

Oakridge Estates

Community Association Newsletter

April-June 2025

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:

January 9, 2025

March 13, 2025

April 10, 2025

May 8, 2025

June 12, 2025

July 10, 2025

August 14, 2025

September 11, 2025

October 9, 2025

November 13, 2025

*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.

Spring Cleaning & Home Maintenance Tips

Spring is in the air, and it's the perfect time to refresh our homes and yards! A little spring cleaning and maintenance can go a long way in keeping our community beautiful and well-maintained. Here are some helpful tips to get your home ready for the season:

Outdoor Maintenance:

- Trim trees and shrubs to keep walkways clear and enhance curb appeal.
- Clean gutters and downspouts to prevent drainage issues.
- Inspect your roof, siding, and fences for any winter damage.
- Power wash driveways, sidewalks, and patios to remove dirt and grime.

Home Exterior Touch-Ups:

- Check for peeling paint or cracks on your home's exterior and touch up where needed.
- Repair or replace damaged window screens, shutters, or awnings.
- Inspect outdoor lighting and replace any burned-out bulbs.

General Home Safety & Maintenance:

- Test and replace batteries in smoke and carbon monoxide detectors.
- Service your HVAC system to ensure it's ready for warmer weather.
- Declutter garages and storage areas for a fresh, organized space.

A little effort now helps keep the community looking great while preventing costly repairs down the road. Thank you for doing your part to maintain your home and contribute to the overall beauty of the neighborhood! Happy Spring Cleaning!

Switch to Electronic Communications:

Help save yourself money by switching to electronic communications! This small change can lead to significant savings for the association, which ultimately benefits you. Even if you opt-in for electronic communication, please note that certain documents, such as the annual budget, will still be sent via mail as required by civil code.

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

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



REALTOR® | DRE# 02033751

(818) 693 2794

CarmelaAchiche@gmail.com

30700 Russell Road, Suite 200
Westlake Village, CA, 91362

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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!***

*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**.