



We are pleased to serve as your Association Management Company.



Please call us with any HOA related questions including automatic debit forms and architectural applications.

BOARD MEETINGS

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

October 12, 2017

November 9, 2017

December 14, 2017

*Note: General Session begins at **6:30 P.M.** and the meetings are generally held at the Borchard Community Center at 190 Reino Road, Newbury Park, CA 91320.

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

PEST CONTROL BEST PRACTICES:

Oakridge Estates backs up to a large protected open space which means there is lots of wildlife that are searching for food and water. Here are some best practices to help ensure they do not come into your yard:

- *Fruit Trees—Keeping them limbed up prevents mammals from climbing into them. Also consider installing an anti-climb collar on the trunk. Keeping fallen fruit picked up is a big help as well.*
- *Bird Feeders—Many bird species are messy eaters. Installing a tray beneath the feeder to catch spills before they reach the ground eliminates a common small mammal food source. Also make sure that bird feeders are not climbable.*
- *Pet Food—Do not feed pets outside. Unattended bowls or spilled food are attractive to many animals.*
- *Compost—Use composting barrels or other enclosed devices. Open piles are a critter buffet waiting to happen.*
- *Trash—Do not overfill trash containers and keep trash bin storage areas clean. Open containers and dropped items or spills are tempting to many species.*

COMMUNITY CLEAN UP AND YARD SALE

Please note that the Board of Directors is working on scheduling the community yard sale and clean up dates. Please keep an eye on the community website for updates coming soon!

WE WANT TO HEAR FROM YOU

Please be sure to contact PMP with 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

As a reminder, contractors may not put signs in front yards. If they are interested in advertising in the quarterly assessment billing, please contact PMP to reserve space. 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 see next page for more community information.



PROPERTYMANAGEMENTPROFESSIONALSLLC

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Phone: (805) 642-2400

Fax: (661) 295-1553

Mon.-Fri. 8:00 A.M. - 5:00 P.M.

E-mail: customerservice@pmprollc.com

Property Manager: Mikaela Collerd, CMCA, AMS

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ARCHITECTURAL APPLICATION REMINDER

**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!

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.