

Fairmont Hill Happenings

December 2015



Merry Christmas, Happy Hanukah, and whatever else you are celebrating.

StoneKastle Management and your volunteer Board members wish everyone happiness, success and good health in the New Year as well.

WHAT WE DID IN 2015

The prime legal mandate of any Homeowner's Board is to maintain and, when possible, increase the value of the property. This includes almost anything that affects the looks, harmony and maintenance of the property as well as the quality of living here in quiet enjoyment and as free as possible of nuisance and noxious events per the CC&R's, Rules and Regulations, Architectural guidelines and all other documents and policies. It's not for everyone who expects a single family home environment.

To achieve those mandates we have maintained our annual tree trimming, roof maintenance, gutter clean out, stucco repairs, termite inspections and wood replacement. Repairs are made as a result of these inspections. Throughout the year repairs and upgrades are made on an as needed basis.

We added some new pool furniture as a trial to see if we could add more without vandals destroying them as they have in the past. So far so good so we will be buying more before the swimming season starts next year.

Our 8 year old mandate to replace wooden 39 year old garage doors was reinstated with a deadline of April 1 2016. This will make the community look a lot nicer and more saleable as you can see driving by streets that are 100% steel roll ups. After April 1, fines will occur and owners called to hearings.

Smart control irrigation project was completed and we can water any day of the week. This doesn't affect the price of the water however so Douglas Landscape daily monitors our usage to keep penalties to a minimum without losing our trees and plants from too little water. As funds allow we will be adding shut off systems to our controllers to cut water off when there is a break in the system automatically.

With your assistance, rules infractions are noted in letters and non-compliant violators brought to hearings every month at executive session board meetings. It seems 2015 was calmer with fewer violations. Thank you. This helps us keep the quiet enjoyment and anti-nuisance mandate for you.

Financially, we were able to keep a dues increase to a minimum \$5 to cover our aging community repairs, delinquencies, and outrageous water district increases while still being lower in dues than our neighbors.

We are still slowly working toward having 100% or a minimum of 75% funding in our reserves which are now 58%. High delinquency rates plague us but we are using liens on property at between 2 and 3 months delinquent, turning these accounts over to our attorney for collection and will be foreclosing on homeowners with high balances. The law is if you are \$1800 or more delinquent or have a balance that is one year old or older, you are subject to HOA foreclosure. Those that don't pay put the burden on maintaining the property on fewer owners and they get a free ride until collections get tough. I know nearly all of you don't want to pay for mowing your neighbor's lawn or their utilities or repairs to their homes but that is what is happening.

What's Coming in 2016?

Community wide trim painting with bid requests going out in January. Because of good quality painting we've had with Hutton, we are on a 5 year trim paint schedule instead of 4. More pool furniture. Ongoing Annual projects. Revised and updated CC&R's and By-Laws town halls and vote. 30 days after you receive them in the mail we will schedule a Town Hall meeting with our attorney, Pam Moore for input and discussion before a vote. 75% of the community is needed to pass them.

BOARD MEETING ITEM

RATS. During the homeowner forum an issue of rats in the garage came up again. There was an article in a 2009 newsletter that I'll summarize here. We have a rat containment contract with The Bugman who has bait stations throughout the community. They are inspected and bait refilled twice a month. We can never get rid of all rats due to the over 1600 trees and 55 acres we have but we can do our best to eliminate them as much as possible. You all need to do your part as well. Rats are attracted by open dumpster lids where they can find trash to eat. Rats are attracted to pet food left out on your patio, by the way, so are coyotes. Rats are attracted by fruit and vegetables planted on your decks or patios. They especially like tomatoes. Rats are attracted by garages full of storage where they can make nests and eat papers and stuff. We take care of the outside but you must take care of interiors and make sure you aren't attracting them with open trash lids, pet food and edible plants. We will report problems to The Bugman to see what the problem is if you are having one.

RENTAL RESTRICTIONS

There has been some confusion regarding rental restrictions and sales. Anyone who bought property before the restriction for no more than 30% rentals in Fairmont Hill went into place is grandfathered to rent it out but still not sell to an investor unless the rentals are below 30%. Anyone who bought after that date may not turn it into a non-owner occupied unit unless we are under 30% rentals. No one may sell to an investor or landlord regardless unless we are under 30%. There is a small waiting list of people who would get first choice when we are under that figure. There is a fine for violating that rule. It is between \$500 and \$1,000 a month until sold or owner occupied. This takes the profit out of renting it out in defiance of the rule. Realtors abiding by the rules are on the lookout for these violations. If you see a new rental that was sold it would help the community if you report it. It endangers FHA sales and costs the community more historically in repairs the higher the rental population.

PROPERTY INSPECTIONS PROCEDURE

Our property is so large that it is divided on paper into 4 sections by Management, Landscape and some other vendors. Property inspections since spring, have been done by StoneKastle's property manager Rina Segal to assist our manager Taryn when she was on maternity leave and catching up now that she has been back. The entire property is walked once a month, a quarter a week. When something is wrong it needs to be reported to Taryn or it may be another month before it is noted on a walk through if it occurred right after that area was inspected. Pool areas are inspected weekly regardless. Landscape is inspected with Douglas Landscape team and the board president once a month, a quarter each month. Mowing is once a week but trimming is once a month when planters are also cleaned out, not weekly.

DON'T FORGET!

Dues increase January 1 to \$335

Christmas tree dumpster pickup deadline January 9. No stands or other items permitted

Happy Holidays !

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, January 4, 2016. Newsletter and alerts email sign up owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill