down within 30 days.

Board Reorganization

Positions have changed a little. President and Vice President are remaining the same. Our Secretary, Shelley Fajardo, has become the Treasurer. Our Director at Large, Derek Bounds is now Secretary, and Ken Carlfeldt is now Director at Large. Thanks to all for their years of quality volunteer service.

Reminder

The Sheriff's Department and O.C. Patrol will do "vacation checks" on your condo if you are going out of town. Just call and let them know when.

Reminder 2

There has been a large increase in late payments. Please consider monthly auto-payment debit, bill pay or the like to avoid late fees for yourself and Management fees charged to all of us for bookkeeping them monthly.

Stored vehicle/48 hour parking limit rule

Recently there have been more complaints about vehicles not moving for weeks after being reported to Patrol. We investigated the complaints on the most recent vehicle and found documentation that after receiving four complaints, marking the vehicle and following up on that, the vehicle had moved all 4 times. Normally after two false alarms, Patrol will not mark the vehicle again after every report as that could be seen as harassment of the vehicle owner by the reporting resident, by Patrol, and by the Association, increasing liability. FYI Management and the Board receives a monthly report on times and events that Patrol is on site. The number of inspections in a 24 hour period is 4-6 which is documented by computers in the patrol cars. Our monthly report from O.C. Patrol is too large to be sent in one email.

Deck Inspections

Yearly deck inspections are now mandated by the State. PCW recently did ours and found an alarming estimate of about 90% of upstairs owners have not maintained their deck surface. This is in spite of the generous discount offers by PCW to put on the sticky surface coating at a discount of \$450 which may be \$495 now. Decks surfaces not maintained can crack, get dry rot, damage the underneath structure etc. and are exclusive use responsibility of the owner per the CC&R's. The cost easily can run \$3000 to repair significant damage.

O.C. Bikeway Segment H Project

This is a County and City project that goes right in front of the Echo Hill Entrance to Fairmont Hill. The bike lane which was originally in the street on Esperanza is going to be about half of the dirt trail in front of our property and going up Fairmont Connector, linking up to the riverbed and going all the way to the beach. The City has a recreational easement on the trail in front of our property and so are going ahead with or without our approval. Half of the trail will be paved and the City will maintain it and there will be a fence down the middle. Completion expected next May or so. Our attorney will be looking at papers to cover liability we might see before signing. Our safety concern has led them to put stop signs for the bikers on each side of the Echo Hill Entrance.

Board of Directors
Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Treasurer
Derek Bounds, Secretary
Ken Carlfeldt, Director at Large

Management Contact Information
StoneKastle Community Management
TARYN MARTIN, CCAM Community Manager
E-Mail: TARYN@StoneKastle.com
Facsimile # (714) 455-7064
Please call us at (714) 395-5245 for any questions
Customer Service related issues, we are here to help!

Emergency Numbers

Emergency Services – 911; Y.L. Police Services Non-emergency Dispatch 714 647-7000

Y.L. Sheriff Sub Station office 714 779-7098

Fire Department Non- emergency 714 744-0400

O.C. Patrol 800 525-1626 Republic Disposal 714 238-3300

Next Board Meeting 6:30 p.m. Wednesday, Jan., 8, 2020 Newsletter and alerts email sign up owners and tenants: fairmontcable@aol.com. Web page www.myhoa.com/fairmonthill