

**Fairmont Hill Happenings**  
**June 2015**



**CONGRATULATIONS TO ANY GRADUATES WE HAVE. MUCH SUCCESS IN YOUR FUTURE**

**IMPORTANT SPECIAL REMINDERS FROM LAST MONTH'S NEWSLETTER**

There have been a number of request to repeat a few things due to losing a newsletter so we felt it important to summarize.

First, there is a new date for mandatory replacement of your old wooden garage door which is **April 1, 2016**. We have given plenty of years warning, reset the deadlines since 2008 but this is it. There has been plenty of time to save up for this. A hearing and monthly Fines will be levied for non compliance after the deadline. The purpose is to maintain and actually increase our property values which the Board is mandated to do. Thanks to the vast majority who have already replaced those weathered 38 year old doors.

Of the two vendors who give us discounts and we have used for many years, Door Depot has the best prices now and has in the past as well. The mid price range model Heritage 1000 is the most recommended. **A single door is \$495 and a double is \$695 installed**. If you need a new opener you save money putting it in at the same time as the door as the price is more if they come out a second time to install. Marantec openers are very quiet and are \$395 installed with the door or \$450 later.

Vents are required by the City unless you have end garages which are already vented. Door Depot phone number is 714 238-9272. Pioneer is 909 945-9891 but is \$50 higher

Next reminder is the **water district drought mandate of 36% reduction in water usage along with no watering of any hard surfaces such as patios and balconies**. Washing of cars is permitted with a bucket or a spring shut off nozzle on a hose. The District has inspectors that drive around looking for violations and imposing fines.

Third reminder is that we now have an existing waiting list for those wanting the option to sell to an investor when our rental percentage goes down below 30%. We hope for the sake of the community, the budget, your neighbors and property values that selling to an investor is a last priority, not a first. As previously stated we have some long time valued renters but the majority of problems come from rental units where landlords don't care who they rent to as long as the money comes in. There are out of state groups buying up properties for rentals who state on their ads that they don't care if you have a bad renter or not.....they can stay. Is that how you would want to be remembered by your neighbors?

Last reminder is that we have an offer from PCW to put the topcoat of the balconies on for \$480 which is well worth it. One homeowner had a painter do their deck who made a mess and is now using PCW to redo it. The elastomeric special coating can take over a day before you can walk on it due to stickiness and can get on stucco. They will do the job with a minimum of two signing up for the same day.

**POOL VANDAL**

We are tracking down a young man who was skateboarding inside the pool area and even with his mother present decided it was a fun thing to do to skateboard inside the pool plaster. A picture is expected to be posted soon at the bulletin boards and identity checking is being done with another method we have.

## **MANAGEMENT NEWS: WELCOME BACK, TARYN**

Taryn Martin, our Property Manager, will be back from maternity leave July 6<sup>th</sup>

### **SCHOOL'S OUT.....POOL TIME**

Please be cautious of the children bike riding and playing when driving through the complex now that school is out or anytime for that matter. Parents please warn your children about riding bikes between buildings as several have almost been hit by cars as the bike riders dart out between the buildings.

Dogs are not allowed in the pool area per the Health Department and our rules. Also remember to pick up after your doggy poops. It is a health and cleanliness issue for all residents, especially children and the gardeners. If your neighbor isn't cooperating, a report to management keeping you anonymous will generate a warning letter to them.

Skateboarding is never allowed anywhere in the community. No City or commercial parking lots allow skateboarding. It is a huge liability and we would lose our insurance coverage if it were allowed or not enforced. The highest percentage of teen and young adult accidents and also the most severe come from skateboarding a medical report has stated.

Please report any violators in order to protect the violator as well as the Association liability. Often violators have been let in without a FOB by a "generous" resident. Most often these violators don't live here or they have had their FOB deactivated due to non payment of dues or fines for other violations. You are paying their share so don't give them free access to what you have to pay for.

### **GARAGE DOORS LEFT OPEN**

With summer there is a tendency for residents to not pay attention to the rule regarding leaving garage doors open. If you are not actively in your garage doing things, your door needs to be closed. Ventilation alone is not a good reason. It makes the complex look tacky.

### **WHAT IS COMMON AREA? YOU ALL OWN IT EQUALLY**

Common area is everything outside of your patio or balcony. That includes all planter areas stucco, roofs, wood trims. The sidewalks and grass belong to everyone. The other common area is "exclusive use common area" which are your doors, windows, patios and balconies along with all plumbing from the meter to your unit. There is a chart on line which lists more. You actually only exclusively own the interior of your condo from the wall surface in. There has been harassment of other owners from misunderstanding "common area" use.

**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 July 6, 2015. Newsletter and alerts email sign up owners and tenants: fairmontcable@aol.com Web page [www.myhoa.com/fairmonthill](http://www.myhoa.com/fairmonthill)