

# *Fairmont Hill Happenings*

## *January 2014 Newsletter*



Happy New Year Everyone! Let's hope this year is full of prosperity, good health and happiness for all. Last month we summarized some of the 2013 projects and accomplishments so this month we will spend more time on what our hopes and plans for 2014 include. We also want to remind you of some pitfalls to avoid that can cost you money.

### HOME MAINTENANCE

It is important to circulate air from the outside by opening your windows routinely in the winter as well as the summer. Moisture and condensation form on the inside of your home creating an ideal breeding ground for mildew and mold to form.

Clean out the window tracks, "weep holes", so that the water that hits the window can drain out and not go in back of the drywall and moisture barrier.

Check the caulking on the top of your patio slider to see that it hasn't pulled away from the stucco and needs re-caulking. This should be done every couple of years as the water from wind-blown rain can sit there and saturate the stucco resulting in interior water seeping. That is one reason we only approve the flat fin on patio doors as they don't have a big ledge on top.

Clean out your dryer vents professionally periodically. Clogged vents can cause fires.

### NEW PARKING RULE

At the last Board meeting we discussed a parking problem that some of you have reported; that of space saving. We partially solved that with the motorcycle parking rule but now need to address more specifically a vehicle taking up two parking spaces. It is common sense that you don't park a car taking up two spaces. We have covered that violation in the "nuisance" clause of the CC&R's. We have also decided to make it a part of the Rules and Regulation Traffic section so there can be no confusion.

The proposed rule is as follows:

No vehicle may extend over the line into another marked parking space. Such space saving is not permitted. Vehicles so parked may be towed by the regular procedure.

You will have 30 days to comment on the proposed clarifying rule before it is voted on at the March Board meeting. In the meantime taking up two spaces is covered under the "nuisance" Clause of the CC&R's and is still a violation.

### SATELLITE DISHES, WINDOWS, AND GARAGE DOORS

Recently we have discovered via the roof maintenance work that there are 3 satellite dishes attached to the roof. New owners and new tenants that haven't read the architectural guidelines may not know this is an expensive violation. Our contractor removes the dishes and repairs the roof. The owner is billed. Cable TV is included in the dues and should discourage residents from double paying for TV service and installing the ugly dishes. Garage doors that need repair need to be replaced with the Amaar long panel roll up door. The time will come when the economy is better we will again set a date for all wooden garage doors to be replaced for the improving of property values. Before selling they also must be replaced or we don't sign off on escrow. Windows and patio sliders need pre-approval with an architectural application obtained from Stonecastle or on line. Mistakes are expensive.

## **WHY EVERYONE NEEDS AN HO6 INSURANCE POLICY ON THEIR CONDO**

1. If a fire occurs and it is your fault, the \$25,000 deductible is paid by the homeowner.
2. Claims under \$25,000 are not covered by our master policy if they are interior. The CC&R's have always stated that we have a bare walls responsibility and everything from the drywall surface extending in is not covered. That includes all appliances, cabinets, flooring, fixtures, etc., etc. Our current carrier is covering "walls in" if the claim is over \$25,000, nevertheless, but could terminate that at any time due to our CC&R's. Many carriers stop this coverage due to too many claims costing too much money.
3. Relocating to a hotel or motel due to work being done as a result of a fire or other damage is not covered by Association insurance.
4. Loss of rents is not covered by any Association policy.
5. If your unit causes damage to other units, those owners can file claims against you for damages or their insurance may if they have any.
6. Both of the two major fires we had in the complex resulted in the owners being out of their homes for a year.

For these and other reasons it is in your best interest to have a policy to supplement the Association master policy unless you have very deep pockets. Landlords get a policy that is called a DP9 policy which can be written to cover the above. Renters need to get their own renter's policy if they want to cover the contents and furnishings in the condo.

## **HOLIDAY LIGHTING MUST BE TAKEN DOWN BY JANUARY 30, 2014**

## **ANNUAL MEETING WILL BE HELD APRIL 7, 2014,**

Please note: Candidate Statements for the Board forms will come in your billing statement this month.

<b><u>Board of Directors</u></b>	<b><u>Management Contact Information</u></b>
Sharlene Dunn, President	Stonekastle Community Management
Ricardo Perea, Vice President	TARYN MARTIN, CCAM Community Manager
Shelley Fajardo, Secretary	E-Mail: TARYN@StoneKastle.com
Bob Paulhus, Treasurer	Facsimile # (714) 455-7064
Ken Carlfeldt, Director at Large	Please call us at (714) 395-5245 for any questions
	Customer Service related issues, we are here to help!
<b><u>Emergency Numbers</u></b>	
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, February 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**