



## **Fairmont Hill Happenings** **November 2015**

### **\$5.00 DUES INCREASE JANUARY 1, 2016 (Repeated Article)**

The budget committee, Management and the Board agreed that due to the uncertainty of the water situation, the projected effects of the El Nino causing more damages than the drought, and staying on track to increase our reserve account from 59% funded to an ultimate goal of at least 75%, a \$5 dues increase is warranted. Small increases greatly reduce the necessity of special assessments in the future to “catch up”. Therefore, the vote was to implement the increase January 1, 2016.

The Water Board seems intent on fighting to keep your rates high and even going to court. YL Tax Payers Association is getting ready for that fight and expects to win per their attorney lowering our rates. They need more donations that will directly benefit the Association and our 55 acres with 496 owners. If you feel so inclined we can pass it on to the grass roots organization.

History has shown that some owners don’t “get it” until several months after a dues increase in January and incur a late fee of \$15 for not paying the full amount of the dues as a result. Not reading the newsletters is usually the cause. We will remind you in the December Newsletter as well. Please prepare and if you aren’t on an automatic debit from your checking account, we advise that you do so. That way you won’t ever have to deal with late charges, forget to pay them and lose your pool and spa privileges. Accounts must have a zero balance for you to not lose your pool and spa use.

### **HOW TO SIGN UP FOR AUTOMATIC DEBIT FOR DUES PAYMENTS**

If you are interested in signing up for automatic debit of your monthly assessment through Union Bank, you will need to contact StoneKastle Community Management and request the automatic debit form or you can download it on the website at [www.myhoa.com/fairmonthill](http://www.myhoa.com/fairmonthill). Fill out the form, attach a voided check and send the completed document to StoneKastle for processing. They will track the form and processing with Union Bank. Union Bank will send you confirmation that your automatic debit has been set up. Please submit payments until you receive confirmation from Union Bank that your account has been set up for automatic debit. If the form is received by Union Bank by the 10th of the month, automatic debit should be set up for the next consecutive month. Payments will be pulled from your bank account around the 8th of the month. For any questions related to automatic debit, please contact your community manager, Taryn at [taryn@stonekastle.com](mailto:taryn@stonekastle.com).

### **VANDALISM**

In addition to Marwan Younes, we found another resident who should and will earn a good citizen award, Bridgette Othmer was also hard at work picking up the nails spilled or thrown over our streets down towards Esperanza. Thank you Marwan and Bridgette. We will deliver your award shortly. Bridgette was unlucky enough to get a flat tire from the event as well.

## **DOCUMENTS YOU WILL RECEIVE IN NOVEMBER**

Don't forget to read your Association documents that you will receive this month. There are many new owners and may be breaking some rules unknowingly. Answers to how your dues are spent are in the budget. We get that question periodically so this warrants repeating.

## **CAUTION**

The Sheriff's Department has sent us a Neighborhood Watch warning to be extra careful during this Holiday season. Car thefts and especially car break-ins are at the height during the holidays. You can help by parking in your garage; don't leave gifts in plain sight in your car or any other valuable or things that can be used for identity theft.

## **REMINDER: CHRISTMAS TREE DUMPSTER WILL BE ON COACHWOOD DEC. 26**

As always, only Christmas trees are allowed in the dumpster. It will be removed and then brought back empty one more time before the final pick up January 9. Stands must be off. No other items allowed as the trees are ground up. They will charge us extra or not pick up at all without more money.

## **BOARD MEETING ITEMS FROM NOVEMBER**

The stucco repair is wrapping up. There will still be some small repairs but we are having the trim painted starting in the spring and the painters will do small touch ups.

The enforcement policy has been in force for many years, you will receive it this month. It states there will be two warnings and then a hearing called for violations. It also states that "at any time during the procedure the Board of Directors may determine that it is in the best interest of the Association to expedite enforcement action ..." This is done, for example, when there is a liability for the Association issue or a health and safety concern. There are other circumstances that warrant that action as well.

## **GARAGE DOOR REPLACEMENT**

April 1, 2016 is the deadline for replacement of wooden garage doors. The door must be Amarr long panel but there are three types. Names have changed. Door Depot gives us a discount. R & R used to but as a family business but sold to another company. Single H1000 Heritage Amarr garage door at Door Depot is \$495. The double door is \$695. No change. The insulated Amarr H2000 single is \$575 and the double is \$830. The third type is steel-back insulated S3000 and the single door is \$725. The double is \$925

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

Management Contact Information  
Stonecastle Community Management  
TARYN MARTIN, CCAM Community Manager  
E-Mail: [TARYN@StoneKastle.com](mailto: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 6:30 p.m. Monday, December 7, 2015. Newsletter and alerts email sign up owners and tenants: [fairmontcable@aol.com](mailto:fairmontcable@aol.com) Web page [www.myhoa.com/fairmonthill](http://www.myhoa.com/fairmonthill)