

Fairmont Hill Happenings

February 2015



Greetings and welcome to new tenants and owners. We hope you will enjoy our lovely park like environment. We do have rules to help keep it that way so please be informed with the newsletter and reading the rules etc.

DUES INCREASE REMINDER

There are still people who haven't read the last 2 newsletters and budget sent out in November that notified everyone the dues have increased by \$5, so we are again putting the notice in the newsletter to avoid you getting late charges. As we stated before, we are still less in dues assessments than our neighbors when you consider that cable TV is included as well as trash pickup.

ANOTHER FIRE

Another condo recently had a fire this time also caused by a ceiling exhaust fan but in the laundry room instead of the bathroom as the November fire was. The exact cause has not been issued by the Fire Authority. They said it is under investigation still. This is a very important issue and we hope you all take preventative action. Everyone should at the minimum have their exhaust fans checked and lint cleaned out. If you are on the email list this will be a repeat request. Exhaust fans don't last forever and they don't cost that much to replace. Please don't lose your home due to lack of maintenance which can cause a fire or even loss of life. Tenants need to be responsible and report any faulty items as well. If your ceiling exhaust fan is very old we strongly suggest you replace it based on two recent fires.

Another cause of fire which we have experienced was in the mid 1990's when a clogged dryer duct caught fire. It was a severe fire. You need to clean your dryer ducts periodically by a professional. We have referrals from other homeowners and a new one added to the list so there are 5 now available from StoneKastle. If you have a fire from any item that you are responsible for maintaining such as exhaust fans or dryer ducts, you are responsible for a \$25,000 deductible, not the Association.

Since we are on the topic of fire, no open fires are allowed on balconies or patios. The 5 gallon propane tanks for barbeques are a violation of our rules and the California Fire Authority Code if they are not more than 10 feet away from any combustible construction which eliminates all units. The small propane canisters that are 2 ½ # are allowed and electric barbeques. There are fines from the Fire Authority and the Association for violations.

UPCOMING ANNUAL MEETING AND ELECTION

This is another reminder that the annual meeting will be April 6, 2015. In order to have a meeting and election we must have 50% plus 1 of the owners voting. If you have an interest in running for the Board the deadline for having your name on the ballot is February 27. So far just the current 5 Board members are running. If you are an owner, you must be in good standing, not owing money to the Association or be in violation of the rules.

There are other ways to help out if you don't want to be on the Board. We need Block Captains for emergency situations and assisting in Neighborhood Watch. In an emergency we should know who is trained to do what. We cannot count on outside help for maybe 2 weeks.

NEW POOL LIGHTS

Check out the new LED lights at the White Springs pool. The Echo Hill pool will be done also if it isn't already done by this time. They really make a difference.

There have been several complaints about signs in the complex. They have gotten out of hand. The CC&R's state that one for rent or sale sign per unit can be placed in your window not in the common area. The size is no larger than 18x24. We have allowed a couple of open house signs in the past since they are only for one day normally but recently one realtor had 19 signs and another 7. This can hurt property values making the area look like a mass exodus and is not allowable.

Some other recent violation observations on the increase are garage doors being left open, parking in front of the garage door (fire lane), skateboarding, walking dogs without picking up the dog poop, working on a vehicle in a garage, and not using any part of a two car garage for a vehicle. Sometimes these are due to ignorance of the rules by new tenants or owners and other times it's not caring about your neighborhood.

IF YOU SEE IT, REPORT IT

To keep our community an enjoyable, safe and peaceful environment everyone needs to help out. The Sheriffs are more than happy to respond to a suspicious person report. They just may be preventing a burglary. Maintenance items like lights out, should be reported immediately to StoneKastle after hours. Parking violators report to OC Patrol. It takes different timelines for different offences but the sooner you report the sooner the problem gets fixed. Stored vehicles make our parking problems much worse. You may think Patrol is not around but they are and our 64 page January monthly report documents that. That said, they can't and don't register 303 vehicle license numbers a night to see if they have been parked over 48 hours. There are tell-tale signs but your observation and reports are essential as well. Disturbing the peace, either the Sheriffs or O.C. Patrol will come out. Anything criminal or domestic problems need Sheriffs not Patrol.

HOMEOWNER AND TENANT UPDATES

Enclosed in this bill statement you will find a homeowner/tenant update form. Everyone must have one on file. There is a \$50 fine for non-compliance. It is required for a lot of reasons such as fire, water damage, personal injury and others. It is not an invasion of privacy as we don't share this information unless an emergency occurs. We have had several deaths over the years and had difficulty finding a relative to contact. Or as in emergencies with personal or property damage we need this information. It is standard procedure for all HOA's. Tenants frequently move out and landlords forget to update the new tenant information so we are sending to landlords once a year to update. If you wish an exemption due to a long term renter we can do that with just periodic updates for any changes in phone etc. Please return ASAP everyone so the information will be current going forward. Thanks. This is for your protection as well as your neighbor's.

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 March 2, 2015 Newsletter and alerts email sign up
for owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill

