

Fairmont Hill Happenings

February 2014 Newsletter



POOL KEY FOBs TO BE FIRST DISTRIBUTED MARCH 3, 5PM AT WHITE SPRINGS POOL

You've been hearing about the change over from keys to FOBs for quite a while now and the warnings that if you have a balance on your account of any amount you will not get a FOB. Landlords will have some very unhappy tenants if they can't have pool or spa access. Eliminate your delinquent dues and fines now if you want access to the spas and pools. You will need to bring identification to receive your FOB. Account balances will need to be paid ahead of time by check or credit card and cash is ok the day of distribution. Keep your pool keys until you receive the FOB. The gates may not be ready before March 3, FOBs will.

The FOBs will identify who came in, when, and when they left. Combining that with the cameras, that's a pretty good I.D. anti-vandalism system. If it works as we anticipate, we will be buying new pool furniture for the Association. From there it is up to all of you to help us keep them in good condition, report vandals, and don't let anyone in the pool area who "forgot their FOB." Chances are they aren't entitled to one or don't even live in the complex.

A form will go out to landlords off site who can't come to get their FOB. You will have to sign a release for your tenant, or whoever you designate to get one and have it on file with Stonecastle. You are still responsible for it. We will be setting up 3 dates for your convenience to pick up the new FOB. After that you will have to go to the Yorba Linda Stonecastle office by Costco to get yours or pay for certified mailing if you don't have an authorization form submitted to Taryn at Stonecastle Community Management.

POOL BATHROOM SPRUCE UPS

The bathrooms at both pools were in bad shape. Our janitorial contractor was falling down on the job but has put someone else on our account who promises to do better upkeep and reporting. We are going to repaint all 4 bathrooms, replace corroded faucets, and damaged or missing items. If you see things are not as they should be to our standards then please report to Taryn at Stonecastle Community Management.

BARBEQUE ADAPTORS TO REPLACE 5 GAL PROPANE 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 no larger than a 2 ½ pound propane canister. More information is being gathered on the adaptors and will be in the next newsletter. For now we are reminding you that you will need to get rid of your 5 gallon propane tank per the fire code. Barbeque season will be upon us before you know it. Consequences of a fire caused by your not obeying the code could be devastating.

PATIO AND DECKS ARE COMMON AREA EXCLUSIVE USE.

There was a comment made at a Board meeting by an owner stating his patio is private property and no one has the right to intrude upon it. Your patio is common area owned by the entire Association. It is, however, exclusive use common area for your use only. It is still subject to rules and regulations for cleanliness, eyesores, improper planting of trees, fire hazards, etc. that can be corrected by the Association if not done by the owner. The same is true of balcony decks. Remember that you and everyone else owns 1/496th of the entire complex and buildings with the only exception of the interior of your unit. All must be maintained to the standards and rules of the Association to protect property values.

ANNUAL MEETING AND CANDIDATE STATEMENTS

The annual meeting of the Association will be held at 7pm on April 7. Anyone wishing to run for a Board position needs to return the candidate statement that was in your last billing envelope no later than February 28. As always we need a quorum of 50% of the owners plus 1 to have an election. If no quorum is met, the Board remains as is. Another try for quorum will be made at the same date of the next Board meeting which is May 5. Ballots will be mailed out around March 3. Please return them so we can reach quorum. As of now, all 5 Board members have consented to run again for a Board position.

LANDSCAPE IRRIGATION SAVINGS

We are very interested in saving money on irrigation and have requested a bid for Smart Controllers which will shut off water line breaks, monitor the weather and dryness to adjust the time and frequency of watering. We will be getting more bids as well.

CITY SUBSIDIZES PRIVATE PROPERTY SLOPES WATER AND LANDSCAPE BUT NOT OURS

A committee was formed by the City Council to study and recommend any changes to the landscape and lighting maintenance district. There has been an unfair situation in which East Lake Village and some highly privileged Associations have had their slopes and other private property maintained, watered and planted by the City. We pay for that in our taxes and we pay for ours in our dues.

It is unfair for us to subsidize most of the slopes on Fairmont Blvd, for example, and get nothing from the City on our main arterials of Esperanza and the Fairmont Connector. Fairmont Hill is the entrance to Yorba Linda from Esperanza. The corner across the street is maintained and planted by the City. They have also put in Smart Controllers at no cost on other private property that we and the rest of the City are paying for. To complain about this unequal treatment and make it fair for all we need to have our voices heard at the committee meetings and at the City Council Meetings first and third Tuesdays.

NEXT PHASE OF ASPHALT REPLACEMENT IS GOING OUT FOR BID

The highest priority areas will be done next. Leaking oil ruins asphalt. You are responsible for the damage so please fix all oil leaks and if you have tenants, please let them know.

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, March 3, 2014 6:30 p.m. Newsletter and alerts email sign up for owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill