

Oakridge Estates

www.oakridgenp.org
Community Association Newsletter
April-June 2015

SPRING



THE OAKRIDGE ESTATES BOARD OF DIRECTORS AND PROPERTY MANAGEMENT PROFESSIONALS WOULD LIKE TO WISH YOU A VERY HAPPY SPRING 2015!



BOARD MEETINGS

Association Board Meetings are typically held the **2nd Thursday** of every month. The next scheduled Board Meetings are as follows:

April 9, 2015

May 14, 2015

June 11, 2015

*Note: General Session begins at **6:30 P.M.** and the meetings are held at the Borchard Gym at 190 Reino Road.

Please plan on attending if your schedule permits, as homeowner participation is always encouraged.

Please note that Meeting dates and times are subject to change. Please refer to the community website regarding any changes.

MARK YOUR CALENDARS

Upcoming holidays over the next few months:

- APRIL 1ST—APRIL FOOLS DAY
- APRIL 22ND—EARTH DAY
- APRIL 24TH—ARBOR DAY
- MAY 10TH—MOTHER'S DAY
- MAY 25TH—MEMORIAL DAY—PMP CLOSED
- JUNE 14TH—FLAG DAY
- JUNE 21ST—FATHER'S DAY

A NOTE FROM THE BOARD:

Your Board of Directors is excited to announce changes taking place at Oakridge Estates. We are sure you have noticed the changes taking place on our Reino Rd. Greenbelt. We are taking advantage of the water district rebates to modify our landscape. As we are all aware, California is faced with a serious drought. A statewide, state of emergency, has been declared. Your Oakridge Estates Board of Directors has contracted with our landscape provider, Valley Crest, to change our lawn area to xeriscape. In the coming weeks you will begin to see extensive changes taking place to the grounds throughout our neighborhood. To give everybody an example of our water costs. The Reino Rd Greenbelt cost the Association approximately \$19,000 per year to irrigate. After rebates, our total out of pocket expenditure will be approximately \$18,000 for these modifications. We anticipate a payback within 3-5 years depending on where water rates increase to. We feel very good to be flexing our social consciousness by meeting the demands of our future environmental issues.

CPA FINANCIAL REVIEW

You will soon be receiving a copy of the CPA's Financial Review for the 2014 fiscal year. This review is done annually as required by California Civil Code. Keep an eye out for this package in your mail in May!

AUTO—DEBIT PROGRAM:

PMP offers an Auto-Debit Program to Homeowners for their Quarterly Assessments to be directly debited from their bank account. Please contact our Customer Care team for more information!

ESTATEMENTS:

Have you signed up for E-Statements yet? Not only does it save you on having another piece of paper in your files, but it saves the HOA money on paper, postage and mail processing costs!! To enroll for E-Statements, visit us at www.PMPmanage.com and click on "Electronic Statements". If you have any questions, please feel free to contact our Customer Care Department at 661-295-4900.

WE WANT TO HEAR FROM YOU!

The Oakridge Estates Board of Directors and PMP would love to hear feedback and suggestions from homeowners on ways to improve the quality of life for the residents of Oakridge Estates. This is inclusive of any common area maintenance issues that you may see in the community. Homeowners are free to e-mail suggestions directly to the Board of Directors through the community website or contact PMP at customerservice@pmprollc.com.

NEWSLETTER ADVERTISING

Interested in advertising in the quarterly assessment billing? The Board has approved half page advertising in the assessment billing at the following rates:

- \$125.00 per year (4 Quarterly Billings)
- \$35.00 per individual quarter if you buy two
- \$40.00 per individual quarter

Please contact PMP to reserve space (805) 642-2400.

**Please see next page for more community information.

The Drought vs the HOA

As we all know, California is and has been in a drought condition by some accounts the worst since 800 AD. Mandatory reduction in water usage, although not currently in effect in Ventura County, creates a conflict between the Home Owners Association's desires for the community and Government regulations. The California Legislature has enacted several pieces of legislation regarding what Home Owners Associations can and cannot do when the Governor has declared an emergency due to drought, which he currently has. The legislation has been reworded here, for the actual legislation please visit <http://leginfo.legislature.ca.gov/> and search for either AB 2100 or AB 2104.

AB 2100 (Session Year 2013-2014), in plain language, states that if you have to reduce watering of your lawn or other vegetation during a declared drought condition, then the HOA cannot enforce regulations that would require you to water your lawn or vegetation. While the HOA cannot fine you, you are still required to maintain your landscape. For example, your lawn may be brown, but you still have to remove the weeds. You may still receive a violation. Why? Because the drought may not last forever and if the Governor removes his declaration, then you will be required to return your lawn to an attractive condition.

AB 2104 (Session Year 2013-2014), again in plain language, states the HOA cannot prohibit the use of drought tolerant plants either as a group or to replace turf. The HOA does have to right to determine which drought tolerant plants may be used.

Your HOA is in full compliance with these requirements. As you are already aware, the HOA Board has taken steps to convert most of the green belts to drought tolerant plants. One last reminder, if you are planning on making any changes to the outside of your home or property, please submit an architectural request in advance.

For more information, you may visit the following websites:

www.BeWaterWise.com

www.SoCalSmartWater.com

**Be
Water
Wise.**



**SoCal
Water\$mart**



PROPERTYMANAGEMENTPROFESSIONALSLLC

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Mon.-Fri. 8:00 A.M. – 5:00 P.M.

E-mail: customerservice@pmprollc.com

Property Manager: Mikaela Haley, CMCA, AMS

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1-866-729-5327
Select Option #2



ARCHITECTURAL APPLICATION REMINDER

Just a friendly reminder that homeowners are required to submit an architectural application for any proposed improvement to the outside of their property, including windows, doors, roofs, painting and landscaping. When in doubt, complete and submit an architectural application. It's better to be safe than sorry! The Oakridge Estates Community Association has the legal authority to review and approve architectural improvements prior to work commencing as set forth in the Association's binding governing documents. Architectural Applications can be found on the Association's website at www.oakridgenp.org.

**VISIT OAKRIDGE ESTATES
COMMUNITY ASSOCIATION ON
THE WEB!**

www.oakridgenp.org.

Get regular community updates and view the quarterly newsletter on-line! Take advantage of this wonderful community tool!