

Fairmont Hill Happenings

February 2020



NEWSLETTER ARTICLES

How are articles chosen? They are created to inform owners and residents of upcoming events in the City or Community. They are created to inform residents of problems, misconceptions in the documents, violation increases, concerns coming from residents and requests. They are also chosen to legally notice the owners of policy changes and to avoid violations. One current example is a homeowner report of a speeding vehicle almost hitting someone. Thus the reminder that the speed limit at Fairmont Hill is 15 mph. Suggestions are always welcome.

PROJECTS UPCOMING

In addition to our annual maintenance projects of tree trimming, termite inspection, roof maintenance, rain gutter clean out and deck inspections now mandated annually, we will be painting the entire community a new color. Bids have come in but not yet chosen. Professional advice as well as homeowner input will be used in the Board color decision making. This won't start until later this year. The last two numbers of an address will be added over the garage doors this year. This will be valuable for responders to emergencies and for fire lane violations as well.

UPCOMING COMMUNITY EVENTS

Yorba Linda Parks and Recreation catalogue came out this month. It is full of activities for all ages from very young children to Senior. There are a lot of activities at the Community Center on Imperial as well for those over 50 years old and also younger.

BULKY ITEM DISPOSAL (Again)

There has been an increase in people dumping furniture and mattresses at the trash bins. Republic disposal will not pick up items that are not placed in a dumpster without a fee from the owner or the Association which is all of us paying for one thoughtless resident. It is often a tenant doing that. If you will report the address of the violator we can assess the cost of pick up and a fine to the guilty party and if it's a tenant then the landlord. The dumping fees come out of your dues so please help keep costs down. Your report of a violator is private. We don't tell.

ANNUAL MEETING OF HOMEOWNERS AND ELECTIONS

The final date for candidate statements for anyone wanting to run for the Board is February 26TH. We encourage all of you to fill in your ballots to vote and return them to StoneKastle or bring them to the meeting at 6:30pm on April 8, 2020.

WINDOW and PATIO DOOR CARE (Repeat article)

Even in the winter you should open your windows occasionally as humidity builds up in your home which can cause mold growth. Another maintenance issue is to keep your window track, or weep screed holes clean. If not cleaned out water settles on the "stuff" in the tracks and can't get out the little holes to drain. The result is mold on interior dry wall and stucco damage outside. Third is maintaining your sliding glass door caulking on the top outside. The caulking gets loose and allows water intrusion behind the stucco causing damage to the exterior. That is why we are so particular with window and sliding doors allowed and limit those with only flat fins or trim on our pre-approved list.

ARCHITECTURAL GUIDELINES REVIEW.

These are partial guidelines and process reviews from the document dated 2006. The full document is on the web page or can be emailed or mailed from StoneKastle Management.
Introduction.

As stated in Article VIII, Section I in the Association's CC&Rs: "No building, fence, wall or other structure shall be commenced, erected or maintained upon Fairmont Hill, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Committee. ..."

Article X, Section 3 states that this Association shall provide exterior maintenance of each unit. Additionally, "such exterior maintenance shall not include...repairs or replacements arising out of or caused by the willful or negligent act of the owner...."

Furthermore, Section 3, subsection (d) states: "No Owner shall, at his expense or otherwise, make any alteration, addition or modification to the exterior of his unit... without the prior written approval of the Architectural Committee... the discretion of the Architectural Committee shall be exercised with a view to promoting uniformity in such minor installations and thereby enhancing the attractiveness of Fairmont Hill as a whole."

Architectural Review Process

Step 1 Architectural Approval Applications for windows, doors, patio covers, common area landscape, satellite dishes, etc. are available from Property Management. There is a \$25 application processing fee each time an application is submitted; applications also require a deposit, which may be wholly or partially refunded upon completion of the improvements. The deposit amount varies by improvement and is as follows: patio covers \$200, windows \$150, doors \$100, all other \$50. The City of Yorba Linda now requires permits for retrofit windows/doors.

Step 2 Homeowners must submit completed applications to Property Management along with the processing fee and any required deposit. Applications must be detailed, and include a brochure, pictures or drawings of the proposed design and style. Incomplete applications may be returned and/or denied at the ARC's discretion; all resubmitted applications are subject to the \$25 processing fee.

Step 3 Once received by Property Management, the Architectural Review Committee (ARC) will review applications and return its written ruling within 30 days.

Step 4 Homeowners receiving approval for their improvements may proceed once they receive the ARC's approval notice and the City required permit. Homeowners receiving disapproval will receive an explanation as to why the proposed change was disapproved and may proceed to step six.

Step 5 Upon completion of any approved improvements, homeowners must submit a notice of completion on the permit from the City of Yorba Linda within 30 days. Once received by Property Management, the ARC will review to verify improvements were made in accordance with all guidelines, and refund any deposit submitted.

Step 6 Pursuant to Civil Code *1378, homeowners may appeal the ARC's disapproval to the Board of Directors for reconsideration at an open meeting. Appeals must be made in writing, and within 30 days, of the date of disapproval.

Architectural Guidelines

These guidelines are meant to expedite the review process and assist homeowners in obtaining approval, on their applications, upon the first submission. They are not the sole and exclusive set of criteria, as each case is considered individually.

Any damage or intrusion to the building exterior or common area, improper installation, or noncompliance with the uniformity and harmony of the community will be corrected at the homeowner's expense AND may result in a fine. Additionally, any modification requiring an architectural application, which is completed without an application, will result in a fine.

- 1. Pedestrian doors into the garage must be an exterior-quality wood, metal, or fiberglass door; it must be plain, have a flat surface and be painted to match the stucco color of the building. No variations in design/style are permitted; no architectural application needed.**
- 2. New screen doors must be white and be maintained in good condition (i.e. no warping, tears, discoloration or vast); square grids are NOT allowed. Doors that are simple and plain in design are pre-approved. If a pre-approved door (or one with less of a design) is installed, no architectural application is required.**
- 3. Upstairs units may use black, vinyl-coated mesh (with squares no larger than one-half inch) to enclose the deck. The mesh must be secured by plastic ties at the top and bottom railings; it must be installed neatly, with a straight edge, directly below the top railing and extend no further than the top surface of the deck. No variations in design/style are permitted; no architectural application needed.**
- 4. New front doors may be white or painted to match the existing stucco color of the building. Front doors may be solid or have a small glass arch or small block glass design at the top.**
- 5. All window and patio door replacements must be white and have a flat outside trim; square grids are NOT allowed. All new windows and patio sliding doors must be retrofit and fit into the existing metal frame. Cutting into the stucco is never approved. The external wood trim may not be removed, and the flange/fin must not be larger than 2 inches or be installed to cover any part of the external wood trim or shutters. The glass frame must be 2 inches or less. Should the Association need to repair/replace the wood trim or shutters in the future (i.e. due to dry rot or termite damage), improperly installed windows or patio doors will be removed at homeowner expense.**

All window and patio door applications are required to include a picture or brochure copy of the actual window or door from the outside that will be installed with the style number and dealer listed.

Due to the weight of some of the larger patio doors, those in excess of nine feet may use a three-panel design slider given it conforms to the previously stated guidelines.

6. **Patio covers must be painted to match the color of the building; painting and maintenance is homeowner responsibility. If a patio cover must be removed to complete Association repairs, the homeowner is responsible for the cost of removal and reinstallation.**
7. **Satellite dishes may not be installed on any portion of the roof or railings and are subject to additional requirements/restrictions as written in "Satellite Dish Installation Information."**

Approved Windows and Patio Sliders

AMERIMAX (PREFERRED)

**WINDOWS – PORTRAIT SERIES,
LIFETIME SCREEN AND GLASS WARRANTEE
PATIO SLIDER - NEW HORIZON
888 338-2201 QUALITY CRAFT MARK MAUDEN**

WINDOR

WINDOWS 3000 SERIES

MILGUARD STYLE LINE OR TRINSIC

**STYLE LINE SERIES HAS THE NARROWER FIN AND FRAME THE ASSOCIATION REQUIRES
MANY DEALERS ARE AVAILABLE. TRINSIC STYLE HAS BEEN ADDED RECENTLY**

JEN WELD

**WINDOW MASTER SERIES
HOME DEPOT CARRIES. IT IS A LOWER QUALITY THAN THE ABOVE
INSTALLATION COMPANIES VARY WIDELY**

BOARD MEETING DATE CHANGE FOR MARCH ONLY

The Board meeting will be Wednesday, March 4, 2020; a week earlier next month. This is for one month only and the location will be the same at the club house, White Springs pool.

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

**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	Yorba Linda Disposal 714 238-3300

Next Board Meeting 6:30 p.m. Wednesday, March 4, 2020

**Newsletter and alerts email sign up owners and tenants: fairmontcable@aol.com Web page
www.myhoa.com/fairmonthill**