

## Fairmont Hill Happenings

March 2015



Top of the morning to you all. Don't forget to mail in your ballots for the annual meeting and election of directors. You can hand deliver as well before the April 6<sup>th</sup> meeting starts. Board members are not elected to a specific office such as President or Treasurer. The elected directors vote on who will take what office. There has been some confusion on this so I hope this clarifies it.

### SPRING CLEANING TIME, DISPOSAL RULES

Since even some long term owners have expressed some erroneous comments and charges it is considered a good time to clarify again for everyone the process of disposing of your bulky items. First, all dumpster bins belong to everyone, not residents of the closest bin. While it is best to use the closest one to your unit it is not a violation to use all if need be. Lids must be able to close. There is a fee from the disposal company for a pick-up of large items. It is \$46 for the first two items and \$6.00 for each additional. It's best to combine with your neighbors and share the expense which makes it more palatable. You can individually schedule it or go through StoneKastle to set up a pick up. The pick-up date is determined by the disposal company and could be anywhere from one day to ten days. If you schedule the pick-up yourself, notifying StoneKastle should avoid confusion should someone report abandoned items outside of the dumpster which would not be your case. It would also speed up the removal of abandoned items. The items cannot block access to parking or the disposal truck normal pickups. They should be next to the bins, not within the enclosure. There is a fine for abandoning large items. The whole community ends up paying for pickups in our dues.

### COMMUNITY WIDE ANNUAL GARAGE SALE MAY 2, SATURDAY 7AM TO 1PM

For 12 years realtor Judy Jarne has been sponsoring a community wide garage sale. She does the advertising, puts out signs and usually brings donuts to the sellers. It's a fun event and helps inspire the cleaning out of garages for vehicle use. You need to register with her so she will know where to place the directional signs for your garage sale. Thank you again, Judy.

As a reminder, a rule exists that you must use your two garage for at least one vehicle. If everyone used their garages as intended we wouldn't have a parking problem.

### OUTDOOR LIVING, BALCONY, PATIOS AND POOLS

The Board is still investigating purchasing limited pool furniture to see if they will be left or destroyed. For newer residents and owners the policy was made many years ago by a former Board of Directors to eliminate all pool furniture and each resident would bring their own with them. This Board bought 15 and was offered some by Douglas Landscape who knew of some being donated. Unfortunately all were destroyed and we went back to the 20+ year old policy of bring your own. Any chairs at the pools now have been donated by unknown residents. Thank you to whoever. We are going to buy some matching furniture soon but not wasting your money on any more if they get destroyed.

Every year we have complaints and need to write letters to residents to stop smoking on their patios. It bothers people with allergies and is a nuisance violation when one can't keep their window or door open due to a neighbor's second hand cigarette smoke coming into their home. Please be considerate. The warmer outdoor weather is here.

A lot has already been written about the illegal use of 5 gal propane barbeques. You can use the small canisters with an adaptor or electric ones. This violation doesn't come from the HOA, it comes from the Fire Authority. We are required to enforce the California Code regarding this.

### GOOD CITIZEN AWARD

The Board voted a good citizen award for Mike Wallace and Laura Pittman who took it upon themselves to remove graffiti from the stop sign at Tanglewood and Oakvale entrance to Fairmont Hill. Hard work. Mike is a tenant who has pride in his environment and we very much appreciate he and Laura taking that initiative. Mike will be taking his family to the movies with his award, he said.

## **TAXES DUE .... IRS TELEPHONE SCAM**

The Sheriff representative has asked me to pass on to you as neighborhood watch contact person that there is a phone scam going on saying you owe taxes. There are threats if you don't pay immediately they say. They want your credit card. If in doubt that you owe taxes, call the IRS at 800 829-1040

## **MAINTENANCE SCHEDULE**

Daylight savings time going on and coming off is a good time to remember maintenance items for your condo. Last month we mentioned the ceiling exhaust fans and dryer duct clean outs. Smoke alarm battery changing, carbon monoxide detectors, cleaning out the window weep screed holes, and checking your patio sliding door outside caulking for cracks to repair will all avoid further damage down the road. StoneKastle has a chart also for what is Association responsibility and what is homeowner responsibility if you have lost yours. There is also a plant palate of approved plants that are drought resistant and are consistent with our landscape for anyone wanting to personally plant a small area by their unit. Occasionally a resident wants to do that.

A big maintenance item is the upstairs decks. Checking for cracks or soft spots, maintaining the surface coating of the deck, making sure that plants are all raised up and nothing too heavy is on the deck. The guidelines state that patio type furniture, one barbeque and elevated plants are allowed on the decks. The plants should not be excessive and all furniture needs to have coasters under metal legs to not cut into the surface of the deck. Damage from abuse or lack of maintenance is charged to the homeowner. The cost for repairs is not cheap. Preventing damage is the way to go.

Another maintenance item to put on your list is to have a vehicle oil leak repaired. Replacing the asphalt from leaking oil can run \$500 at least. Cleaners won't do it and the oil won't let the seal coat stay. The asphalt will have to be replaced. All these items are meant to save you money and increase your safety, not to be bossy.

## **REMINDER: YOUR OLD POOL KEY OPENS THE HANDBALL COURT LOCK. KEEP IT.**

Anyone for volleyball? We have an unused court at the end of Coachwood. It's great exercise.

## **HOMEOWNER AND TENANT UPDATES DUE NOW**

We need this information in case of a variety of circumstances. Recently in another state a train derailed. We could expect evacuation for a mile around an area with toxic materials spilling. We also have had no one volunteer for block captains in addition to who we already have. We all will need to help each other in the event of a disaster. Getting to know your neighbors better makes a better and safer community.

## **BABY NEWS**

Next month our manager, Taryn, will be due to have a baby boy. Congratulation's Taryn. She will be taking two months off after the baby is born. StoneKastle's owner Lori Yarborough will be managing our Board meetings and Rina will be doing property inspections and other responsibilities for that time. Rina is a property manager and also assists Taryn now as well. We will miss Taryn but we will be in good hands while she is baby bonding with little Noah.

### **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. Sheriff Sub Station office

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 April 6, 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)

