

Fairmont Hill Happenings
May 2015



Happy May Day, Mother's Day and Memorial Day.
With the drought issues we may be a little lean on the May Flowers.

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WOOD GARAGE DOOR MANDATORY REPLACEMENT REINSTATED FOR APRIL 2016

In 2008 the Board passed a mandatory garage door replacement policy giving all owners two years to save up and replace their 33 year old garage doors enhancing uniformity and property values. When the deadline came, we said we were putting a semi moratorium on the requirement to replace due to the bad economic times. Garage doors were replaced mandatorily still if they needed repair or if there was a sale of the property. It is now 7 years later and the doors will be almost 40 years old next year so the deadline has been extended to April 1 of 2016.

If you have the old noisy wood door, you have a year to save up or use tax return money. There are a number of streets that have 100% Amar doors and look very sharp.

We have 2 vendors that give us a discount on the required garage door, Door Depot in Yorba Linda and Pioneer Garage Doors in Chino who bought out R & R Garage Doors three years ago I just found out. You may use any vendor you choose but would need an Architectural application unless you are using one of the two above per the guidelines. Mesa Garage Doors are not approved. They use cheaper material, not strong hinges, not Amar but look similar.

Of the two 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

EMERGENCY PREPAREDNESS MEETING WITH FORMER CHIEF OF POLICE SERVICES

Friday May 22, from 7 to 8pm Bob Wren who retired last year as Chief of Yorba Linda Police Services will be the speaker at the LDS church 5550 Ohio Street in Yorba Linda. Bob Wren is now the Emergency Management Coordinator for the City of Yorba Linda.

The topic is After an Emergency....what will you do...in the FIRST THREE MINUTES?

IN THE FIRST THREE HOURS? IN THE FIRST THREE DAYS?

Everyone should attend to get started better protecting yourself and your family.

We live right next to the train tracks and just saw how devastating a train derailment can be. Many of the trains that go by us carry hazardous materials. We are also near an earthquake fault. It makes no sense not to be prepared.

MANAGEMENT ASSISTANCE

Taryn Martin, our property manager, is on maternity leave for another month. She had a baby boy, Noah, in April. Covering for her at the board meetings is StoneKastle owner, Lori. Work orders and other issues are being shared by Rina and Cynthia mainly but all are chipping in. You can still email Taryn to keep her in the loop but the emails for Cynthia and Rina are rina@stonecastle.com and cynthia@stonecastle.com

It has been 4 years since PCW our main contractor, made an offer to coat the upstairs decks for owners at a price of \$470. Due to the lack of maintenance by some owners we have been encountering and the resulting high costs of repairs passed on to them, we have asked PCW if they would consider the offer again. They agreed with a minimum of 2 decks at a time. The cost has only gone up \$10 to \$480. This is a great offer. They use an ingredient that makes your deck dry faster and makes the time as minimum as possible that you can't walk on it.

Payment would have to be made in advance made out to PCW and mailed to StoneKastle who would let them know that the required number has been met so they can schedule the days to do the job. If your deck cracks due to negligence or lack of maintenance and damaged the sub-structure the repair can cost \$2,800 assessed to your account which is a painful consequence we don't want anyone to have to go through. Decks need this elastomeric paint coating about every 4 years.

GARAGE SALE

The garage sale combined with our neighbor Woodgate consisted of 40 garage sales. Judy Jarne delivered 40 dozen donuts, one to each sale. Thank you Judy for setting this up each year and supplying the donuts. We hope some of you made room for another vehicle in your garage and made some money as well.

WAITING LIST FOR SELLING TO A LANDLORD OR INVESTOR

We are still over the 30% maximum rental figure so no sales to investors/landlords is allowed per our rules and for the sake of maintaining property values, keeping costs and repairs down. Although we have the majority of renters who care about the community and their neighbors, it creates many problems when a community becomes too heavily rentals as Associations have experienced. Out of state groups of investors have been buying up condos with no concern about who they rent to and ruining good communities.

We want to be fair when we get below the 30% mark and have a waiting list of people who may want to sell their unit in the future. If you have a goal of selling in the future and want the option to sell to a landlord, you can go on a waiting list now. When the rentals drop below 30% and you happen to be planning to sell at that time, you would be high on the list.

CLUBHOUSE RENTAL

The clubhouse rental rules will be updated a little now that we have FOBs instead of keys.

It's been awhile since we have put the rules in the newsletter so here it is again.

First, the clubhouse is very small and will only hold 28 people maximum.

The clubhouse has a fee of \$25. The owner must fill out the request paperwork stating what the event is, date and time, how many will attend and also fill out a "Hold Harmless" form which means if a guest gets hurt somehow, we will not be liable.

We are nonprofit and cannot have any business events where someone is paid for a class or party like Tupperware etc.

We need two weeks' notice for a Board approval and the gate company needs a week to program your fob so it will work on the door for just the times you are there and no longer.

There is a refundable cleaning deposit if you don't leave a mess to clean.

The pool does not go with the clubhouse rental. It would not be fair to the rest of the owners to shut them out of the use of the pool for a day or night. Pool use is available if not too many guests are involved shutting out other residents. No Alcohol is allowed as it increases the chance of accidents.

WATER DISTRICT IMPOSES MANDATORY WATER RESTRICTIONS JUNE 1, 2015

We are now in stage 3 of the drought water conservation level. The YL Water District has imposed a 36% reduction in water usage. The main things that will affect you individually in addition to the 36% reduction is that there is no watering of hard surfaces allowed. **NO WASHING OFF BALCONIES, DECKS , PATIOS, OR SIDEWALKS. NO CAR WASHING UNLESS USING A BUCKET AND SPONGE OR A NOZZLE WITH AN AUTOMATIC SPRING SHUT OFF.** If inspectors drive through and see this, they will send you a letter with a fine notice.

Our irrigation is exempt for now anyway due to our smart controllers. They will come on after 6pm and before 9am on any day the sensors say the tower has told them to water. They can water up to 15 minutes per station but we aren't going to use that much. Every week we have irrigation breaks somewhere with a line or broken sprinkler heads. It will help us greatly if you report immediately any leaks you see.

Your Board President attended a meeting on the 14th for the Landscape and Lighting committee input and information regarding how the City is going to address the deficit in the water district budget. Important to note is that the City is watering private property and not charging them for it while we are all paying for their freebee on our tax bills. A few private properties are even getting their fenced in back yard watered free. We pay for that plus our own private slopes and all landscaping. East Lake Village is one of the highest receivers of these freebees. The deficit would be dramatically lower if the City stopped taking care of all private property landscape or if not...then take care of ours too.

Another issue that comes up at these meetings and throughout the City now is the proposed 450 homes in the area of the fire ravaged hills above Yorba Linda Blvd. The Water District says there is plenty of water to build these homes yet not enough for us without a 36% reduction. Rates will no doubt go up but they voted themselves a nice raise. Stay tuned. We will all be affected.

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
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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
O.C. Patrol 800 525-1626

Y.L. Police Services Non-emergency Dispatch 714 647-7000
714 779-7098
714 744-0400
Yorba Linda Disposal 714 238-3300

Next Board Meeting: 6:30 p.m. Monday June 1, 2015. Newsletter and alerts email sign up owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill



