

Fairmont Hill Happenings

August 2013 Newsletter



BUDGET COMMITTEE

It's that time again to look at what we spent so far this year, estimate the rest of the year and project what we will need for next year. We lost one of our committee members who sold her home and are looking to replace her and need one more. If you have a financial background or are just good at it please let me know at fairmontcable@aol.com. Must be a member in good standing to serve on the committee. Two Board members are usually at the meetings working with the committee. It involves about 5 or no more than 6 meetings between now and the first of November. The budget has to be finalized by the first Board meeting in November to be voted on and then is sent out to all owners before the end of November.

GARAGE SALES

We've had a few problems with garage sales this year so need to clarify that garage sales are just what they state.....sales in your garage. Using any part of the streets, which are fire lanes, or the common area greenbelts is not permitted. Spreading things out on the asphalt inhibits people from getting in and out of their garages safely and is a violation. Landscape gardeners need access to all of the common areas to do their job in their regular schedules.

The policy has been from long before this Board's time that two garage sales a year are permitted per unit. This will be finalized in the rules amendment process we always do with input for 30 days before the final vote. We are not counting the community wide garage sale in May each year as one. If there is a special circumstance like moving out, another could be approved by the Board. There really isn't any good parking for garage sales, it takes parking away from residents and the buyers are double parking illegally for the most part. One tenant was having one every month or two before we discovered it and even blocked off their street to traffic. This violates the current CC&R nuisance article even without a formal rule.

DEAR LANDLORDS

A reminder that it is your responsibility to see that your tenants receive the Rules and Regulations, newsletters and any other document that they need to know about so they aren't creating problems for the neighbors and you unknowingly or knowingly. The rules require that you turn in an owner update each time you have a new tenant and give a signed paper to Stonecastle from the tenant that they have received the rules from you. There are 3 ways tenants can get these documents and newsletters. One is directly from you. Another is from our web site www.myhoa/fairmonthill.com (We have had 48 people go to the site since June.) The third method for the newsletter is to sign up for fairmontcable@aol.com blind copied email newsletter and alerts. There is also a \$50 fine for every owner not sending in an owner update, whether landlord or not.

While we have wonderful tenants, some who have been here even 25 years, most of the problems are coming from tenants. Please choose your tenants carefully. You'll save yourself and us a lot of headaches. There have been 3 evictions currently due to rule violations and a possible 4th on the way. The new CC&R's will most likely have a cap on how many rentals can exist in Fairmont Hill and then there would be a waiting list for new ones. This is becoming common practice with HOA's due to the loss of FHA funding if an HOA goes up to 50% rentals. Values drop since 85% of sales are FHA and no one could buy or sell here.

REMINDER: OWNER UPDATES NOT YET TURNED IN ARE SUBJECT TO \$50 FINE & HEARING

POOL KEY REPLACEMENT WITH FOBS APPROVED TO MOVE FORWARD

Though not ready to implement yet, the Board voted to approve the plan. This will enable us to control the use of the pools for qualified residents only, no former residents or delinquent owners and their tenants. It will also help identify vandals better in conjunction with the digital cameras that are replacing the old ones. Please clear the balance of your account due if there is one so that you will be ready to receive your FOB when we are ready to go.

MOTORCYCLE PARKING SPACES

At the last Board Meeting the Board, at homeowner's request, reviewed motorcycle parking issues. We voted to move forward with a plan for motorcycle parking. At the next Board meeting we will again review plan options and make a proposed rule which will be sent out to homeowners for 30 day comment period before the Board make a final vote enacting a rule.

GARAGE RULES REMINDER AND GARAGE DOOR CLEAN UP

We have too many garage doors left open and unattended which makes the complex look tacky. It is also a rules violation. Another rule that applies is that at least one vehicle must be parked in a two car garage. Garages are not to be used for residential purposes. It has been noted that some units in our complex are using their garage for a bedroom, family room, game room, all of which are violations of the no residential use. This rule is long standing and has the purpose of easing the parking problem by using garages for their intended use.

It has been noted on property inspections that there are a lot of dirty garage doors that could use a good dusting or hosing off the dirt. Please get together with your neighbors and wash them down to give them a little face lift.

SAFETY WARNING

There have been some near misses of hitting children on bicycles recently. Riding bicycles between the buildings is very dangerous. The car driving to their garage may not be able to stop in time when a child darts out from between buildings on their bikes. It is also dangerous to have children racing down the side streets on their bikes and increases the chance we could lose our insurance and require a big increased fee to find another company.

Rule #3 from probably the beginning of the Association rules states: "There is a concern for the safety and wellbeing of the residents within our Association. As a result the following activities are not permitted:

Skateboarding, motorized skateboards, motorized scooters, rollerblading, roller skating, baseball (when using a hard ball and bat), bike ramps, slingshots, BB guns and firearms. This also includes any activity that could directly or indirectly cause harm to another individual or cause damage to association property."

Just a few days ago a resident was almost hit by a two children on motorized scooters.

BARBEQUES ALERT

We have been reading the code to mean upstairs decks can have a barbeque if it is used 10 feet from the stucco and wood. This is not so I'm told by the Assistant Fire Marshall. The code which we must follow now is that no barbeques can be used on the upstairs decks unless they have an adaptor to replace the big propane tank with a 2 ½ pound disposable tank. Coleman makes one and they only last for a few times. If the Fire Marshall inspects our property, then Stonecastle and the Board would be held accountable for not enforcing the code which Y.L adopted and is National. On patios the barbeque must be 10 feet away from the building. In addition, please note that if your barbeque is too close to the vinyl fences it will warp and bend the slats which you will then have to replace. More information is coming.

NEIGHBORHOOD WATCH

If we can get 15 or better yet 20 residents to commit to a meeting for learning more about how to protect the community and themselves, I can schedule a Neighborhood Watch meeting at our club house. A representative from the Sheriff department and their crime prevention specialist would come. So far I only have 3 positive responses. Can we get 12 to 17 more out of 496 homes?

Since we don't have Block Captains for most of our streets I'd like to suggest that each one of us be the eyes and ears of the community and report anything suspicious to the Sheriff Non-Emergency Dispatch number. Fireworks should have been reported as we had some going on. This would be very costly to everyone if something caught fire.

Neighborhood Watch is also the foundation for emergencies like earthquake, or any unforeseen disaster. A couple of you have had the CERT training (Community Emergency Response Team) as I have. In a big disaster we might be on our own for many days. We all should have 3 days of non-perishable food and water supply per person, a first aid kit, a car kit, prescription and non-prescription meds, certain kitchen items, a back pack for evacuation, money and copies of I.D. This is just a partial list. I can scan and attach the full recommendations to those on the email list. The time to prepare is before something happens.

QUIET ENJOYMENT VIOLATIONS

One of the biggest problems in condo living is that of disturbing neighbors with excessive noise. Walls are shared, buildings are close together and even a loud TV can be heard in many units. Excessive noise makes it hard for neighbors to have their windows open or even get a good night's sleep. It is the right of everyone to have the quiet use and enjoyment of their unit and the common area. Rule #1 in the Rules and Regulations states that no one shall interfere with that right and it should be reported to Patrol or the Police if that is the only way to stop it. The CC&R's Article 12 section 5 states that anything that is an annoyance, nuisance or interferes with the quiet enjoyment of a person's unit is a violation. We hold hearings for repeat violators and fines are applied. Some consideration for others wouldn't make that necessary so please keep it down. Summer is the worst time for excessive noise.

Board of Directors

Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
Bob Paulhus, Treasurer
Ken Carlfeldt, Director at Large

Management Contact Information

Stonecastle Community Management
TARYN MARTIN, CCAM Community Manager
E-Mail: TARYN@StoneKastleMgmt.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: Tuesday, September 3, 2013 6:30 p.m.

Newsletter and alerts email sign up for owners and tenants:
fairmontcable@aol.com

