

Fairmont Hill Happenings
September 2016



TOWN HALL MEETING RESULTS

Our Town Hall Meeting with Attorney Pamela Moore went very well despite poor attendance of only about 18 owners out of 496. Important questions were answered and the presentation by Pam Moore gave the reasons for these new documents. Some of the issues addressed, answered or presented were as follows:

1. Our current documents are 40 years old and outdated in many ways. They refer to the Builder being a voter and they have not been for decades. They have items that are no longer legal. We follow the law regardless but it can be confusing for owners. The new CC&Rs and By-Laws correct this.
2. Pamela Moore wrote these documents based on her experience with over 400 HOA's taking the best from all that pertain to our community. Some of our old documents remain the same such as "Quiet Enjoyment" of your condo for example
3. Our old documents were vague in many areas leaving some to interpretation by the Board. This is more specific in many cases taking that interpretation away from the Board. Although there will always be situations that can't be foreseen or if totally specifically mentioned in the new documents would make them huge.
4. The Board reviewed these new documents a number of times over the past several years and made some modifications as they went back and forth with revisions
5. The current documents require a 75% approval to replace the old. If 50% approve we can go to court to have the 75% number reduced. If approval fails, our old outdated documents rule indefinitely and we lose the money it cost to do this. Not passing them does not take away any provisions of the existing documents so you are losing nothing.
6. Suggestions for any changes or modifications of these new documents will be taken seriously within the law and the maintenance of harmony and of property values.
7. To clarify, the CC&R's is the document that deals with the running of the community and the By-Laws deal with elections, qualifications of Board members and duties.

Ballots will be going out early in October for your approval and Pam has agreed to put on another Town Hall meeting. We need everyone's help and ballots in order to accomplish this massive task. We have about 5 volunteers so far to walk their neighborhoods. Please don't let this be a waste of time and money by not voting or participating.

RYE GRASS RE SEEDING

Douglas Landscape will be re seeding our common area in October. The lawn will be scalped and be brown to allow the rye grass to take hold so expect brown lawn and then pretty green by Thanksgiving.

WHITE SPRINGS POOL LANDSCAPE UPGRADE

Three palm trees, a pigmy date palm and other plants have been added to the White Springs pool area. It's looking very pretty. Not done yet is the planter area as you come in the gate and the fence area by the handball court.

GOOD CITIZEN AWARDS

At the October Board meeting we will be giving a good citizen award to two original owners, Rod Gallagher and Dan Quinlen. Rod was power sawing long lengths of lumber that were dumped in the bin and would not be picked up by Republic. He laid them all flat in the dumpster so that other homeowners could use the bin and the trash would be picked up. He has done other things to protect the slopes by his unit.

Dan has taken it upon himself to be the caretaker of making the new pool furniture looking nicely neatly placed daily saving us the expense of having Janitorial service add it to their duties. Thank you Gentlemen for being proactive good community citizens.

NOISE, NUISANCE AND QUIET TIME

The City has a quiet time code beginning at 10pm as do we. However our rules consider excessive noise that disturbs the quiet enjoyment of someone's home to be anytime.

Sheriff can be called for after 10pm disturbing the peace. Patrol can be called anytime.

There have been numerous complaints over the summer regarding noise, nuisance and quiet time violations. These include cigarette and pot smoking, loud parties, barbeque smoke, barking dogs. Not only do these things create nuisance to where the neighbors can't open their windows or doors for fresh air but there are serious health issues some people have who need their sleep. We take this very seriously and so should you.

ARCHITECTURAL RULES....WHY AND HOW ENFORCED

There have always been architectural rules since the beginning of Fairmont Hill. Why? To maintain property values by promoting uniformity and harmony in the community. This is documented to be a valid outcome. It is a mandate that the Board enforce these rules. Another reason is to protect the property from immediate or future damage and repairs.

Such things as not nailing anything into the stucco or wood, patio covers, barbeques, windows, doors, air conditioners, holiday lights are some samples. A copy can be obtained from Stonekastle or on our web page myhoa.com/fairmonthill If you have lost yours. Enforcement is with a 5 day notice to correct and then a hearing with potential fines. The Association may also correct some violations and bill the owner.

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

Fire Department Non- emergency

O.C. Patrol 800 525-1626

Next Board Mtg. 6:30 pm Wed. Oct 12, 2016,

Y.L. Police Services Non-emergency Dispatch 714 647-7000
714 779-7098

714 744-0400

Yorba Linda Disposal 714 238-3300

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