

Fairmont Hill Happenings

October 2013 Newsletter



LANDSCAPE NEWS

The “scalped” brownish lawns that you see now are not due to lack of water. It’s our seasonal “scalping” in preparation for the rye grass seed sowing which gives us a beautifully green lawns winter and spring. Douglas Landscape’s goal is to have the rye grass up by Thanksgiving for your holiday pleasure. To germinate, the seeds need watering about 4 times a day so please note that the extra watering is planned and not a faulty controller.

UPCOMING PROJECTS

The philosophy of the Board is to do preventive maintenance to avoid higher costs in the future. We are very mindful of our responsibility to maintain and improve to keep your property values as high as possible and your dues as low as possible while doing so. Too many Association Boards manage by crisis which costs more in the long run.

Our annual tree trimming project will be starting around the first of November. Annual termite inspection and treatment will start the end of this month. The annual roof maintenance will coordinate with those two projects as they have in the past. If wood damage is found by The Bugman, they fix minor things and PCW Contracting usually does the necessary wood replacement after the inspection report comes in. Red curbs will be repainted in November if the weather permits.

In the works is the pool key FOB system which we haven’t awarded to a vendor yet and are looking for more bids. Another project we are requesting proposals for is the upgrading of the pool decks which will include landscape upgrading too. This won’t be looked at seriously until after the holidays.

BUDGET GOOD NEWS !

Thanks to the efforts of our manager, treasurer, other board members and the budget committee of 5 we have been able to balance the budget, increase the percentage of reserves, fund all necessary projects and look at some new ones without raising the dues. They will remain \$325 for 2014. This is very difficult to achieve due to the high dollar amount of assessments owed but that will be addressed in another article.

WHY WE DENY WAIVERS FOR HARD COST FEES

Periodically the Board is asked to waive a late fee, lien or pre-lien fee or the cost of repairs that are owner caused. These are hard costs which mean the Association (you and me) has paid someone to do the work out of Association funds. The owner who has caused these costs needs to be responsible to repay them. All 496 owners would be paying for the costs of the repair or delinquency fees one owner is responsible if the responsible owner is given a pass; which is not fair.

We are also asked to reimburse a resident at times for their towing fee for one reason or another. We have nothing to do with the tow charges and that would be like asking 495 other owners to pay for one person’s towing bill. Any reimbursement would have to come from the patrol company or towing company if something was towed incorrectly.

RULES AND REGULATIONS WILL BE VOTED ON NOVEMBER 5

As the time draws closer, we have had very few comments on the rules amendments and new rules. Rule # 8 in the September newsletter inadvertently left off the patio which is included in the State Fire Authority Code where it states balcony and deck. The patio is included in the code and must be at least 10 feet away from the wall with a 5 gallon tank which puts it right next to the fence. The bottom line is that everyone needs to have the 2 ½ pound fuel tank with an adaptor to your barbeque. If the barbeque is next to the fence, damage will occur to the vinyl slats.

The \$25,000 deductible would be your responsibility if a fire resulting from something like a barbeque is your fault. It is important that you have your own insurance in addition to our master policy to cover the deductible and other liabilities that would result from an owner responsible fire. The policy is called an HO6.

E WASTE FREE PICK UP

Our trash company will pick up electronics on Mondays at no charge if notified. That includes TV's, microwaves, computers, video games and anything with a micro-chip.

GARAGE USE IS FOR VEHICLES

Per our rules, at least one vehicle must be able to be parked in a two car garage. Letters are being sent to residents and owners for those violating this rule with an allotted time to correct the storage of "stuff" which doesn't allow for a vehicle. If proof that the violation has been corrected isn't received then a hearing will be called and a fine levied until it is corrected. Observations are made by either regular Property inspections or other means when the garage door is open. That is our best way to improve the parking problem as of now.

HIGH DELINQUENCY RATE ADDRESSED

Our attorney is using every means available to bring down the amount owed to you all by owners not paying their share of maintaining, upgrading and repairing the community. This includes but is not limited to, property liens, small claims court action, wage and asset attachments, legal judgment, and even foreclosures. Our CC&R's allow for suspension of voting rights and the use of common area recreational areas such as the pools. When the key FOBs to the pools are initiated anyone with a balance due on their account will not get one.

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@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: Tuesday, November 5, 2013 6:30 p.m.

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

Web page www.myhoa.com/fairmonthill