

Fairmont Hill Happenings

September 2015



WATER DISTRICT WINS, HOMEOWNERS LOSE

Come to a special informational Town Hall meeting on our irrigation system with Douglas Landscape 5:30pm Wednesday October 14th at the Club House just prior to the Board Meeting which has a date change.

The 12,000 letters rejecting the water and sewer rate increases fell short. Homeowners were only given 45 days to stop the exorbitant increases and penalties. The 5 member Water Board voted unanimously to keep the 380% increase in water and sewer meter rates over the next 5 years. That doesn't include water rate increases. Some increase was needed but independent studies do not support the amount which will never go down even after the drought is over. However, I'm told the "fat lady hasn't sung yet" and it may not be over totally. This will definitely effect our budget but to what degree we don't know yet. If you didn't send in a protest letter, you shouldn't complain about the results.

Some anonymous person or persons who is misinformed is trying to get Fairmont Hill in trouble with the Water District by calling and emailing them that we are violating the water rules, which we aren't. Your Board President, and representative from Douglas Landscape had a meeting with the Water Board Representative to inform them with maps, pictures, smart controller receipts (which exempts us from being limited to any certain days or times to water). They were very impressed that we have been a pilot program with Rain Master for solving some smart controller flow sensor problems.

The proper procedure is if you see an irrigation problem you need to call StoneKastle, now the Water District who will now be educating callers and emailers from our association. StoneKastle's job is to notify Douglas Landscape who will take care of the problem if the smart controller has not pinpointed it yet. It takes a full time irrigation employee one month to check all of the sprinkler heads.

REMINDERS FROM LAST NEWSLETTER

This bares repeating in case you missed it last month.

You will need to adjust your current policies to be covered for all interiors as our CC&R's state that we only cover bare walls, the effective new policy was August 27. Your private insurance premium will probably go up but we will be going back to the \$10,000 deductible instead of the current \$25,000 on the Association Master Policy.

Some of you are still in violation of the State Fire Authority code by having Propane 5 gallon tank barbeques. This puts everyone in jeopardy if a fire results. It is also a violation of our rules as well. Charcoal and open fire cookers are also not allowed. Two and a half pound propane Coleman canisters are permitted as well as electric cookers. Smokers use wood chips and can also be a nuisance to neighbors if smoke goes into their homes. The same goes for cigarette smoking on a patio if it goes into another unit preventing them from opening their windows for fresh air. A good alternative would be to barbeque in the gated area next to the Echo Hill pool which is rarely used

VACATION CHECKS

Yorba Linda Sheriffs as well as O.C. Patrol are available to check your home if you are gone.

Seven more months to get your wooden garage door replaced. Those not replaced then will be getting a hearing letter. It is the duty of the Board to maintain uniformity and harmony in architecture and landscape as well as maintain or improve property values as much as possible.

POOL FURNITURE

Correction. The Pool Committee just ordered a total of 15 lounge chairs and the tables and chairs weren't included. More to come.

Re read last month's summary of the pool rule please

ACTIVITIES

The volleyball net is up at the end of Coachwood for your use. We don't see anyone using it but it would be great exercise to get a group together and use that recreational area as well as our handball court. Condo living is much more restrictive of course than a single family home but we have options. There is an active parks and recreation program in the City. The Library has many activities. We aren't far from the Yorba Regional park. We also have the club house which could be used for small hobby groups like quilters, book club or anything that doesn't require a fee. If you would like to organize a hobby group it can be done with Board approval so we don't violate any City codes.

RENTAL SALES RESTRICTIONS

We have many new owners and their condos are required to be owner occupied per our rules which are given to the buyer and seller. Not until the rentals go below 30% does that restriction lift. There is a small waiting list for fairness so no one jumps to the front of the list. The penalty for violating that rule is a monthly charge of up to \$1000 so it's not very profitable for investors. The reason we and many other Associations have adopted this rule and or CC&R is to maintain your property values as well as keep maintenance costs down. Lenders also do not like to make loans to properties with high levels of renters. The majority of loans are FHA and they have limits of renters too.

DROUGHT RESISTANT PLANTS

Even though everything we plant is drought resistant, some are dying due to the reduction in water and the extreme heat we have had. We are maintaining drought resistant plantings while still keeping the harmony and uniformity in landscape design. Cactus gardens in the common area are not appropriate.

BOUNCY HOUSES FOR KID'S PARTIES NOT ALLOWED

A lot of injuries result from these and we can't allow such a liability for the Association.

Board of Directors

Sharlene Dunn, President
Ricardo Perea, Vice President
Shelley Fajardo, Secretary
Ken Carlfeldt, Treasurer
Bob Paulhus, 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
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. Wednesday, Oct. 14, 2015. Newsletter and alerts email sign up
owners and tenants: fairmontcable@aol.com Web page www.myhoa.com/fairmonthill