

Fairmont Hill Happenings

September 2013 Newsletter



NEW AND REVISED RULES AND REGULATIONS

This is your official notification of the proposed new and revised Rules and Regulations that will be added to the existing ones. Some of these amendments have just added or changed a few words to be updated or clarified and some are new. You will have 30 days to comment on the included comment form and then the Board will vote on the final draft at the November 5th meeting. While there may be legal or other reasons the Board may not agree with your requests, omissions or additions, however, all are considered. The following are proposed new rules and/or clarifications of old ones.

1. The new motorcycle parking rule proposed is that parking for motorcycles, or dirt bikes that are legally registered for street use are only allowed in any of these three places: your garage, your numbered deeded parking space or any unmarked parallel parking space. Unmarked means no white or yellow defining lines. Single cut out spaces bordered with cement curbs like the one on the corner of Apple Creek and Echo Hill are also not for motorcycle parking even though there are no defining painted lines. Legitimate parking examples are found on White Springs, Tanglewood, Grace Haven, Ridge Manor, Apple Creek, and Coachwood but there are others. You may park a motorcycle in your numbered, deeded space with a small vehicle as long as no part of either extends out of that parking space. This rule will prohibit motorcycles from using a 20 to 22 foot long parking space that a full size vehicle or pick up truck could be using or "space saving."
2. There is a concern for the safety and well-being of the vendors and board members who work and/or volunteer for our Association. As a result, any verbal and/or physical harassment towards any Association vendor or board member will become an escalated hearing before the Board of Directors with possible fines up to \$500. This has been enforced previously with other CC&R rules. It will now be more specific. One example of several is a recent event that has landed a resident in jail with pending criminal charges, a restraining order and thousands of dollars in legal fees and more if any stipulation is broken. The resident will no longer be living in the community as well.
3. Page 1 rule #1 is modified to change "can be reported to the Patrol Company and/or Brea P.D. to substituting "local law enforcement" for Brea P.D.
4. Rule #3 regarding non permitted activities will add five words and read "This also includes any activity that could directly or indirectly cause harm to another individual, cause damage to Association property or become an insurance liability."
5. Rule #7 will add "No removal of trash from any dumpster bin (dumpster diving) is permitted. It is also a violation of the Yorba Linda City Code and violators will be reported to local law enforcement and charges filed."
6. The old policy for garage sales will now be in the rules. Residents are allowed to hold a maximum of two (2) garage sales per year in addition to the annual community wide garage sale. Any additional garage sale will need the pre-approval of the Board for special circumstances.

7. An expansion of the no smoking at the pools rule #13 is that there is to be no smoking in the common area recreational areas which include the tot lot/playground, White Springs and Echo Hill pools, volley ball court, and handball court. Cigarette butt littering anywhere in the common area is a violation as is any other trash.
8. New rule. Per the California State Fire Authority Code, no open flame of any kind may be on any balcony/deck or patio and no 5 gallon liquefied petroleum (propane) tanks are permitted. The only barbeques allowed are electric or the 2 ½ pound canisters that replace the 5 gallon tanks using an adaptor. The old large tanks may not be stored anywhere on the premises. Any fires will not be covered by insurance if this law is violated. This also means tiki torches and the tall patio heaters are also not allowed.
9. Owners with an upstairs balcony/deck are responsible to maintain the surface of the decking system. This means providing an elastomeric paint coating about every 4 years depending on the wear. Any damage to the surface system due to neglect, over watering of plants or excessive washing of decks, or anything on the deck not elevated so water pools under it causing damage to surface or substructure will be the owner's responsibility to pay for the resulting repair. Outdoor furniture with metal legs can also cause such damage.

POOL DECK and UPGRADES

The Board has requested proposals for the pool decks to be resurfaced and some other sprucing up of landscape. Chairs won't be added until if and when we see if the new FOB system along with the cameras is going to eliminate the vandalism. A silent alarm can be added to it that will send a message to Patrol that the perimeter has been breached if people are climbing over the fence. Cost is being looked into at the next Board meeting. Until then we are on the old system of bring your own chair to the pool initiated by previous boards due to so much vandalism that chaining the chairs to the cement deck didn't stop it.

WEB PAGE ERROR

The web page address in the last newsletter had the .com in the wrong place. Sorry. The correct address is www.myhoa.com/fairmonthill

DRYER DUCT RESPONSIBILITY AND REFERRALS FROM RESIDENTS

Dryer ducts can be a source of fire if not maintained and cleaned out periodically. This is homeowner responsibility. Recently an owner found their dryer duct had been blocked with a mesh screen creating a heat problem with the blockage. Several years ago I requested referrals from homeowners after being asked by an owner. We don't recommend anyone specific but are just passing these names on as businesses that other owners have had a good experience with. Sears, Action Duct Cleaning, Pipe Cleaners-the Air Duct Doctors, and Air-1. Phone numbers on request.

HEATING UNIT REPAIR REFERRALS FROM RESIDENTS

After being asked by a resident for other resident's referrals, I sent out an email and got the following companies from residents who have used them and were happy with the results. Again...we are not endorsing any of them but just passing the information on. Alicia Air, A-Ames, Coast Plumbing, Advantage Heating and Air (Don West), AirSmith. Phone numbers on request.

BIDS ARE BEING REQUESTED FOR REPAINTING THE RED CURBS

CIGARETTE BUTT LITTERING

The tot lot playground has been used as a social gathering for teens to smoke and litter. We have added that common area in the rules to be smoke free. Adults who should know better are also littering the community with cigarette butts and half smoked cigarettes. Nature is not your ash tray as one owner put it. There is a concern for fire safety when lots of half smoked cigarettes are found in bushes and other common areas as well as by other resident's homes. Eighteen were found in one small area recently. Property values in our homes are going up. Let's keep improving the pride in owning and living in our beautiful complex by taking care of what we have and not littering whether it be cigarettes, dog feces, or trash.

COMMUNITY EMERGENCY RESPONSE TEAM (C.E.R.T.) TRAINING CLASS UPCOMING

There is an upcoming 20 hour CERT training class for all residents of Yorba Linda beginning Tuesday October 8 at the Yorba Linda Community Center. More meetings follow on October, 10, 22, 24, 29 and the final class is November 2. This is very important training for family and community to use in protecting yourself, family and neighbors in the aftermath of a disaster of any kind such as earthquake, terror attack, train derailment or spills. It is very necessary to have citizens trained as professional help may not be coming for days in a disaster. Topics covered are Light Search and Rescue, Disaster Psychology, Terrorism psychology, and Disaster Medical Operations. I took this class and it was fun as well as educational. Graduates get a certificate, a hard hat and a CERT vest. The course is free but you need to pre-register with the City of Yorba Linda.

Y.L. CITY MAINTAINS PRIVATE PROPERTY SLOPES BUT NOT OURS

We are now aware that the other Associations on Fairmont Blvd and the Connector who have slopes on that street do not pay for the maintenance and water for maintaining those slopes. That includes East Lake Village homes, Fairmont Terrace next door to us, Nob Hill and the Friends Church across the street from us. Your tax dollars are paying for their private property and we are paying for ours in addition with no compensation from the City. Three of us complained at a City Landscape Committee meeting and we will continue to voice how unfair this is. Join us.

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, October 1, 2013 6:30 p.m.

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