

Fairmont Hill Happenings

April 2015



ANNUAL MEETING AND ELECTION OF BOARD MEMBERS

There were only 94 ballots turned in of the 249 needed for a quorum so the annual meeting and election was adjourned until April 2016 at the proposal of past board member and President Peter Koehler. This was approved by the members present.

A disturbing fact was that of the 94 ballots, 14 were invalid due to the failure of the owner to sign the outside envelope. Please read the directions carefully so that everyone's vote will count next time. With this lack of participation it will be very difficult to pass the new CC&R's and By-Laws that have been in the works from our attorney and refining by the board for quite a while.

MAY 2, GARAGE SALE REMINDER

Don't forget our 12th annual garage sale sponsored by Realtor Judy Jarne is coming up fast. You will need to contact Judy to be on her list at 714 325-0213. She does the advertising and puts up signs so it is a great service to you and our community. We allow 2 garage sales a year per resident in addition to the annual one. Happy Spring Cleaning.

DROUGHT MEASURES WE TAKE AND RECOMMEND

The drought has become increasingly more serious. At the last Board meeting suggestions were made by the residents present. To keep you better informed here are the measures we have already taken proactively and some go back 11 years.

1. We have installed "smart controllers" for irrigation which connect by signals to a tower which then sends information back whether we need more or less water. This is a money saving device. Some of the Smart Controllers have the ability to shut down the water if there is a break in a line.
2. Any plants that have been planted in the common area for the past 11 to 12 years have been drought resistant. Our recommended planting listing for owners who want to do a little planting on their own consists of drought resistant plants although not cactus gardens which are out of sync with the rest of the community.
3. Our irrigation system is very old and rather than create a large one-time expense for an entire overhaul, we are doing it as needed. Douglas Landscape has an irrigation specialist on site 5 days a week.
4. We continually remind residents not to wash off upper decks and patios more than Once every two months as recommended by our main contractor. Frequent washing wastes water and damages the deck coating.
5. The annual rye grass was not planted last fall as it requires more frequent watering to germinate and grow.

FHA APPROVAL

Good news. Our Association has received approval for FHA certification which means you can buy or sell FHA. The high majority of loans are FHA approved. If we were to lose certification due to too many rentals or a too high delinquency rate, your property values would drop. This is why we have the 30% cap on rentals.

POOL CHAIR ABUSE

Recently an alert resident observed a young man throwing a pool chair from the spa area to the pool area. We identified the address of the young man with our pool systems and appropriate action is being taken. This kind of behavior is what stopped the refurbishing of pool chairs and lounges in the past. If we are going to have new chairs and loungers at the pools this kind of behavior has to be stopped and taken seriously so the few don't ruin it for everyone. Please continue to report incidents like this. Per our rules, fines can go up to \$500. We are still looking for new pool furniture.

RENTAL RESTRICTIONS PRIORITY WAITING LIST

In order to be fair to all, we are going to be starting a waiting list for anyone wanting to sell their unit to a landlord. This will mainly work for those who are planning ahead. Currently we are over the 30% limit for rentals but when it drops below that those who want to sell as a rental and are not eligible will become eligible based on their position in the waiting list.

COYOTE ALERTS

This is the prime season for coyotes looking for food for their young pups. Please keep your pet indoors unless attended by you. They can easily jump your fence. Feeding your pets outside encourages coyotes to come into our complex. They will come day or night. Please report sightings so we can pass along the alert. Fruit can attract them and rats as well.

GARAGE DOOR REPLACEMENTS

As you all should know, any wooden garage door must be replaced if it needs repair or if your home is in escrow. We had a deadline years ago for everyone to replace their wood garage door and make the community more attractive with uniformity. Some streets have complied 100% and look so nice compared to other streets. Wooden garage doors are also noisier and all are very old. The deadline was temporarily set aside due to a very poor economy. We will now be resetting that deadline and want to give a heads up for setting aside money to replace your garage door. More information will be published next month with a deadline date sometime a year from now and any discount pricing available. Thank you for your cooperation.

Board of Directors
Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
Ken Carlfeldt, Treasurer
Bob Paulhus, 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. 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. Monday May 4, 2015. Newsletter and alerts email sign up for owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill