

Fairmont Hill Happenings

December 2014 Newsletter



Merry Christmas and Happy Hanukah

Christmas tree bins will be on Coachwood. One beginning December 26 for a week followed by another dumpster for a second week ENDING January 9th. No bulky items or stands are allowed as they shred the trees and they will not take away trees with stands. Nothing over 4 feet can be put in the regular trash bins. You must cut into no more than 4 ft. pieces. Remember that no nails can be put into the wood or stucco as it causes wood rot and damage. Decorations should be taken down by the 15th of January.

OUR YEAR 2014 IN REVIEW

In addition to our normal annual tree trimming, termite treatment, wood replacement, roof maintenance we have initiated an annual main sewer line inspection and clean out if needed. All of the streets were seal coated. We are in the process of stucco repair throughout the community. Cement grinding of raised cement was another contracted project. The pools had scoring around the edges to rough up the cement and help prevent slipping. Of course anytime you have pool water there is the chance of slipping if you aren't careful and you should accept that responsibility.

The legal documents are still being worked on and will be ready for distribution and a town hall meeting with our attorney for a Q and A session with homeowner input requested early next year.

We have had a change in officers of the Board. Bob Paulhus, our Treasurer, has had an extremely tight schedule and with two little ones has had too much on his plate. Bob and Ken Carlfeldt have therefore changed places at our reorganizational meeting in December and Ken will be Treasurer and Bob will be Director at Large. Many thanks to both for the fine jobs they have done for years and their willingness to take on new responsibilities. To straighten out any confusion which came up from one owner at the last board meeting, the Association owner membership elects Directors but not to any certain position. The elected Directors vote for who will be what officer. This is in the Civil Code and very legal.

The landscaping is an ongoing monthly project with new plants filling in bare spots around homes now that the slopes are basically finished. New plants are drought resistant. Another related project is that we have approved "smart controllers" to replace all of our old ones which will save us money and will base watering on the climate conditions sent by local towers to our controllers. Some controllers will shut down automatically if there is a line break in the irrigation. Information will go right to Douglas Landscape who can take care of the problem ASAP. We will get a rebate from the Water District in addition.

New rules were implemented to keep rentals under 30% of the Association and motorcycles can no longer take up a single car space unless it is your own deeded space, freeing up a few more parking spaces.

We have changed lighting companies due to problems that have been going on too long. Our new company is Comet Electric which we used in the past but they have promised a higher level of service at a lower cost so we are giving them another shot.

There seems to be ongoing confusion by some as to who is responsible for what in maintenance and repair of your unit. A chart long in existence and prepared by our attorney based on our CC&R's will be going out again with the billing statement. Be sure to read it.

Although delinquencies in paying dues that maintain and repair our association continue to be a big problem, our attorneys have been aggressively collecting more bringing the total delinquencies down somewhat. Please read the collection policy that came with the budget last month. The tools used to collect the required dues are liens against property, small claims court, bank levies, wage garnishment and ultimately foreclosure and sale of the delinquent owner's property as a last resort. We don't want that to happen to anyone. Legally any balance over \$1800 is subject to foreclosure or a balance that is over a year old.

FIRE AND BREAK IN FOLLOW UP

In a fire, all soft goods such as furniture and clothing are a total loss. Also a total loss is the electronics which become contaminated when walls are opened and items cannot be cleaned. A break-in resulted in the theft of some contaminated items like TV's which are harmful to health. You should have renter's insurance if you are a tenant.

DUES INCREASE REMINDER JANUARY 1.....\$5.00

The Budget committee, Board and Management, after considering current and future costs has instituted a small increase in the dues of \$5.00 beginning January 1, 2015. Please don't forget and receive a late fee after the 15th. It has been 3 years since the last increase and if small increases are not made periodically it becomes more likely that a special assessment would be necessary sometime in the future if there is a large unexpected expense. We are 60% funded in reserves as you could see in the recent budget sent out to you and perfect would be 100% but few Associations achieve that.

DECK INSPECTIONS AND MAINTENANCE

About every 4 years upstairs decks need an elastomeric maintenance coat to prevent cracks and leaks. This would be charged to you for lack of maintenance. PCW may be putting together a price for doing this job. The last time they offered not even 5 people signed up so it was cancelled. Deck repair due to lack of maintenance can go up to \$2,800 or more.

KUDDOS TO THE FIRE DEPARTMENT (NOW CALLED FIRE AUTHORITY)

The response time from the Fire Authority for the recent fire was very fast. It could have been much more damage had they not responded so quickly and with so many units.

Merry Christmas and Happy New Year to all and to all a good night. Happy Holidays.

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 6:30 p.m. Monday January 5, 2015 Newsletter and alerts email sign up for owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill