

# **Fairmont Hill Happenings**

## **January 2015**

### **Happy New Year**

We hope you all had a very happy holiday season.

We are starting out with a happy event at StoneKastle.

Lori Yarborough, owner of StoneKastle became a first time Grandma when daughter, Darien, gave birth to a little girl, Belen Reyes. Congratulations Lori, Darien and the whole family.



### **BACK TO BUSINESS**

With the shedding of the tree leaves, all the winds and rain, our rain gutters are really full. The gutter clean out follows the tree trimming which is still going on. We have over 1600 trees. However not all are trimmed every year. Gutter clean out is scheduled to begin January 22.

### **DUES INCREASE**

Please don't forget the dues have increased this year by \$5. They are now \$330. This is the first increase in 3 years but is necessary to keep balancing the budget for repairs, replacements, maintenance and reserves for future expenses for our old Association. Late fees are \$15 and though many people ask for waivers, it is a hard cost for everyone to pay to StoneKastle mostly for processing fees if we do that. It isn't fair for the whole Association to pay for someone's late fee. Automatic debit from your checking account is the way to go. You will never be late and don't have to think about it.

You should all know where your dues money goes because the detailed budget is required by law to go out to you before December 1, which it does every year. You just need to read it.

### **INSURANCE CLARIFICATION**

In the November Newsletter was a large article on the recent fire and insurance reminders. There is more than "fault" that determines who is responsible for the insurance deductible. Even if there is no fault, the party that maintains the item that caused the fire is responsible for the deductible which presently is \$25,000. It warrants you covering yourself with a policy that covers the deductible unless you have \$25,000 sitting around. If the Association which is all 496 owners pays the contractors the deductible, it is assessed to the burn unit owner's account which then becomes like any other delinquency if not paid. The property gets a pre-lien, a lien, goes to the attorney for collection and ultimately results in foreclosure if not paid.

### **ANNUAL MEETING OF HOMEOWNERS AND ELECTIONS**

Your February billing statement will include a request for candidates form. If you are interested in running for the Board you will have 30 days to return the form to StoneKastle. The Annual Meeting will be held on the first Monday in April which is April 6 before the general meeting. In order to have an election there must be a quorum of 50% plus 1 of the homeowners voting. If quorum is not met then the meeting and elections are adjourned to May for a second try. After that, unless it is very close, the meeting is adjourned until the next April and the Board remains the same. It has been 11 years since we have reached a quorum, and 14 years before that.

### **OTHER WAYS TO SERVE**

We need block captains for disaster preparations and helping in a crisis. We could be without outside help or utilities for weeks in a big earthquake. A train spill could make it even worse.

### **MORE WAYS TO SERVE**

We are looking into prices for pool furniture to give it a try again if vandals will allow. A pool monitor would be a good volunteer job for someone with the time or a number of people rotating. Previous Boards have given up on buying furniture after chaining the furniture down to the decking didn't work and we have had the "bring your own chair" policy for a long time with the exception of some hand me downs and 15 that we bought and got destroyed within a pretty short time.

### **SEWER PROJECT AND ALERT**

We have had a main line sewer clean out this year as a new project due to some back-ups. The latest back up went into the resident's bedroom, feces and all. The main line is Association responsibility and the four individual sewer lines that connect to the main line is yours. The cause of this back up was determined to be someone flushing paper towels down the toilet. Since we can't determine which of the 4 units in that building is responsible for doing that, we can't assess the cost. Paper towels do not disintegrate as toilet paper does and will clog the sewer lines so **DON'T FLUSH THEM**, please.

### **SPRINKLERS AND SMART CONTROLLERS**

Our Association is 38 years old, so is some of the irrigation. We have breaks somewhere almost every week. Our new smart controllers receive information from weather towers on temperature and humidity and most will have flow sensors which will lessen the water flow or increase it based on that information. Douglas Landscape receives information and alerts in their office and on their cell phones and they adjust or dispatch service to a problem area. We still don't have all of them installed and there are 3 areas that can't communicate with the tower due to their location and a building blocking the signal. Douglas is working with the manufacturer to find a solution and when one is created we will be first to get it.

The bottom line is that our irrigation system is not subject to the Monday, Wednesday and Friday watering but will be on different times and days per the smart controller's "brain". We are also getting a rebate from the water district for each smart controller of about \$385. If you see irrigation sprinklers going on any day other than the MWF, it's ok with the water district. If it looks like a break or something unusual call StoneKastle who will notify Douglas. The three areas that can't be programmed with a "Brain" may be involved. Human error is always possible as they have to have extra help to monitor the smart controllers on all of their accounts.

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  
7000  
office 714 779-7098

Y.L. Police Services Non-emergency Dispatch 714 647-  
Y.L. Sheriff Sub Station

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 February 2, 2015 Newsletter and alerts email sign up  
for owners and tenants: fairmontcable@aol.com Web page [www.myhoa.com/fairmonthill](http://www.myhoa.com/fairmonthill)