

Fairmont Hill Happenings

March 2014 Newsletter



Wishing you all the “Top of the Mornin” and the luck of the Irish from your Board of Directors and everyone at StoneKastle Community Management.

IMPORTANT POOL KEY AND FOB INFORMATION. MARCH 24th COMPLETION DATE

Only about a third of the Association has picked up their FOBs so far. We are finished with the on-site distribution, after 3 sessions. It is now up to you to get your key FOB from StoneKastle directly. They are located very conveniently at 22800 Savi Ranch Rd in the Prudential building just past COSTCO. You will need to have I.D., a zero balance on your account and if you are a tenant, the landlord needs to have mailed, faxed or emailed an authorization to StoneKastle to allow you to pick up the FOB for them. Additionally, if your account becomes delinquent for two months, your FOB will be electronically disabled after an appropriate hearing is held.

KEEP YOUR KEY

We decided that \$4,500 was too much money to spend on one FOB lock at the handball court by the White Springs pool so we are leaving that as key access since there are so few people that ever use it. Most of that price was labor for a lot of trenching and wiring from a distance.

The question arose as to whether the FOB is waterproof. In checking with the manufacturer the answer is it is not guaranteed to be 100% waterproof. The FOB is epoxy coated. The catch is that if you lose your FOB in the pool or spa and it sits there under water, it will be damaged and would not be guaranteed. Likewise I don't know how it would hold up going through the washer and a hot dryer. Therefore, it is considered unofficially waterproof. It is recommended that you keep it with your I.D. which should be with you per the rules. A suggestion some residents have is to keep the FOB on a separate key chain of some type and hang it on a hook in your home somewhere. The cost to replace a FOB is \$50.00.

Other questions that have come up are “Can I have 2 FOBs?” Answer. No. The FOBs have the same rules as the keys did....one per unit. “What if I lose it?” Answer. It is the same rule as the old keys....\$50 replacement. “Are the FOB's able to be duplicated?” No. There is special software that programs each FOB with your address. If your FOB is lost the old number is disabled electronically and is useless. If your tenant moves we need to be notified with the homeowner update form and the FOB will be disabled and given a new code for your new tenant. In the past, residents who no longer live here have come back to use the pools because they kept their keys. That shouldn't happen anymore.

DO NOT LET ANYONE IN THE POOL AREA WHO SAYS THEY FORGOT THEIR FOB

The system tells us what time someone comes in and leaves and it's not hard to find out who lets someone in without a FOB if damage occurs. Chances are high that the person who “forgot” their FOB doesn't even live here or owes the Association money and has no FOB.

OTHER POOL RULE REMINDERS

No one under the age of 14 is allowed in the pool area without an adult, per the Health Department

No more than 4 guests in the pool area without Board permission. Resident must be with guests.

No glass allowed in the pool area

No pets allowed per health department

These rules have been in place long before the time of this current Board but they are still good and need to be enforced for everyone's safety and the liability of the Association, which is all of us.

FOBS ARE USED FOR GATES, RESTROOMS AND NOW TO TURN ON SPA JETS after March 24.

BOARD ACTIONS

1. After the tree at the entrance on Echo Hill was damaged and half dead we removed it and have approved a Magnolia Little Gem dwarf tree. It shouldn't get damaged by disposal trucks and other large trucks as the other tree did because this species doesn't spread out the same way.
2. The Board approved the sprucing up of the restrooms at White Springs pool and Echo Hill pool which badly need it. We anticipate this will be done before Spring Break when the pools become very active.
3. The Board is obtaining bids for phase three of asphalt replacement in the community. If you have an oil leaking vehicle you may be sharing costs of some asphalt in your deeded space as we warned many times before.
4. Concrete Grinding bids are being requested as part of our ongoing maintenance projects.

ANNUAL MEETING AND ELECTIONS APRIL 14, 2014 (NOTE SPECIAL DATE)

We need 249 ballots in order to have an election and annual meeting so please send or bring your secret ballots in to StoneKastle. If quorum is not met the regular meeting will be held as usual.

BARBQ ADAPTORS AND CANISTER UPDATE

Prior information is that the adaptor is available through Amazon.com. Another search online has other locations that appear to be less expensive. Walmart was one listed and the canister, but has not checked out yet. The 5 gallon propane tank is not allowed on our decks or patios per the O.C. Fire Authority and we will do our best to enforce that for safety and liability issues. We will keep trying to help you find conversion solutions as well as the other option for using an electric BBQ.

ARCHITECTURAL GUIDELINES

We have had a number of new owners and tenants in the past several years. It bears repeating that any alteration to the exterior of your unit requires following the architectural guidelines. It's an expensive mistake not to do so with an application and approval. HOA living has many benefits and also restrictions as well. The only garage door allowed is Amaal long panel. There are 5 windows and 2 sliding glass doors on the approved list. Our web page has all of the Association documents to download. They are also available from Stonekastle with copying charges.

All decisions made by the Board are based on rules existing from previous Boards and more recent updates from 2006 and our original documents from 1976. It is a mandate that the Board has to follow to maintain uniformity and harmony of the Association in all ways which is documented to enhance property values. Landscape uniformity in the common area is also important for the same reasons with leeways from our approved plant pallet.

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@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

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, April 14, 2014 6:30 p.m.

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

Web page www.myhoa.com/fairmonthill