

Oakridge Estates

www.oakridgenp.org

Community Association Newsletter

July-September 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.

Dear Residents,

We hope everyone is enjoying the start of summer! As we move through the second half of the year, we'd like to share some seasonal updates, community reminders, and important dates to keep in mind.

Fourth of July Reminders

As a reminder, fireworks of any kind including sparklers are **illegal and strictly prohibited** within the community due to fire and safety hazards.

PMP offices will be closed on Friday, July 4th in observance of the holiday.

Please celebrate safely and respectfully. If you see anything suspicious or dangerous, call 911 immediately.

Pet Owner Reminders:

Please be courteous when walking pets:
Always pick up after your dog

Keep pets leashed at all times

Avoid walking pets through landscaped areas

These simple steps go a long way in keeping our community clean and welcoming.

Tree Trimming Reminder

Homeowners are reminded to regularly trim trees in their backyards to prevent overgrowth into neighboring properties or common areas. Proper maintenance helps preserve views, minimize debris, and avoid potential damage or safety concerns.

Wishing you a safe, sunny, and neighborly season ahead!

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



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

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

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.