

Fairmont Hill Happenings

December 2013 Newsletter



The Board and Stonecastle Management wish you all a Merry Christmas, Happy New Year and Happy Holidays whatever you are celebrating. Fairmont Hill continues to be a beautiful area to live and we are constantly working to keep Improving it.

BOARD MEETING REPORT

The regular Board Meeting has been changed to the first Monday of the month beginning January.

The pool key replacement with a FOB system was approved. The changeover will probably start the first of February. After the installation is complete, two or three dates will be set for homeowners to pick up their FOBs as we did the last time we issued new keys. No one with an account balance owing will receive a pool key FOB. That means every account that doesn't have a zero balance with no exceptions. Now is the time to clean up those late fees and unpaid assessments. If the FOBs work as well as we expect to reduce vandalism along with the camera system, we can look into buying some pool furniture for the 2014 summer.

Replacing and upgrading the Echo Hill pool deck bids were tabled until the first of the year. Pavers are being considered. Repairs were approved for the patio cover at the Echo Hill Pool.

CHRISTMAS TREE DUMPSTER BIN

As has been the tradition, we have ordered the large dumpster bin to be placed on Coachwood, December 26th for trees only. Stands are not allowed. Neither is anything else or they won't pick up the dumpster....no household items, furniture etc. The contents are put into a grinder for trees only. The dumpster usually fills up pretty fast so we are trying something new this year. We will have a second dumpster delivered January 2nd when they come to pick up the first one. The second one will be picked up January 9th. Trees can be put into the regular trash bins if they are cut into no more than 4 foot lengths and don't stick out or stand outside the bins. Only do that if your trash bin is usually not full of household trash.

HIGHLIGHTS OF 2013

As the New Year approaches we like to summarize some accomplishments of the past year. First, the Board, with the assistance of the community and the Budget Committee, has been able to keep expenses within budget. This has enabled us to plan ahead for 2014 with no increase in dues for the second consecutive year and still have a 67% reserve balance.

The difficult task of the rewriting of the 35 year old CC&R's and By-Laws has begun and will be presented to the owners for review and input by mail and town hall meeting when the final draft is done by our attorney.

The slopes infill planting is basically completed with a renovation of a key property corner on Fairmont Connector and Experanza.

Red curbs were repainted throughout the community.

New plants are being put in around buildings now on a priority basis and particularly close to the entrances to your homes first.

Annual projects of tree trimming, roof maintenance, termite treatment, wood replacement and rain gutter clean out are either completed, in progress or soon to be, weather permitting.

A web page was created for easier access to documents.

Rules and Regulations were updated.

VACATION ALERT FROM THE SHERIFF DEPARTMENT

Last year Yorba Linda had 68 burglaries in December. The Sheriffs are highly recommending that if you are going to be gone any time in December and early January that you notify them for a free vacation check while you are gone. You can go into the office at Arroyo Park and fill out a form or call 714 779-7098. We hope to cut those numbers drastically this year. This service is available any time of the year. Our patrol will do a vacation check for you as well.

BARBEQUE ADAPTORS TO REPLACE 5 GAL BUTANE TANKS

As we have told you, the State Fire Authority has a fire code that prohibits any open flame on balconies, decks or patio. Your barbeque needs to either be electric or have no larger than a 2 ½ pound butane canister. Thanks to homeowner Milt Burdick's research, we now can tell you where to get the adaptor for your 5 gallon old tank. It is on Amazon.com and cost \$20. We are going to look into having some hardware store locally carry the part for easier access.

Please be aware that we have notified you of the code several times now and the consequences of a fire caused by your not obeying the code could be devastating. First you would be responsible for the \$25,000 deductible and civil charges brought against you by neighbors or their insurance companies for the contents of your neighbor's homes if damaged by fire or smoke. We were told by a homeowner at the last Board meeting that his neighbors are just going to hide their 5 gallon butane tanks. Not a good idea. We have limited monitoring ability but will send violation letters per regular property inspections. That keeps the Association free from liability and it's all on the violating homeowner.

KUDOS

Thanks to all you responsible dog owners for the improvement in cleaning up after your dogs. Thank you for adhering more to the parking rules. Towing has been very reduced. Thank you for the improvement in following the no skateboarding rule reducing liability. Thank you to everyone who cares enough about the community to report things that we can correct to maintain, improve or make life more enjoyable living in our HOA. We do care.

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@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: Monday, January 6, 2014 6:30 p.m. Newsletter and alerts email sign up for owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill

