



OAKRIDGE ESTATES COMMUNITY ASSOCIATION NEWSLETTER APRIL 2006

NEW OAKRIDGE BOARD

At the February 23, 2006, Election Meeting, voters elected the four incumbents plus Bobby Williams, whose write-in campaign gained him the fifth board slot. The officers will be selected during the March meeting. **And so, we proudly present your new Board...**



Kathy Jasper: Kathy is a long-time Board member, having served since 1995, soon after moving into her Cayo Grande home. Kathy is well-known to her neighbors as a caring and supportive Board member who goes to bat for them when Board intervention is necessary. She plays an active role in the Neighborhood Watch program. She has helped organize both the annual fall Community Enhancement Day, enabling homeowners to clean out their garages, and the National Night Out event, when Oakridge plays host to visits from city and county safety officers.



Larry Riggs: This is Larry's second year on the Board. A Calle Valle Vista homeowner since 1980, he has graduated four kids from NP High and is now retired. As a career programmer with an obsession for order, he is the go-to person when data or information needs to be organized. He is the primary author of this newsletter and he maintains the Community Bulletin Board. He wants to see better and more effective communication with homeowners to help increase their awareness of what is going on in their community.



Alvin Schultz: Alvin has been a Board member since 1989 and the association's treasurer since 1995. He moved into his Calle Mira Monte home in 1985. Alvin's interest and expertise go way beyond finances though; he is the voice of reason and a valuable resource as the person who knows the most about association history. He adds, "Oakridge Estates is a great community; we need to keep it looking its best and at the same time keep costs down."



Bobby Williams. Bobby has been a Calle Linda Vista owner since 2001 and was elected after campaigning door-to-door among his neighbors. He would like to see the association reach out more to homeowners. He believes that if we all work together, we can achieve a better sense of community. He has previously served on another association's board. He is owner of the Williams Brothers Plumbing company and has served as a long-time Newbury Park AYSO coach. Consequently, Bobby is well-known in the community and is no stranger to volunteer work.



Suzy Wilson: In 2005 Suzy served as Board president. A Calle Alta Vista homeowner since 2000, Suzy's enthusiasm and deep care for Oakridge motivate her in her work. "This is a special place to live. Look how much more attractive Oakridge is than other nearby developments. We have so much to be proud of and I want to do my share to keep it attractive." Suzy has a special passion in improving the greenbelts. "Thank you for picking up after your dog," she will say to a fellow dog owner while out walking.

OTHER ELECTION RESULTS

Homeowners voted in favor of transferring excess funds in last year's operating account to the operating account for 2006. This vote was an important one as without it the association could incur an income tax liability.

OAKRIDGE GAINS HALF A GREENBELT



Due to a City of Thousand Oaks mandate, we have been required to take over maintenance of a portion of the grassy area at the corner of San Telmo and Lesser Drive. The City will survey the area in early March and place markers in the grass and on the sidewalk that identify the precise boundaries, which surveyors have stated will vary at most a few feet from the lines in the photo.

SeaBreeze has replaced some defective sprinklers and put fresh batteries in the valves. They now mow our segment weekly and have slightly increased their fees to cover this. The four trees within our boundaries are now on our tree trimmer's list.

LANDSCAPING ACCOMPLISHMENTS AND ISSUES

Every year half of Oakridge's 118 trees are trimmed. Last year, Urban Tree Care trimmed trees along Reino Road and at the Cayo Grande entrance to Pepper Tree Park. In early March they will trim the remaining 59 trees.

Just before Christmas, Carlson's Building Materials delivered and set into place over 5,000 pounds of buckskin boulders in previously empty circles along the greenbelt behind Las Colinas. Along that same greenbelt, runoff along the sidewalk at the south end has been significantly reduced by new plantings, use of bender board, sprinkler modifications, and cutting back of overgrown shrubs. Toward the center, sprinkler pipes have been relocated from along the wall to along the sidewalk. Pipes are now underground and new sod along the walkway has been effective in reducing runoff.

In January, SeaBreeze located the source of a significant underground sprinkler water pipe leak at the tract's Calle Clara Vista entrance. During the excavation, long-time junipers needed to be removed. To "balance" the entrance, they were removed on the opposite site of the entrance as well near the **Oakridge** sign. These areas will be landscaped with new, simpler plantings over the next several weeks.

MANAGEMENT COMPANY CHANGES

David Tritz and Anita Gulrajani are our new property managers. Although David and Anita work out of their Woodland Hills office, you still can drop by their Thousand Oaks office should you wish to see paint chip colors or pick up forms. Simply call them first at (877) 883-4202 and they will be pleased to accommodate you.

RULES AND REGULATIONS

The Rules and Regulations Committee expects to make significant revisions to the current document. There are new laws that will take effect on July 1 of this year. These laws will dramatically change how association members vote at our annual meeting, how the association collects unpaid debts, and how the association deals with homeowners who declare bankruptcy.



PUZZLE CORNER

How many Oakridge homes does Zillow.com value at over \$1 million? (a) 1, (b) 3, (c) 5, (d) 10? Where are these homes? Answers are posted on our Community Bulletin Board.

Tandem Property Management, Inc.
6451 Independence Ave.
Woodland Hills, CA 91367-2608
(877) 883-4202
Fax: (805) 371-4118

Property Managers:

David Tritz, CCAM

dtritz@tpms.net

Anita Gulrajani

anita@tandempropertymgmt.com

Office hours: M-F 9 am-5 pm (closed 12-1)
24-hr emergency: (877) 883-4202

The next three monthly Board meetings are:

- **Wednesday March 22, 2005**
- **Thursday April 20, 2006**
- **Thursday May 18, 2006**

All meetings are at 7 pm at:
Casas de la Senda Clubhouse
3780 Cabrillo Ave. - NP