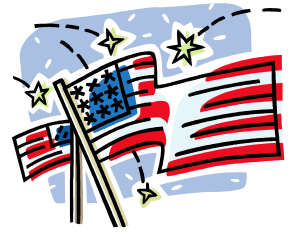


Fairmont Hill Happenings

July 2014 Newsletter



NEW RULES PASSED

At the end of the 30 day comment period and after taking into consideration three emails of concern and the rest positive, the Board approved the rental restrictions and the restriction of owning more than 2 units in Fairmont Hill Community at the July 7th 2014 Board Meeting.

As of July 15th, 2014 any owner of record prior to that date is grandfathered and can rent out their unit, but not sell it to an investment company or individual investor until the rentals at Fairmont Hill drop below 30%. Any new escrow must be for owner occupied homes. Our rentals are 40% of the Association and that is not good for property values and overall maintenance in general. If the percentage of rentals goes up approaching 50% most lenders and FHA will not refinance or make a new loan to potential buyers and we would lose our FHA certification. This rule is to protect your property values and must be disclosed by you to potential buyers.

The second rule of not owning more than 2 units is also to protect your property values. There is a trend for buyers coming into an HOA all across the country and buying multiple properties for investments only with cash and stating your tenants can stay even if they are bad tenants. These financial groups are often from out of state and even sell shares in rental property strictly for profit.

HOW WILL WE ENFORCE THE NEW RULES?

This question has come up a few times so here is the answer. When a unit goes to escrow the escrow papers will have this rule on the first page. A new owner will have to sign off that they have read that and abide by it. The homeowner required update has to state who lives in the condo. Persons moving in and out with no escrow on record will be noted as probable tenants. Any owner violating this rule which is also in our new CC&R's that have yet to be mailed out to you, will be called to a hearing and fined \$500 a month for every month a renter is occupying the unit. The owner will not find it profitable to rent their unit with an ongoing fine and should either sell to an owner occupying buyer or occupy themselves. This has been approved as our legal option for enforcement by our legal counsel.

POOL HOURS CHANGE

The Board voted at the last meeting to open the pools up an hour earlier at 8 a.m. instead of 9 for the summer only as long as it doesn't disturb the neighbors.

DECK CARE

It has been observed and reported that there are a number of deck violations going on. Because the cost of repairs assessed to the homeowner for negligence is so high it needs to be repeated frequently. This may come as a surprise but not everyone reads their Rules and Regulations. Some of the regulations are listed here:

All plants must be raised above the deck for water drainage. No carpet or covering of any kind is allowed on the surface of the deck. The deck must be maintained every 4 years approximately with an elastomeric paint on the surface to prevent cracks and consequently soft spots and deck deterioration. Any damage will be then billed to the owner if damage is caused by lack of maintenance. Storage of bikes, sheds, storage units, pet houses, and furniture other than outdoor type is not allowed. No hanging of items from the balcony railings. Nothing can be attached to the stucco or wing walls (pony walls). Charcoal barbeques and any barbeque with a 5 gallon tank is forbidden by state fire authority law.

REWARD FOR SERIAL VOMITER CONVICTION INCREASES

Someone probably knows who the disgusting person is who is costing the membership clean up fees and eventually asphalt replacement. This health and safety issue has got to stop so due to the importance we will be proposing to increase the normal reward of \$250 for vandalism conviction, to **\$500** temporarily. The Sheriffs have a report and we have done several things to catch him or her but not been successful yet. If you have any knowledge of this or suspicions please let us know and we will check it out with you being anonymous. The vomiting is almost all on Twin Creek at the visitor spots by Coachwood, Elm Hill, Cherry Gate, Shady Gate and Woodburn.

CITY STUFF

Concerts in the Park are every Sunday from July 13th to August 3rd at new improved Hurless Barton Park. One of the concerts is by a Neil Dymond look and sound alike. He's very good. Bring the family, picnic dinner, blanket or chairs and enjoy. It might extend two more weeks.

VOTER REGISTRATION

I'm continuing a volunteer service of registering citizens to vote. The cut off registration date is 21 days before an election in order to vote in the upcoming elections. We have had a lot of new owners and renters this past year and when you move you need to re-register. Email fairmontcable@aol.com, or call StoneKastle and I can come to your home and register you.

The next election is October 7th which is a recall of Councilman Tom Lindsey and current Mayor Craig Young. It is the first time in the history of Yorba Linda that enough people have signed (over 8,100 people for each) to put a recall on the ballot. If they are recalled new council persons will be on the ballot and the highest vote getter running for each of the two recalled seats will become their replacements.

The following election is the election for Governor and Congress November 4th. Also on the ballot, locally, will be two council seats held by John Anderson and Tom Lindsey. However you feel, both of these elections will be very important for the future of Yorba Linda.

REVISED CC&R'S AND BY-LAWS

These updated documents will be ready for mailing soon. Please read them and be ready to attend a Town Hall meeting with our Attorney and any questions or input you may have. We need 75% of the Association to approve in order for them to pass. Our attorney has written them based on the current Civil Code, and the best of hundreds of other HOA's documents. The Board has given input for changes more specifically for our community.

Board of Directors

Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
Bob Paulhus, Treasurer
Ken Carlfeldt, Director at Large

Management Contact Information

StoneKastle Community Management
TARYN MARTIN, CCAM Community Manager
E-Mail: TARYN@StoneKastle.com
Facsimile # (714) 455-7159
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 August 4, 2014 Newsletter and alerts email sign up for owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill