

Oakridge Estates

Community Association Newsletter

July-September 2023

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.

**PMP WILL BE CLOSED THE FOLLOWING DAYS:
JULY 4, 2023
SEPTEMBER 4, 2023**

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

- July 13, 2023
 - August 10, 2023
 - September 14, 2023
- *Note: General Session begins at **6:30 P.M.**

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

As we approach the wildfire season in California, it is crucial that we prioritize the safety of our homes and community. The threat of wildfires is a reality we face, but by taking proactive measures and being prepared, we can minimize potential risks and protect what matters most. This newsletter is dedicated to raising awareness about wildfire preparedness and equipping each homeowner with the knowledge and resources needed to navigate this challenge.

Understanding Wildfire Risks: California is prone to wildfires due to a combination of factors such as dry weather conditions, vegetation, and wind patterns. It is important for us to understand the specific wildfire risks in our region and how they can impact our homes. By being aware of these risks, we can make informed decisions and take appropriate actions to protect our properties.

Creating Defensible Space: One of the key steps in wildfire preparedness is creating defensible space around our homes. This involves removing or reducing flammable vegetation and maintaining a safe distance between trees and structures. By implementing these practices, we can create a buffer zone that helps reduce the risk of fire spreading to our homes.

Home Hardening: Home hardening is another critical aspect of wildfire preparedness. It involves making our homes more resistant to potential ember attacks, which can ignite fires. This can be achieved through measures such as using fire-resistant materials for roofs, windows, and vents, and ensuring proper maintenance of these components.

Emergency Evacuation Planning: Having a well-thought-out evacuation plan is essential for the safety of our families. It is important to identify evacuation routes, establish communication networks, and prepare emergency supply kits. Being familiar with local evacuation protocols and staying informed about changing conditions are vital in making timely and informed decisions during wildfire events.

Remember, preparing for wildfires is a collective effort that requires the participation of every homeowner. By taking proactive steps to protect our homes and staying informed about the latest developments, we can make a significant difference in safeguarding our community.

PAINTING

During recent Community Inspections, quite a few homes were noted to have faded paint and need fascia repairs. Please remember that it is the responsibility of the homeowner to ensure proper maintenance is occurring. Paint colors and the architectural application (required) are available on the community website at OakridgeNP.org. All architectural applications are to be submitted

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
- ◆ \$40.00 per individual quarter if you buy two

515 Marin Street, Suite 404

Thousand Oaks, CA 91360

Phone: (805) 642-2400

Fax: (661) 295-1553

Mon.-Fri. 8:00 A.M. – 5:00 P.M.

E-mail: care@PMPmanage.com

Property Manager: Taylor Johnston



Top 3 Seller Dilemmas



Where do I start when I want to sell?
 How do I properly prep my home?
 What do we do with all this stuff?

Call me & I'll give you our step-by-step proven process to ready your home, market it and negotiate a top dollar offer!

REALTOR® | DRE# 02033751
(818) 693 2794
CarmelaAchiche@gmail.com
 30700 Russell Road, Suite 200
 Westlake Village, CA, 91362

*Not just any Realtor, I live in Oakridge Estates with you,
 Carmela Achiche*

Each office is independently owned & operated. If your property is currently listed with another broker, please disregard, as it's not our intent to solicit the offerings of other brokers.

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!

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

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.