

Oakridge Estates

www.oakridgenp.org

Community Association Newsletter

July– September 2019



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:

- July 11 (Annual)
- August 08
- September 12

*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.

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

WHAT IS A QUORUM AND WHY IS IT IMPORTANT?

A quorum is the minimum number of owners who must be at a meeting before business can be transacted. State law tells us what that minimum number is for our association. It's relatively low, but we still have a tough time getting to it. It's a common problem in many associations. Meetings that don't have a quorum must be adjourned and rescheduled at a later date. This costs the association money and creates more work. And, achieving a quorum at a second meeting—if we couldn't get one the first time—is even harder. So, why bother to try again? Because the board is legally obligated to conduct an annual meeting. It's an important part of conducting association business. During the annual meeting, new board members are elected and the coming year's budget is presented to the homeowners for approval. No quorum—no election, no budget. This means the current directors will have to continue serving until an election can be conducted. It also means that last year's budget will remain in effect until a valid meeting (one with a quorum) can be held to approve a new budget.

IMPORTANT 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@pmpmanage.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

100 E. Thousand Oaks Blvd #220
Thousand Oaks, CA 91360
Phone: (805) 642-2400
Fax: (661) 295-1553
Mon.-Fri. 8:00 A.M. – 5:00 P.M.

E-mail: customerservice@pmpmanage.com

Property Manager: Garrett Guenot
Find us on Facebook and "Like" us Today!
www.facebook.com/pmpmanage

NEIGHBORHOOD WATCH
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MEMBER!

 <p>Christopher DePalma (805) 375-4591 countryharvest194@gmail.com 1345 Kinder Drive Unit C, Newbury Park, California 91320</p>	<p>www.traderjoes.com (800) 378-1044</p> <p>TRADER JOE'S</p> <p>Joe 800-378-1044 130 N. Newbury Blvd Newbury Park, CA 91320</p>	 <p>Rick Bucaria 805-497-1212 x 5157 www.eastwindscreenprint.com</p>
<p>HEALTHY PET</p> <p>805.494.3524 1775 E. Thousand Oaks Blvd Thousand Oaks, CA 91320</p> <p>805.498.7600 2700 E. Olsen Newbury Park, CA 91320</p> <p>814.706.0360 5017 Main Blvd Avocado Heights, CA 91706</p> <p>805.484.1114 8700 Avenida Camarillo, CA 91302</p>	<p>HOLDREN'S PREPARED BAKERY</p> <p>Tessie Mason Marketing & Events Manager (949) 246-9209 • tessie@holdrens.com www.holdrens.com</p>	<p>PICKLES BULL BAKERY CATERING</p> <p>1940 NEWBURY ROAD - NEWBURY PARK, CA 91320</p> <p>Phone: 805.480.4800 Fax: 805.480.1805 www.picklesdel.com</p>
<p>Family Dining Since 1979</p> <p>ROMA Italian Restaurant & Delicatessen</p> <p>WWW.ROMAITALIANRESTAURANT.COM</p> <p>Lunch / Dinner / Catering</p> <p>2247 Michale Drive Newbury Park, CA 91320</p> <p>(805) 499-2415 (805) 499-6575 Fax: (805) 499-4320</p>	<p>TONY'S NEW YORK PIZZA NY Style for over 28 years</p> <p>Luke Jacobellis Owner</p> <p>18 805-494-1107 1 805-494-2981 1 805-752-2241 www.tonysnewyorkpizza.com</p> <p>113 A Kinder Drive Newbury Park, CA 91320</p>	<p>ISENSEE FLOORCOVERING, INC.</p> <p>Decorative & Commercial Synthetic Turf The Specialty Tile Store The Flooring</p> <p>805.648.5333 800.736.5333 521 Apple St. Ste. 103 Thousand Oaks, CA 91320</p>
<p>Bruce Hellebrand Service Manager www.rbhlabel.com</p> <p>RBH LABEL DISTRIBUTORS 90+ Brands On Site</p> <p>987 N. Newbury Park Rd., Suite E 135 Newbury Park, CA 91320</p> <p>C. (805) 402-2629 F. (800) 409-4142</p>	<p>COCONUT BAY</p> <p>coconutbaytreasures.com</p> <p>Uniquely handcrafted jewelry treasures.</p> <p>Cheryl Wall coconutbay@roadrunner.com</p>	<p>Side St. Cafe</p> <p>Shelly Hill Suzanne Hollinger</p> <p>"Specializing in Breakfast & Lunch" Open 7 Days a Week 1940 Newbury Drive • Newbury Park, CA 91320 Phone: (805) 499-4153 Follow us on Facebook and Instagram @sidestreetcafe www.sidestreetcafe.com</p>

PHONE NUMBERS

VC Alert: (805) 648-9283
www.readyventuracounty.org
Disaster Information (During Emergency) (805) 465-6650
www.vcemergency.com
Ventura County Public Health Division: (805) 981-5331
www.vchca.org
Animal Care and Control Services: (818)991-0071
www.animalcontrol.co.la.ca.us

PAYING YOUR QUARTERLY ASSESSMENTS JUST GOT A WHOLE LOT EASIER!!

PAY ON-LINE:
 Visit us on-line at www.PMPManage.com and register to pay your dues on-line.

PAY BY PHONE:
 To pay by phone, simply call
 1-866-729-5327
 Select Option #2

PAY ONLINE NOW



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!



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.