

# *Fairmont Hill Happenings*

## *October 2014 Newsletter*



### Happy Halloween

We see the spirit is strong at Fairmont Hill with lots of cute decorations. Just be sure not to nail anything into the wood as it causes damage in the future.

### PROJECT INFORMATION

The annual roof inspection and maintenance project will begin October 20<sup>th</sup>. Decks will be visually inspected at the same time for maintenance issues.

The annual termite inspection and treatment will begin Monday November 3 to Friday November 21 from 8 a.m. to 4 p.m. This will consist of an exterior inspection and treatment of the exteriors and patios. The technicians will be inspecting patios from the exterior portion of the units but they have requested gates be unlocked in case they need access to inspect a certain exterior portion of the building. Technicians will be in full uniform while on site. The treatment uses Termidor SC. If you have any questions in regards to this yearly service you may contact The Bugman office at 714=992-1292 ex 405

We do not have an exact date for the annual tree trimming project yet but usually stays ahead of the roof project. The rain gutter cleaning is the last project when the others are done.

The seal coating project was completed October 17, 2014. We are saddened to say that some vehicles were towed despite the letter that went out from StoneKastle to every resident, the signs on the cones and the postings of maps on every mailbox and both bulletin boards. We had reports of residents moving cones to drive on streets that were blocked off. Any damages are billed to homeowners.

### SPEAKING OF SEAL COATING DAMAGE

Unfortunately there are many vehicles that are leaking oil in parking spaces. If your deeded space has oil leaks, seal coating will not be successful unless the asphalt is removed and new asphalt put in. Oil eats through the asphalt and the seal coat. Those of you with oil leaks will be getting letters from StoneKastle to repair your cars and when the asphalt crumbles the cost of replacement will be yours. Boards have warned about this for the past 30 plus years. The seal coating is failing in spots where oil leaks are.

### LANDSCAPE UPDATE

We continue every month to replant areas that are sparse on a priority basis and in rotation of areas inspected. We use all drought resistant plants. Some of you would like to plant something yourself in a little area around your home. That is ok as long as it fits in the approved plant pallet you can get from StoneKastle made up by our professional landscapers and want to maintain it yourself. The goal is to have harmony in the landscaping which enhances your property values. If you want to plant something not on the approved list it might fit in fine but would need approval by our landscape company. A few people planted Morning Glory on their own and it spreads everywhere, in ivy, over fences and is difficult to kill. That is an example of why it needs approval for you green thumb gardeners.

### CITY NEWS

There is a Meet the City Council Candidate forum at East Lake Village Club house where all candidates will answer the same questions posed. This is Monday Oct. 27<sup>th</sup> at 7pm. Anyone can attend and it's a good chance to compare and choose wisely Yorba Linda's future.

## **WATER ISSUES**

We did a lengthy article last newsletter on the City water restrictions. Some of you have not gotten the message yet so we will repeat. Your deck needs to be swept off not watered off any more than every month or two. Watering plants till the water overflows on the decks and below is too much. Hoses need shut off nozzles. Leaky faucets need fixing. All plants on upper decks must be raised up, not sitting on the deck and with a saucer under them of some kind. This rule has been in place for at least 20 years.

Finally, if you see an irrigation problem report it to StoneKastle who will in turn notify Douglas Landscape who will fix it. They have added another irrigation specialist so there are two on site every week. Do NOT report it to the Water District as one person did. After two reports they will fine the Association and the fines will increase the budget so you end up paying for it when we can take care of it in house. The Water District did not count it as a warning however.

Be aware that water will hit sidewalks. It is impossible not to. Just a breeze or wind will blow water on cars and walkways. It should dry pretty fast though if there isn't an irrigation problem. We also have invested in automatic controllers that adjust according to the weather. More are still on order and put in as soon as they arrive.

We don't know yet if we will be able to plant our yearly rye but probably not since it requires daily water in order to get started. Expect brownish grass for a while.

## **NEW CC&R'S AND BY-LAWS WILL BE MAILED JANUARY**

Due to the rapidly approaching Holidays we are waiting to mail them for your review so they don't get lost in Holiday stuff. You need to read them carefully and attend a Town Hall Meeting with our attorney with questions you may have. We need 75% of owners to approve. We will need volunteers to help get them passed and if not possible we can have a court lower the required 75%. We expect two Town Hall Meetings of owners and then a vote. If they don't pass then \$7000 is wasted and the old CC&R's remain in place from 1978 till ??? Forever?

### **Board of Directors**

Sharlene Dunn, President  
Ricardo Perea, Vice President  
Shelley Fajardo, Secretary  
Bob Paulhus, Treasurer  
Ken Carlfieldt, 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

O.C. Patrol 800 525-1626

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  
Yorba Linda Disposal 714 238-3300



**Next Board Meeting 6:30 p.m. Monday November 3, 2014 Newsletter and alerts email sign up for owners and tenants: [fairmontcable@aol.com](mailto:fairmontcable@aol.com) Web page [www.hoa.com/fairmonthill](http://www.hoa.com/fairmonthill)**