

Oakridge Estates

Community Association Newsletter

September 2009

www.oakridgenp.org



PLEASE MIND YOUR DOG AND HIS OR HER MANNERS

We have received numerous complaints about dog messes on the greenbelts. The piles are unsightly, unhealthy, and of course, unnecessary.

When you take Lady or Rover for a walk, never leave home without a baggie (or two). If you forget, there is a doggie bag dispenser in the center of the greenbelts. See the **D** in the photo in the next column.

The sign above doesn't imply your dog should not be permitted to take care of business—it's simply a reminder that you must NOT leave the business behind.

Everyone will thank you for your cooperation on this issue.

Please report any violators to the Management Company.

VISIT US ON THE WEB

View the newsletter in color at www.oakridgenp.org. The Web version includes links to sources that amplify newsletter stories.

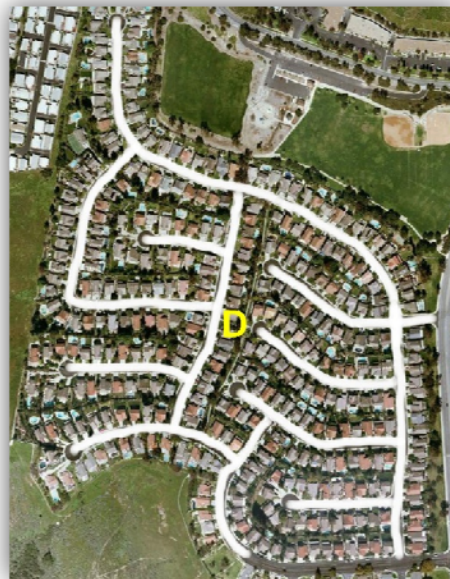
WE'RE MANAGED BY "PMP"!

As you were recently informed in a mailing, our new management company is Property Management Professionals. If you didn't meet Brad Watson when he walked Oakridge back in July, come to a board meeting and meet him there.

This is our first newsletter since Brad and PMP took over. We thank Brad for his assistance in making our new-look newsletter a reality.

WATCH FOR CHILDREN

With school back in session, we see more children on our streets, walking and cycling, especially in early morning and mid-afternoon. Stay alert and remember that most of Oakridge is a 25-mph zone.



The White Zone = 25 mph Only

Due to accessibility issues and some homeowner complaints, we have contacted the high school, requesting that high school students avoid parking in front of Oakridge homes.

OCTOBER 10 IS COMMUNITY CLEANUP DAY

See the enclosed flyer for more information. Contact PMP if you can help for an hour or two!

WE HAVE COMMITTEES

The [Oakridge By-Laws](#), a 14-page document posted on our website, identifies six committees the association may create and staff: Nominating, Architectural Control, Recreational, Maintenance, Publicity, and Finance. The Board may appoint "other committees as it deems appropriate." To that end, the Board is announcing the appointment of the following committee members:

Architectural: Alvin Schultz, head
Newsletter: Larry Riggs
Landscape: Bruce Hellebrand, Rosemary Miner

If you are interested in joining or forming a committee, please contact PMP.

CC&RS DUE FOR UPGRADE

Our Declaration of [Covenants, Conditions, and Restrictions](#), a 35-page document posted on the website, describes the rights and obligations of homeowners to the association and of the association to the homeowners.

The original CC&Rs, written in 1977, have been updated once, in 1999, when they were dramatically reduced in size, due to superseding laws created in the interim by the State's [Davis-Stirling CID Act](#). The Board is preparing to update them once again.

The update to the CC&Rs will be overseen by a law firm specializing in such matters and is familiar with the

Davis-Stirling Act, with which the CC&Rs must remain compliant. Further information will be forthcoming.

WE ARE ALL NEIGHBORHOOD WATCH MEMBERS – KEEP ALERT!

In late August, a young man was observed testing front doors on Calle Valle Vista. When questioned by a homeowner, the man pointed to a car belonging to the homeowner's neighbor, "Oh, I'm supposed to meet a realtor here to move some stones. That's her car."

Noting that the backpack on the young man's back still had its tag on it and wondering if it contained spoils from a day's work, the homeowner called the police and reported the incident, while the man rode away on a bicycle, presumably heading for more welcoming territory.

Should you see someone acting suspiciously, notify the police and your neighbors. We live in a great community but we are not immune to crime.

LANDSCAPERS BEING INTERVIEWED

The association has obtained bids from three local landscape companies including our current landscaper. The bids are currently being reviewed by the Board. Our current landscaping is close to thirty years old and is in desperate need of some attention. Our two Landscaping Committee members have volunteered to work with the landscapers, PMP, and the Board on landscaping updates. If you are interested in joining the committee, please call PMP.

APPROVED EXTERNAL PAINT COLORS SLIGHTLY CHANGED

Frazer no longer provides paint chips for their *Millenium* line colors approved in 2007. These colors have been superseded by a new paint line.

The Architectural Committee has been working to cross reference the existing Frazer colors to Dunn-Edwards colors. Some of the existing color groups could not be matched.

The Board has approved the release of the color groups. The next step is to get supplies to PMP so they can give you samples when requested. The paint chips should be available within the next month. When more information is available, it will be posted on the website.

KEEP YOUR MAILBOX IN ORDER

Homeowners are responsible for their mailboxes and are subject to violations and possibly fines if mailboxes are not properly maintained.

SUBMIT ARCHITECTURAL REQUESTS EARLY

Although summer is the season when the Architectural Committee gets most of its requests, the committee keeps busy year round. Here are some helpful hints to speed your request through the committee.

When do I need to submit a request?

The [Architectural Guidelines](#) (on our website) state that approval is required "for any changes to the exterior of the home, outside structures, and landscaping." If you are making a repair or changing out plantings with the same thing, no request is required.

Where do I get the forms?

They're on our website—just click on [Get Forms](#). Each of the numerous forms is targeted to a specific task. Using the correct form will speed up the approval process.

What information do I need to put on the form?

There are certain items that really make the committee's job easier:

- Briefly describe the change. Where will it be on your property? Distances from property lines are the most helpful. If it's hardscape, tell us what it's made of (wood, concrete, block walls, etc.) and provide sizes (hardscape dimensions) and colors you plan to use.
- Submit manufacturer's brochures. They're a great source of color and

material information. If you're not doing the work yourself, ask the contractor to provide brochures.

- For plants and trees, describe them and include a drawing showing the location of the plantings.

The Architectural Committee is manned by your neighbors as volunteers. We push through the requests as quickly as we can.

Although we make every effort to respond promptly to your requests, there are times we must take the full 30 days to process your request due to scheduling conflicts among committee members. Therefore, please submit your requests as early as possible. Thanks for your patience.

- Alvin Schultz



PUZZLE CORNER

There are seven stop signs in *The White Zone*. Where are they?

See our website or the community bulletin board for the answers.

Property Management Professionals, LLC
25000 Avenue Stanford, Suite 103
Valencia, CA 91355-1224
(805) 642-2400 [24 hr/emerg] • (661) 295-4900
Fax: (661) 295-1553

Property Manager: Brad Watson
bwatson@pmprofessionalsllc.com
Office hours: M-F 8 am – 5 pm

Meetings are normally at 7 pm on the 2nd Tuesday of the month at:

Casas de la Senda Clubhouse
3780 Cabrillo Avenue

Homeowners are encouraged to attend. Meet the Board. Ask questions. Voice your concerns.

Community bulletin board: South side of Calle Alta Vista at Las Colinas

Website: <http://www.oakridgenp.org>
Newsletter/website editor: Larry Riggs