

Fairmont Hill Happenings

August 2015



IMPORTANT: INSURANCE CANCELLATION

Due to the fire last year and the fire three years ago totaling over \$500,000 in pay outs, our fire insurance and liability carrier, Sequoia, has chosen not to issue a renewal policy to us thus we are cancelled. We had been turned down by most of the primary insurance carriers, however our broker ARS has acquired a new proposal from Aspen Specialty Insurance.

You will need to adjust your current policies to be covered for all interiors as our CC&R's state that we only cover bare walls. If you are receiving this newsletter in your billing statement, the new policy will probably already be in effect which will be August 27. Your private insurance premium will probably go up but we will be going back to the \$10,000 deductible instead of the current \$25,000 on the Association Master Policy.

Another side effect of this is that we are going to increase the fine upper limits from \$500 to \$1,000 as you will see in the package of documents sent to you in November that are required by law. Anything that can cause a lawsuit or serious damage such as a fire may be subject to this higher fine. An example would be doing fireworks in the community which is also against City code. We can't afford another fire. An attack on a vendor working in or for our community would also be a potential lawsuit which can cost all Association members if a legal action is taken as it has been in the past.

Propane 5 gallon tank barbeques, patio and balcony lighting and any other potential fire hazards will result in hearings and resulting fines in order to protect everyone from losses and insurance cancellations with resulting increases in dues to pay for higher insurance premiums. Skateboarding and pool accidents are common claims that can cause us to lose insurance again and potentially raise dues to cover higher premiums.

We are mandated by law to do what we can to protect your investment and not ignore safety issues. We are not trying to be the police and don't enjoy that role.

POOL FURNITURE

We should be receiving some pool furniture (total of 20) for both pools in a couple of weeks. It's not as much furniture as we would like to end up with but this is a start to see if it will be vandalized or destroyed before we invest another \$5,000. We are putting two tables at each pool with 4 chairs each.

Here is what you can do to help preserve the new furniture and allow us to safely buy more. Don't let anyone in the pool area without a fob (key). Immediately report any violators or vandals so we can more easily identify who they are. Fence jumpers are often vandals. Control your children so that no skateboarding, bicycle riding or abusing of the furniture is allowed. Unfortunately some of the past vandals have been late teens with no required supervision. Remember it's your money that is being wasted and people who want to use the pool with no fob are usually not paying their share of the upkeep bills. You would be giving them a play with no pay opportunity.

NOTE DATE CHANGE FOR THE SEPTEMBER BOARD MEETING.TUESDAY, SEPT. 1, 2015

ARCHITECTURAL NEWS REGARDING MILGARD

In the past the Milgard Style Line patio sliding glass door was not retrofit and required a nail on installation with stucco break out. We allowed the windows but not the patio door. Next we were told that there was a retrofit Style Line but not available in Southern California. Now it had come to our attention that the Style Line Patio door that is retrofit is available and fits out guidelines for a flat fin and within the 4" total fin and glass frame. Thus we have expanded the guidelines to include the patio door along with the windows.

BULKY ITEM PICK UP REMINDER

There is an increase in mattresses and furniture being left by the trash bins. This is usually from home sales or renters moving in or out. You have two choices. You can take the items to the dump yourself or pay \$46 to Republic Disposal for two items and \$6 for each additional item. There is a third choice which too many people are taking which is just dumping the items by the trash bin anonymously and letting everyone else pay for the pick-up charges. If we know who has done this they will be called to a hearing and charged the pick-up charges plus a violation fine of from \$50 to \$500 as our collection policy dictates.

WATER DISTRICT WOES

The Yorba Linda Water District wants you to vote for a water rate increase of about 148% for this year and there will be more coming. They say they can't find any place to cut yet they voted themselves about a 14% increase in salaries just before cutting your water use. They approve new home building in the hills saying there is plenty of water for them. They have been watering private property at no cost to the owners.

Twelve thousand signatures are required to stop them. Sample letters are available to sign and give to the Water District. Fairmont Hill is going to be hit hard with a big water bill due to the unfair method the District has devised. We will also get large dollar amount penalties unless we let not just our grass die but plants.

Here is an example of the unfairness. A single family home on an average lot gets 0 to 18 units of water no matter how many people reside there. Our HOA get 115 units of water per meter no matter how much acreage we water. We have 17 meters and 55 acres. Another HOA is just taking the penalty and watering more to save their landscape from dying and they have no turf. To save our plants we would need to swallow a much larger penalty. Penalties get passed on in the budget and we all suffer. Get involved and let your voice be heard by the Water District.

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. Sheriff Sub Station office
Fire Department Non- emergency
O.C. Patrol 800 525-1626

Y.L. Police Services Non-emergency Dispatch 714 647-7000
714 779-7098
714 744-0400
Yorba Linda Disposal 714 238-3300

Next Board Meeting 6:30 p.m. Tuesday, Sept. 1, 2015. Newsletter and alerts email sign up owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill