



# OAKRIDGE ESTATES COMMUNITY ASSOCIATION NEWSLETTER JANUARY 2006

## TANDEM TAKES THE REINS

As stated in our financial letter, Tandem Property Management Inc. has taken over the responsibilities for managing our HOA. The Board of Directors sent out requests for quotes to 16 companies. Five responded and three were interviewed. Tandem was chosen because they had the best coverage at the least expense. Contact information for Tandem is provided at the end of this newsletter.

## ANNUAL MEETING

At the Annual Meeting on January 26, 2006, the Association will decide several important matters.

A vacant post on the Board needs to be filled; if you are interested in being on the Board please contact the Management Company (see below) as soon as possible.

Around the first week in January, the Management Company will send out proxy cards. Please take the time to fill in your card. Either vote for the candidates or allow someone else to vote for you. Even if you decide to allow someone else to be your proxy, you can always show up at the meeting and vote in person. If you have questions regarding the proxy please call the Management Company.

The members of the Rules and Regulations Committee and the Architectural Change Committee are working hard to complete their work on updating these documents so that homeowners can vote on these changes on the January ballot.

At the end of each year we vote to transfer excess funds in the operating account to the operating account for the new year. This is an important

vote as it directly affects how much we pay in income tax.

## ARCHITECTURAL COMMITTEE OPENINGS

The Architectural Committee meets about once every three weeks to review and approve architectural requests submitted by homeowners. The meetings last from 20 minutes to an hour and the meeting time and date are determined by the availability of the committee members.

There is currently one opening on the committee for a permanent member and one opening for an alternate member. We encourage any interested homeowners to apply. The Board of Directors will review all applications and appoint the new members to the committee. Please contact the Management Company for an application form. Deadline to apply is December 15, 2005.

## MONTHLY BOARD MEETING CHANGES

Starting in 2006, Oakridge will increase its HOA meeting schedule from 6 to 12 per year. The exact dates have not yet been fixed. See the box below for the near-term meeting schedule. Meetings will continue to be held at 7 pm at Casas de la Senda Clubhouse at 3778 Cabrillo Ave.

**The following supersedes any prior posted meeting schedule:**

- **Thu Dec 1: Normal Meeting**
- **Thu Jan 26: Annual Election of Board of Directors**
- **Monthly, Feb to Dec: Specific Dates TBA**



## WEB SERVICES CHANGING

Early in 2006, Tandem will provide Web services to Oakridge homeowners. Until then, if you need Architectural Request forms, a list of approved paint colors, or other information previously posted on the Web, email or call the Management Company and they will promptly send or email the information to you.



## BARKING DOGS

Many homeowners do not realize their dog barks while they're away, and their neighbors are not only subjected to the irritating noise, but also feel frustrated because they cannot do anything to help the animal.

A barking dog is an animal in distress, and nobody wants to listen helplessly. If your dog barks too much, you can be charged with allowing a public nuisance – a drastic and unnecessary outcome.

As responsible homeowners, it is imperative that we talk to each other

and try to resolve the problem without resorting to the intervention of the good folks at L.A. County Animal Control, tel (818) 991-0071.

There are alternatives available, some of which involve discovering the causes of the barking and being proactive in your dog's care.

So next time you hear a complaint either from your neighbor or the Management Company, please help your neighbor and the community and do something for your dog – and for your neighbors' sanity.



## VISIT OUR COMMUNITY BULLETIN BOARD

Near the corner of Las Colinas and Calle Alta Vista, our Community Bulletin Board is a site where we post any late breaking news, the latest Board Meeting Minutes, dates of upcoming Board meetings, the answer to this newsletter's puzzle, and other news and information for homeowners.

## LIKE A ROCK



**Kenny, Suzy, and Barry at Oakridge Rock**

"I'll meet you at Oakridge Rock!"

The center circle in the greenbelt behind Las Colinas now is host to a 2,050 pound rock with a 42-inch girth. From one angle, there's a distant resemblance to the Matterhorn.

Suzy picked it out at Carlson's and Barry and Kenny Horwitz of Sea-Breeze Landscape prepared its resting place and packed decomposed granite around it immediately after delivery. Check it out!



## PUZZLE CORNER

Your Oakridge Estates home is one of seven models. Can you unscramble the letters below and identify these models?

AFEHVRDRO  
ECLNASWET  
EDFHICRLI  
OGTSNHULR (one-story)  
RGILHAE  
EVRWEOND  
EMDLIFNSA (one-story)

Answers are posted on our Community Bulletin Board.

**Tandem Property Management, Inc.**  
3275 E. Thousand Oaks Blvd., Suite 200B  
Thousand Oaks, CA 91362-3491

(877) 883-4202

Fax: (805) 371-4118

Property Manager: Robin Adams

[tandemrobin@pacbell.net](mailto:tandemrobin@pacbell.net)

Maintenance/Landscaping issues: ask for Barbara Ireland

Office hours: M-F 9 am – 5 pm (closed for lunch 12-1)

24-hr emergency: (877) 883-4202

**The next two Board meetings are:**

- **Thursday December 1, 2005 at 7:00 pm**
- **Thursday January 26, 2006 at 7:00 pm**

**[This is the annual election meeting]**

Casas de la Senda Clubhouse  
3778 Cabrillo Avenue