

# Oakridge Estates

Community Association Newsletter

April– June 2024

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:

- April 11, 2024
- May 9, 2024
- June 13, 2024

\*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.*

## Why Do We Need Reserves?

Equipment and major components must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

"Whether or not" to me is like "over" to you (and me).

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:

Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).

State statutes, regulations, or court decisions.

The community's governing documents.

2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time.

3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.

4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

## 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](mailto: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.

## PHONE NUMBERS

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

**VISIT OAKRIDGE ESTATES COMMUNITY ASSOCIATION ON THE WEB!**  
[www.oakridgenp.org](http://www.oakridgenp.org)  
 Get regular community updates and view the quarterly newsletter on-line!  
 Take advantage of this wonderful community tool!