

Fairmont Hill Happenings

March 2013 Newsletter



We hope you all are having the luck of the Irish this month, enjoying the first day of spring, daylight savings time, Passover and Easter.

Here are some of the events since the last newsletter and Board meeting. Some of this will be repetitious as I send it out in alerts to the email list people.

CRIME: We had a probable visit by burglars scoping out the neighborhood. They fit the profile of the burglars of my friend's home. We are getting better about reporting suspicious persons but need to do it sooner. The Sheriff doesn't care if it is a false alarm. They want you to report anything that doesn't look normal in our community. Phone numbers are below.

The suspects are 4 black males and 1 black female. They change cars and have newer ones to fit in with the neighborhood. The female asks at your door for a person that doesn't exist or tries to sell you carpet cleaner. **DON'T** open your door to strangers. We have no soliciting signs at each entrance and I will be picking up the new neighborhood watch signs next Tuesday for each entrance. Crime is going down but we were just a target and have to be on our toes. Refer to last month's newsletter regarding security doors which are a recommendation the Sheriffs have. We are their eyes and ears and need more Block Captains.

ANNUAL HOMEOWNER MEETING AND ELECTIONS TUESDAY, APRIL 2

We encourage everyone to vote or at least mail in your ballot for quorum purposes. We need 249 ballots to achieve a quorum (50% plus 1) in order to have the meeting and elections. There is no one running for the Board except the incumbents so it's very easy to not do anything. It will be easier to get a quorum when our documents are redone. If no quorum is achieved, the annual meeting will not be held but adjourned to May 7th and a regular Board meeting will take place April 2.

WEB PAGE. DO YOU WANT ONE?

Occasionally we have a request for a web page. Stonecastle has looked into a \$40 a month one if the Association wants one for official documents, articles, what's happening in the City, activities and sharing other information. We would like your feedback. We had a web page 8 years ago. Only one or two people a month ever looked at it. Are you interested now?

OWNER/TENANT QUESTIONS AND ANSWERS

Recently tree trimming and replanting has come up again. Here is the policy. We only take out trees that are a danger, diseased, dying, have grown too close to other trees creating a hazard or have roots that have caused and will continually cause damage to the common area. We have at least 1600 trees with 36 varieties. We have a yearly schedule based on expert advise and inspection as to what varieties need trimming and how often. Each tree at Fairmont is numbered and catalogued. Some need yearly trimming. Others can go 3 or 4 years like the pines. So not every tree is, or ever will be trimmed every year nor could we afford it just to be doing it. The developer planted too many trees in order to make an immediate impact for selling the condos. Now 35 years later they are overcrowded in places, causing problems and a lot of maintenance money. We don't replace trees taken out without exceptional reasons. We all love the beautiful park like atmosphere of Fairmont Hill and trees are a big part of it.

WHAT ARE CC&R'S AND BY-LAWS?

They are documents that you receive when you buy in Fairmont Hill and a lot of you don't ever read them until you receive a violation ☺. CC&R's are legally recorded in the County of Orange Recorder's office and are legally enforceable. They describe membership, rights of owners and Association, how assessments are made and collected, delinquency, architectural control, duties of the Association, use restrictions, and more.

By-Laws are also a legal document which describes membership, dues, assessments and enforcement of payment, meetings, quorum, duties and powers of Directors of the Board, elections, qualification for candidates, powers of members and more

CC&R AND BY-LAW REDO

These documents have needed to be redone for a variety of reasons. Some sections are too vague, some sections have become outdated by civil code changes and times and needs have changed since 1976 when they were written with the developer. We have postponed doing this until now as the Civil Code, Davis Sterling Act section for HOA's was being revised again. We feel the time is right as the revision is mainly completed.

The Board retained our Association Attorney Pam Moore late last year to work with us to redo the CC&R's and By-Laws. Pam came to the March Board meeting with a draft of new CC&R's and By-Laws based on her 26 years of experience in the HOA field and incorporating the best of what is out there. It is now the job of the Board to digest the information, make any suggestions for changes, present them to Pam and she will come up with an amended version if we see that is necessary. The next step is that you, the homeowners, will review the documents and we will have at least one town hall meeting with Pam Moore to answer questions, give explanations and get your input before it goes to a vote of all owners.

The final step is that 75% of the owners need to approve these new documents. We have done it before with the special assessment so we can do it again but it takes a lot of hard work to get that quorum. If no quorum is achieved, we've wasted the attorney costs, a lot of time and effort and the old CC&R's and By-Laws remain as is. We don't have an expiration date as some HOA's do. There is one back up if at least 50% of the owners approve of the new documents. We can go to Superior Court to petition for a reduction of the 75%. Hopefully this will not take over 3 years to pass as our neighbors Fairgreen are still in the process of doing.

Board of Directors

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

Management Contact Information

Stonecastle Community Management
TARYN MARTIN, CCAM Community Manager
E-Mail: TARYN@StoneKastleMgmt.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

Fire Department Non- emergency

O.C. Patrol

Yorba Linda Disposal

Y.L. Police Services Non-emergency Dispatch 714 647-7000

Y.L. Sheriff Sub Station office 714 779-7098

714 744-0400

800 525-1626 (New Number)

714 238-3300

Next Board Meeting: Tuesday, April 2, 2013 6:30 p.m.

Newsletter and alerts email sign up for owners and tenants:
fairmontcable@aol.com

