



Fairmont Hill Happenings

November 2013 Newsletter

Happy Thanksgiving from your Board of Directors and everyone at Stonecastle Property Management ! We hope this holiday season is one of your best.

BUDGET MAILING

You should have recently received a packet of documents which is sent to you every year by law. This includes the budget, reserve money report, our assessment collection policy, enforcement and fine policy, insurance policy information, architectural process and guidelines, the newly passed Rules and Regulations and our holiday lighting policy. Please read them all and keep for reference.

We periodically get questions like “where is my dues money going?” The answer is in the budget on the right hand column and you receive it every year telling you where literally every penny is allocated. There is also an audit every year by an outside firm to see that everything is as it should be. A reserve study is professionally done yearly to tell us how on track we are for funding everything that is coming up 30 years in the future so we don’t have to have a special assessment to cover a cost. We are funded at 67% and working towards a comfortable 75%. There are Associations that have very little or no reserves and there are others that are 100% funded. Very low reserves means a high probability of special assessments.

Things that are very small are listed in the budget such as \$.25 a month for pool inspection fees, lighting supplies \$2.10 a month per household and \$9.79 per month for tree trimming. The right hand column gives the total amount that goes into the \$325 a month you pay. Multiply the \$325 times 496 condominiums and you get \$161,200 per month. Of that figure we put \$43,406 per month into a reserve account which we are required to have to pay for maintenance, replacements and repairs for items that may have to be done next year like more asphalt replacement to things like roofs that have 20 more years on them for example.

I hope this makes it clear where your dues money goes and how professionally your money is handled and tracked. If you take the time to read it there should not be a need to ever ask again “Where does my dues money go?”

DONATIONS

This has turned into the financial page it seems. Recently a homeowner requested we call a special board meeting for the purpose of donating \$500 of dues money to the Philippine disaster. A second homeowner wanted to double that to \$1000. We can’t do that as our legal mandate is that your dues money is only to be spent on things that benefit the owners of Fairmont Hill. Our attorney also states that it is an inappropriate use of your money. That being said, if anyone would like to donate to that cause or the new one in the mid-west with the tornados, you can do that individually through your church, (I checked with the LDS (Mormon) church, Messiah Lutheran and I would guess the Catholic Church is donating as well), or other agencies like the Salvation Army.

CRIME ALERT

This week two people have had their car batteries stolen from their cars.

MORE CRIME ALERT

Someone has removed 21 new plants we put in at two homes on Waverly Glen. Anyone knowing who did this please notify Stonecastle as we need to assess the vandalism to the appropriate owner. This is so disturbing when we are working hard to upgrade all areas.

LANDSCAPE UPDATE

We have over 1600 trees in our community and there are some that are creating potential hazards or are diseased. We love trees and the beautiful park like atmosphere that is Fairmont Hill. We never take out a tree without professional advice and a great deal of thought. We again are in need of taking out a few trees for safety or disease reasons.

LANDSCAPE CLARIFICATION

The only area that is yours to plant is your exclusive use common area patio. Everything else is common area owned by the Association which is 496 owners. This includes the areas in front of your fence, under your windows, around your front doors and under the stairs.

Some owners and residents love gardening and have planted on their own in these common areas and that has been ok as long as the plants used are part of the recommended plant list which is available to everyone. There are some plantings by residents that aren't ok like trees or huge plants like giant bird of paradise. There are a few areas of just small cactus plants in the common area which doesn't fit with the landscape so you will eventually be notified that new plants will be coming.

EMERGENCY PREPAREDNESS EXPO

I attended this Expo November 16th and was so wishing that all of you had attended. There was CPR training by the Heart Asso., how to pack for evacuation, 72 hour kits and kits for your car. How to cook without gas, homemade bread from food storage. All the utility companies were giving out information. How to evacuate your pets. Emergency ID.

Keep one dollar and five dollar bills hidden for evacuation. It was emphasized that we will be on our own with no help or likely for many days at least and neighbor will have to help neighbor in a large fire, flood, terror attack, chemical spill from trucks or the trains or earthquakes. Police, Fire and Ambulances were there. We saw solar cell phone chargers and solar ovens. It was packed with people and a big success so will be repeated next year. I hope more of you will come and we can be prepared as a community much better. This was sponsored by the LDS Church but was for several cities especially Anaheim and Y.L.

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@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: Monday, December 2, 2013 6:30 p.m.

Newsletter and alerts email sign up for owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill