



## **Fairmont Hill Happenings** **January/February 2021**

### **YEARLY REVIEW FOR 2020**

In spite of all the turmoil 2020 brought with the pandemic, quarantines, working from home, storms, record windstorms etc. we had a very productive and property enhancing year.

**1.**Our ongoing programs of annual maintenance have kept costs down unlike some other associations that wait for a crisis and then special assess the homeowners.

**2.**Trimming our 1,600 trees was done by species as every year based on our tree specialist's recommendations.

**3.**Termite annual inspection in November and resulting wood replacement and repair is ongoing from last year. More 44 year old wood needed to be replaced and repaired this year after damage from heavy rains and wood rot.

**4.** Being proactive, the Board proceeded with the legally mandated deck inspections that have to be completed by 2025. In order to comply with the law and protect the integrity of the decks, the Board established an owner accountability system for maintaining the surface of the decks at no cost to the Association. This year the remaining decks will be evaluated and action taken to ensure they are structurally sound.

**5.** All 31 priority one decks were replaced with our deck project. We should easily pass the future legally required structural inspection.

**6.** Grace Haven slope renewal is almost completed and Ridge Manor still in progress. Slopes are a high priority due to the very expensive cost should they fail. In addition, we note the condition of the landscaping during monthly inspections and plants are replaced or filled in for as many homes as the budget allows.

### **PROPERTY VALUES ARE AT ALL TIME HIGH**

Several condos have passed the \$500,000 selling mark and our dues are still proportionately lower than our two neighbors Woodgate and Fairgreen. For example, Woodgate just below and next to us assessment dues are \$288. They pay their own trash of \$25 a month, their own cable and their own internet, all of which we pay with the dues assessment. The value of cable and internet last year was \$107 bringing their comparable out of pocket to \$420 a month.

Fairgreen dues are \$387.00 and the homeowners pay their own trash, cable and internet bringing that to \$514. Still think our \$348 isn't a good deal?

### **MORE GOOD NEWS FROM 2020 IN REVIEW**

Being on top of all current and new laws regarding condominiums we negotiated a favorable solution with Republic Services to the new State law regarding recycling that was going to take away some regular trash bins and convert them to recycling bins only. Homeowners just need to keep their receipts for cans and bottles from any recycling center if we get audited sometime.

### **REMINDER: \$3.00 DUES INCREASE STARTED JANUARY 2021**

As stated in November, 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. In January we had 49 homeowners that did not pay the dues increase. Not reading the newsletters, annual disclosures and budget is usually the cause. Please prepare and if you are not on an automatic debit from your checking account, we advise that you do so and be sure to confirm the correct assessment amount at the end of each year. That way you won't ever have to deal with late charges, forget to pay assessments or lose privileges. Accounts must have a zero balance to avoid interest charges.

### **NEW FOR 2021.**

The painting contract that was awarded a year ago we delayed until this year and is now in progress. Check out the Echo Hill entrance to see the progress. Dunn Edwards Design specialists were primary in the new updated and modern gray color schemes from the previous 15 years ago. We announced and voted the gray themes last year and have had very positive feedback.

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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 6:00 p.m. Wednesday, March 10, 2021. 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)