



OAKRIDGE ESTATES COMMUNITY ASSOCIATION NEWSLETTER JULY 2005

COMMUNITY ENHANCEMENT DAY COMING ON OCTOBER 1

The annual Oakridge Estates Community Enhancement Day will take place on Saturday, October 1, from 8 am to noon.

This is a day Oakridge sets aside each year to help residents dispose of unwanted junk. Six dumpsters will be placed in the street on Lesser Drive by the grassy hill. Two are for yard trimmings and four are for trash.

E. J. Harrison and the City of Thousand Oaks Public Works Department provide this free service as a joint venture to Oakridge residents.

This is a great opportunity for getting rid of stuff that has been cluttering up your garage, home or yard. And for those items too valuable to throw away, it's the perfect time for a garage sale!

Toss unwanted items, but please:

- No tires or hazardous materials (paint, chemicals, batteries, electronic components) are permitted. *You can call 449-SAVE (7283) to make an appointment for free monthly disposal of these and other household toxins.*
- Do not place any plastic bags or trash in the yard waste bins.

AND AS AN ADDED BONUS....

Finally, be sure to wear your finest clothes, as there will be free compost available—just bring a shovel and the means for carting the stuff back to your yard.

The site will be staffed by Board members and other volunteers to ensure the event runs smoothly.

THE HOMEOWNERS ASSOCIATION WANTS YOU

Yes, you!! Can you help?



Committees are forming now

First, we need volunteers to reestablish our Landscaping Committee. The Landscape Committee's task would be to walk the greenbelts monthly with a SeaBreeze Landscape Care representative, note any problems and make recommendations on corrective actions or improvements. If fixing the problem is outside the scope of the contract, then the Committee would meet with the Board at their regular meeting to schedule and approve funding for the changes.

Second, we need help in rewriting our Rules and Regulations & Architectural Guidelines. These were last updated in November 2002.

The Rules and Regulations give further details on the Conditions, Covenants, and Restrictions (CC&Rs). The Architectural Guidelines provide guides for changes made to the outside of your home, outside structures, and landscaping. There are many new home improvement products on the market. The committee will be evaluating some of these products to determine if they should be recommended to the Board to be added to

the list of approved materials for use in the tract.

For additional information or questions, contact Anchor Management.

DOG WASTE! RUFF, RUFF!

It's an unpleasant subject. One Tuesday morning a Board member took a bucket and a shovel and started walking the greenbelt behind Las Colinas homes. He started scooping. Within a short period of time his bucket was too heavy to carry. And worse yet he had not made much of a dent in this war against poop.



This is but a drop in the bucket!

These deposits are unhealthy, unattractive and unnecessary. They're alongside the sidewalk; they're on the sidewalk. No one would consider a barefoot stroll through this greenbelt.

WHAT SHOULD BE DONE?

Here are some suggestions:

- When you take Fido or Princess for a walk, carry at least two dog waste bags with you. Attach them to your leash to demonstrate to others that you are a good citizen.

- If you see someone's dog make a mess and they don't pick it up, cheerfully offer one of your bags and tell them they can repay you the next time you see them.



They teach dogs to read in Canada

Dog Walking Checklist

- Leash
- Two visible doggie waste bags
- Comfortable walking shoes
- Dog

COMMERCIAL VEHICLES

An alert homeowner has commented on the fact that in some areas of Oakridge there are commercial vehicles that are left parked outside overnight.

CC&Rs read in part, *“Commercial vehicles used for transportation to and from work or for on-call duty and which are oversized, have visible ladders, equipment, tools or imple-*

ments must be stored in the garage out of sight or parked outside the Association. Commercial vehicles which are not oversized and do not have visible ladders, equipment, tools or implements may be parked in driveways or next to the curb. Van pool vehicles are not considered commercial vehicles.”

Thanks for your cooperation.

DO YOU REALLY KNOW OAKRIDGE ESTATES?

Can you find our 12 streets in the puzzle below? Hint: All words are either diagonal, backwards on the horizontal, or backwards on the vertical. For starters, Las Colinas is shown.

W L L Y T R R X R R M N F Y K L
 N N A L T A Z A M I G H L N C L
 C R L N M S R G R W L B B L H X
 B Y F W C N A A V I L A E L F C
 Q U L D Y G M D N K T K D A K V
 H P E X Z O W D A S R A N T R P
 P N X N N S A L I S T N A S Z J
 L G L T A V A V L S O Q R I T F
 L F E E I V E N I Z Y P G V M G
 F N L S S L I V I N J H O A D T
 G V T K L S A S H L M H Y T W B
 P A W A T R E D T P O C A L M G
 L C V Z A Z P R B A N C C A L N
 C R Q L R H H J Q Q L L S Q J T
 Z D C L N W Y J N T B L P A R Q
 D W V M N M A T S I V A M O L B

Word list:

- | | |
|-------------|-------------|
| Alta Vista | Cayo Grande |
| Valle Vista | Clara Vista |
| Buena Vista | Lesser |
| Mira Monte | Linda Vista |
| Loma Vista | Mazatlan |
| Las Colinas | Posadas |

DID YOU KNOW?...

Original tract maps show Calle Mazatlan was to be called Calle Sierra Vista and Calle Linda Vista was to be named Calle Encina Vista.

Anchor Community Management

(805) 388-3848

(805) 388-0856 (fax)

www.anchorcommunitymgt.com

Manager: Colleen Scott

Colleen@anchorcommunitymgt.com

General questions: Didi Daniel, x103

Billing questions: Judy Fisher, x106

Judy@anchorcommunitymgt.com

24-hr emergency: (805) 558-0489

Visit Oakridge Estates on the Web:

www.anchorcommunitymgt.com/oakridge.htm

Next Board Meeting:

Wednesday July 20, 2005 at 7:00 pm

Casas de la Senda Clubhouse

3778 Cabrillo Avenue

MEETING CHANGE NOTICE

Effective September 2005, Board meetings will be held six times a year, in odd-numbered months, on the second Tuesday of the month.

RESOURCES (KEEP FOR REFERENCE):

TO Hazardous Waste Program (great site):

http://www.toaks.org/city_hall/depts/public_works/environmental/residential/household.asp

OE Architectural Request Form (newly revised):

<http://www.anchorcommunitymgt.com/ArchReqFormOE.pdf>

OE Community Association Rules and Regulations (amended and revised Nov 2002):

<http://www.anchorcommunitymgt.com/Rules2002.pdf>

OE Community Association Architectural Guidelines (revised Nov 2002):

<http://www.anchorcommunitymgt.com/archguidelines.pdf>

Paint color chart:

<http://www.anchorcommunitymgt.com/PaintColor.pdf>

OE Conditions, Covenants, and Restrictions (CC&Rs) pp 20-21:

Call Anchor Management.