

## **Fairmont Hill Happenings** **November 2020**



### **\$3:00 DUES INCREASE JANUARY 2021**

The budget committee suggested and the Board approved a very small dues increase of \$3.00. Small increases greatly reduce the necessity of special assessments in the future to “catch up”. Therefore, the vote was to implement the increase January 1, 2021. With an increase in minimum wage coming, vendors will need to make adjustments. The Covid 19 situation has increased our expenses and decreased income and is a real concern.

History has shown that some owners don’t “get it” until several months after a dues increase in January and incur a late fee of \$15 for not paying the full amount of the dues as a result. Not reading the newsletters, annual disclosures and budget is usually the cause. We will remind you in the December Newsletter as well. Please prepare and if you aren’t on an automatic debit from your checking account, we advise that you do so. That way you won’t ever have to deal with late charges, forget to pay them and lose your pool and spa privileges when “normal” returns again. Accounts must have a zero balance to avoid interest charges.

### **REMINDER: CHRISTMAS TREE DUMPSTER WILL BE ON COACHWOOD DEC. 28**

As always, only Christmas trees are allowed in the BIG dumpster. It will be removed and then brought back empty January 4, one more time before the final pick up January 11. Stands must be off. No other items allowed as the trees are ground up. They will charge us extra or not pick up at all without more charges.

### **BOARD MEETING ITEMS FROM NOVEMBER**

A developer has purchased the business strip where Canyon Inn is on Esperanza and Fairlynn. He states two options. One is to upgrade the business strip and the other is 40 to 50 townhouses on 2.8 acres three stories high and connected. Your Board President met with him and sent out a survey to the email list people for comment. This affects Woodgate and Fairgreen communities as well. Of the surveys returned only one resident thought it was ok. Fairgreen President says they are very against it as well on their property borders. It is against the county two story code and the property is not zoned for residential. Parking is a big issue and three stories is out of character for the communities as well as looking into the homes at Fairgreen HOA. If the developer doesn’t take our recommendation of keeping it business then we will have to fight it. Petitions may be started and appearances at the County. I will represent our community if need be. Anyone else is welcome too.

The rye grass is up and mowing has started again.

The tree trimming project is about done as are the flat roof replacements. Priority 1 decks are in progress and the dry rot wood replacement project is starting this week. Annual termite inspection is done. Our annual tree trimming, roof, deck and termite inspection are proactive and save you money.

White Springs pool remains closed due to the increase in Covid 19 cases. Since there is very little use of the Echo Hill pool and spa, that remains open but may close if needed. Spa use is limited to one family or one person at a time.

## **HOLIDAY LIGHTS CLARIFICATION**

One homeowner complained about the Association's enforcement of the rules concerning Holiday decorations, which includes Halloween, Thanksgiving and Christmas, even threatening legal action. The old rules stated that decorations be taken down 30 days after a holiday. The 2017 Holiday rules state 15 days. Both say you can put up decorations 30 days before the Holiday but Christmas decorations are the day after Thanksgiving. This year we have made an exception due to the depressing shut in situation of the Covid virus and businesses and homeowners started very early with Christmas, even around Halloween. Thus, decorations have been allowed to exceed the time limits. Due to the legal threats, slander and abuse the issue was turned over to our attorney, as policy dictates, who agreed and even encouraged the Board making exceptions this year. Next year we anticipate returning to the standing Holiday rules.

## **CAUTION**

Car thefts and especially car break ins are at the height during the holidays. You can prevent break ins by parking in your garages. Don't leave gifts in plain sight in your car or any other valuable or things that can be used for identity theft.

## **VENDOR HARASSMENT AND OR ABUSE IS ILLEGAL**

Recently there have been two more incidents of vendor harassment by two residents, one of which is a repeat offender. This is serious as it could result in legal action against the owner and the Association if we don't address it. One owner used racial slurs, profanity, insults and provocatively got literally inches from the face of the vendor.

The second case needs addressing so the false information will be exposed when it is spread. It also increases the Association's legal fees which is ultimately you.

This homeowner accused our property manager and Stonekastle of operating their company and having managers who illegally don't hold a Real Estate License. Our Manager Taryn thoroughly explained to the owner they are misinformed and that this is not true. There is no California law that requires this. They have to declare every year that they do NOT hold that license and gave the homeowner the way to verify this. After that the homeowner made what appears to be a deliberate attempt to besmirch the reputation of the company, manager and indirectly the Board, by recently filing a complaint with the Better Business Bureau regarding this lack of license. It is difficult to understand why an individual would interfere with Management's business and file a complaint without exercising due diligence and knowing what the law requires.

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. 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 6:00 p.m. Wednesday, December 9, 2020. Newsletter and alerts email sign up  
owners and tenants: fairmontcable@aol.com Web page [www.myhoa.com/fairmonthill](http://www.myhoa.com/fairmonthill)