

Happenings at Fairmont Hill

October 2023



PARKING UPDATES

The Board has been working hard to come up with solutions for the lack of parking in our community. We are happy to announce that by doing some creative thinking, removing some planters, and repainting, we were able to create 16 new parking spaces! Highlights include Fallen Oak, Flower Gate, Green Hill, Apple Creek and Echo Hill. We are currently working on creating a parking matrix so that we can repaint all spots in the community, while continuing to look for ways to add more parking.

Please note that parking in front of a garage is considered a firelane and subject to an immediate tow. "No Parking" signs are posted in every alley, you may load or unload only, no more than 15 minutes.

When it comes to open parking spaces we are aware that some of you do a "car swap" within households and essentially take over spots for weeks or even months at a time. You know who you are. Please note that your neighbors are aware and likely extremely annoyed and upset about this swapping. Please do the right thing, share the spots and give others a chance. Households have different schedules.

SPA UPDATE

Management and the Board are aware of the ongoing issues with the Echo Hill Spa jets and want to share that we have a plan in place to hopefully *permanently* fix the issue. A work order has been placed to put in a brand new breaker, we are pending parts. Thank you for your patience as we work to resolve this frustrating issue.

BEMUS LANDSCAPING

Monthly walkthroughs are done with Bemus to address community expectations. For those of you who have attended our monthly board meeting and reached out, we hope you notice a big improvement in your area. Bemus landscaping is on a rotation so if your area is not done, please be patient. We are attaching their rotation schedule so residents can be made aware of when their areas will be detailed.

ROOFING UPDATES

Antis Roofing was approved to perform its annual roof maintenance and gutter cleaning. The date is still pending, but should be taking place in the next 6 weeks. Notices will be posted. We have much higher expectations for this year; unfortunately last year's vendor made huge messes in several residents' patios.

CLUBHOUSE UPGRADE

We are slowly working on upgrading our Board Meeting Room/Clubhouse. These updates are much needed and long overdue as the room was severely outdated. Updates include adding an AC/heating unit that will make the room much more comfortable anytime of the year during our meetings. We also had the popcorn scrapped off the ceiling and added new LED lights and a new fan. Additionally, the old vertical blinds (which were braking and hard to open) have been removed and replaced with modern pull up shades. In the future we hope to update the floor and cabinets as well.

KEY FOBS

We currently do not have a contract for our pool's key fob system. The old board set up the keyfob system with the company Cal Gate. They are paid on an as needed basis to fix issues, however it has come to our attention that the old key fob system has many flaws. Not only do we not have a handle on who currently has key fobs but there is a strong likelihood that non residents have copies. This makes it very difficult for us to have control over who enters the pool areas - this is a major safety concern.

OC Patrol offers an upgraded key fob system that will be based on a contract. This will ensure that we are not only aware of who currently has a key fob, but also the new system uses fobs that will be secure and unable to be duplicated. This will make our pools safer and easier to manage.

Unfortunately, the only way to successfully make this change is to start over with an entirely new system. Our goal is to set up dates to pass out the new keyfobs to residents. We will make sure this happens before we deactivate the old fobs. Once the transition is complete, the old key fobs will no longer work. More details will be sent out in a separate letter.

BYLAWS, CC&Rs and QUORUM

A goal of the Board is to be able to fully amend and restate the current Bylaws/CC&Rs with entirely new, straightforward, and statutorily compliant documents. The current documents predate the primary law in California that governs homeowner's associations (the Davis-Stirling Act). The Board believes this will protect the Association's financial and legal well being. The current requirement to amend the CC&Rs is 75% which is nearly impossible to achieve in a community our size. We would like to lower the future requirement to 15%. We need at least 50% of you to vote for this so we can go before a judge to hopefully rule in our favor to amend this. We did reach 50% only once before to reach quorum in the 2022 election and it took an enormous and lengthy effort. If you have not already voted, please do so. If you are not sure, you may vote again as the votes will not be duplicated. Every vote counts!

BOARD OF DIRECTORS

Chris Mojarad, President
Amy Yates, Vice President
Derek Bounds, Secretary
Shelley Fajardo, Treasurer
Albert Bozek, Member at Large

PHONE NUMBERS

OC Patrol: 800-525-1626
OC Sheriff Non-Emergency Line: 714-647-7000
Republic Services (Oversized Trash Pickup): 800-700-8610
Spectrum: 866-550-3211
Website: www.myhoa.com/fairmonthill

STONECASTLE MANAGEMENT CONTACT INFORMATION

22722 Old Canal Road, Unit B, Yorba Linda, CA 92887

Office Hrs.: M-Thurs 9:00 a.m – 5:00 p.m.

Friday – 9:00 a.m. – 1:00 p.m.

Manager: Nancy Blasco, Nancy@stonecastle.com | Paige Frost, Paige@StoneKastle.com

Assistant: Sharon Richardson, sharon@stonecastle.com

Billing/Collections: Darien Reyes, darien@stonecastle.com



6 Week Rotation

2023

January

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August

S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

October

S	M	T	W	T	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Week 1
Week 2
Week 3



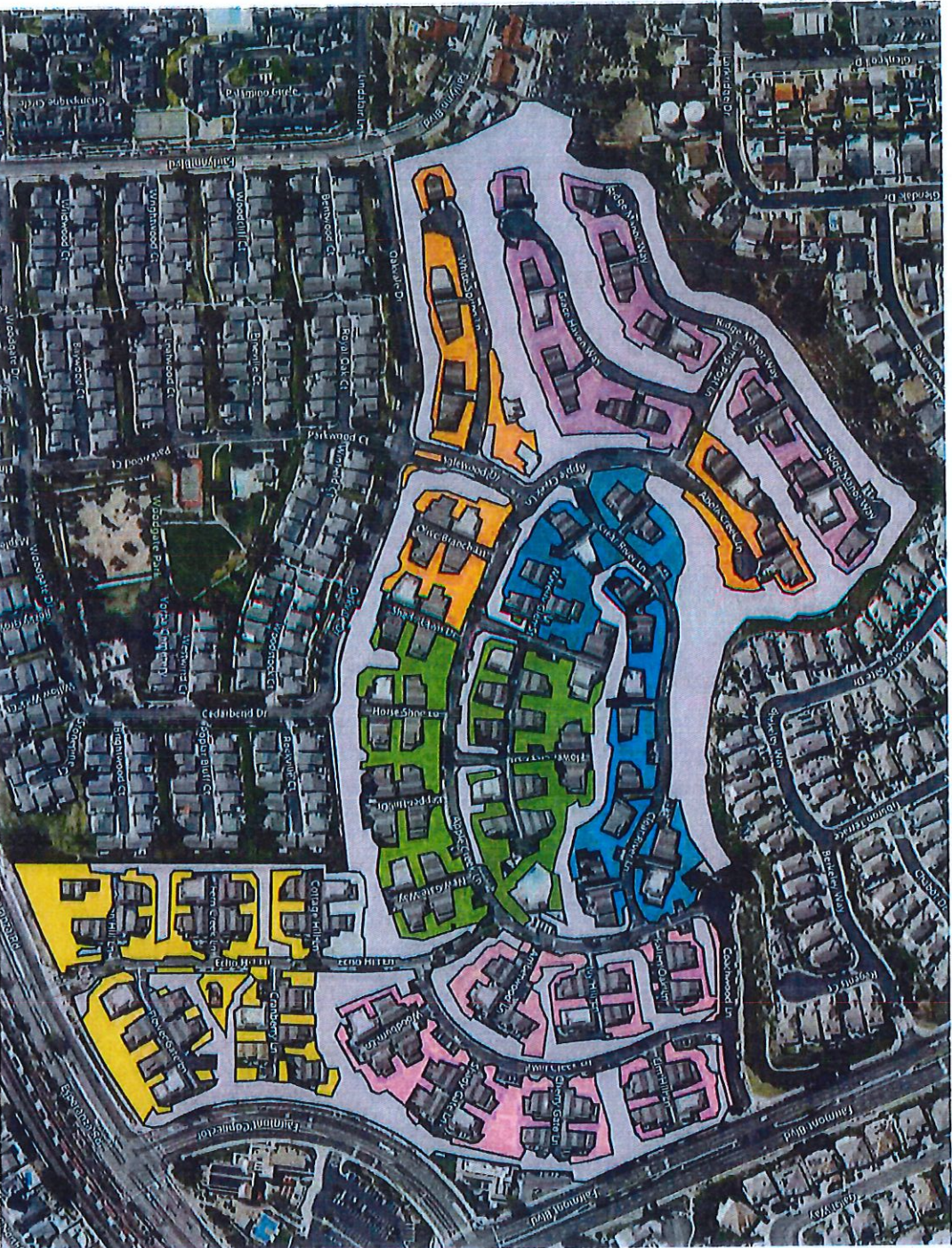
Week 4
Week 5
Week 6



Fairmont Hill

5 Week Rotation Map

Maintenance



- Week 1
- Week 2
- Week 3
- Week 4
- Week 5
- Week 6
- Slopes -

see 8 week
rotation