

# **Fairmont Hill Happenings**

## **October 2019**



### **Dumpster Abuse**

Lately there has been an increase in dumpster bin abuse. A dumpster Diver was reported. People are leaving bulky items outside of the dumpsters, sidewalks and alleys along with overflowing trash. Lids have been left up allowing for critters and flies to get in. Not only is this a smelly nuisance to the residents, a health hazard and violation, it costs you and everyone money to have Republic pick up bulky items and janitorial service an extra charge to us. It is \$45 for two items pick up and \$6. For each additional item. It also is not good for property values to see mattresses, furniture and trash laying around. If you see a violator please report them to StoneKastle so we can bill them for the clean up and haul away costs. There is almost always a nearby trash bin to use that is not as loaded as your closest one. A few steps more won't hurt anyone and the bulky items pick up can be scheduled with a neighbor to save money. Please help keep Fairmont Hills beautiful.

### **Coyote Follow Up**

While talking to O.C. Animal Control I reported a coyote problem and surprise. Did you know coyotes are a protected species???? You can't harm them but they can kill your pets on your patio. They are out at all times of the day and night now so protect your pets indoors.

### **Budget. How It Works**

Some people think that we just arbitrarily pick a number out of a hat and that's the dues for the following year or keep it the same or increase by some number without research every year. Not true. Every month there is are spreadsheets that show the previous years budget by month and what was actually spent. Is it over or under budget. Adjustments are made for the next year to better balance. StoneKastle Manager, Taryn, is responsible for a draft budget to be given to the Board and the Budget Committee along with information on future increases or not from our vendors. The Annual Reserve Study is part of the research. You all receive that every year around the end of October or November. The Committee consists of both Board Members and non- Board member owners. The first draft budget from Management is worked on to see if the proposed increase (if there is one) can be reduced someway to avoid a dues increase. Sometimes it can but other times it can't and a final proposed budget is presented to the Board to vote Aye or Nay. This is based on best business judgement it is legally called. It then gets mailed out to the entire ownership as the final dues for the next year. This is how Community living HOA's are run. The only vote on dues from homeowners legally comes if there is a 20% or more increase or a special assessment of more than 5%. The budget will be out soon. There will be no foreseeable dues increase for 2020. Great job Committee!!

### **WHAT IS A RESERVE STUDY?**

This goes along with the budget education article. Once a year we have a Reserve Study Expert analyze all the elements of our property for years of service left and How much

money we have in reserve accounts to pay for them. An on-site inspection is done every three years. This is part of our dues decision and fiduciary responsibility. They give us the percentage of funding we have if we had a major disaster and had to replace everything. You receive that yearly.

## **LANDSCAPE ISSUES**

One of the primary complaints in most all Associations is landscape along with parking. Many come from not understanding the process and issues dealt with.

Last year was an excessively wet winter into spring which caused excessive growth in landscape. The previous year was abnormally wet as well. This has been very challenging to keep up with 57 acres and 1,680 trees dropping leaves and needles all year. Douglas Landscape has added extra crewmen at their cost to keep up, sometimes on a Saturday at time and a half. Wages are mandated by the State to go up Jan. 1<sup>st</sup> and dump fees have increased per truck, yet Douglas has not raised their prices but once in 14 years. For 2020 the Board and Douglas has instigated a cost saving two tiers adding an extra crew of men for the 6 summer and high growth months and back to the existing rate for the other 6 months. We hope that will alleviate most of the problem. No matter where the landscapers take their lunch hour there are complaints they aren't working. They are legally mandated to have an hour lunch and two breaks.

Weeds, Weeds, Weeds. Douglas has stopped spraying for weeds in general for 4 months. You will notice more weeds and frequent recurrence due to stopping the Round up which is the best killer going to the roots. Other products kill the leaves but not the roots generally. When Round Up dries it becomes inert and harmless even if water hits it. It has a caution label. It is less harmful than Lysol spray labeled Warning, Bleach labeled Danger and many organic sprays are more hazardous as well for example and very very expensive. However, Douglas Landscape will continue their NO Round Up practices while exploring other weed controlling alternatives. Some other HOA's that stopped Round Up weed killer have asked to have it restarted after researching and dealing with increased weeds in walkways etc. especially in the high growth season. Weeds and trimming rotate by area every 5 to 6 weeks, mowing and edging every Monday.

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**Board of Directors**  
Sharlene Dunn, President  
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**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. Sheriff Sub Station office  
Fire Department Non- emergency  
O.C. Patrol 800 525-1626

Y.L. Police Services Non-emergency Dispatch 714 647-7000  
714 779-7098  
714 744-0400  
Republic Disposal 714 238-3300

Next Board Meeting 6:30 p.m. Wednesday, Nov 13, 2019 Newsletter and alerts email sign up  
owners and tenants: [fairmontcable@aol.com](mailto:fairmontcable@aol.com). Web page [www.myhoa.com/fairmonthill](http://www.myhoa.com/fairmonthill)