



OAKRIDGE ESTATES COMMUNITY ASSOCIATION NEWSLETTER JULY 2006

<http://www.oakridgenp.org>



'Twas the Summer of '82

WE'RE NOW ON THE WEB

Visit us at www.oakridgenp.org!

24 YEARS AGO...

Oakridge Estates was in its final phase. Pepper Tree Park was still open space. Homes along Lesser Drive, Cayo Grande Court, and Calle Linda Vista were in various stages of construction. The last 24 foundation pads had been poured. Prospective buyers visited model homes at the end of Calle Linda Vista.

What were they selling for? Two years earlier, "from the \$130s." Today our home values vary from the mid \$500s to almost \$1 million.

For a larger, color version of this photo plus another photo of the area to the left, visit us on the Web or stop by our Community Bulletin Board.

NATIONAL NIGHT OUT: SATURDAY, AUGUST 5

Oakridge is once again hosting this event, designed to promote safe neighborhoods and celebrate neighborhood unity.

Last year local police, fire, and safety representatives made the rounds and talked with homeowners about ways to increase public safety. Please join us!

RATTLESNAKES ARE AWAKE

Extended winter weather has kept them in hibernation longer and as they awaken they'll be hungrier than normal.



Rattlesnake: *Genus Crotalus*

If you back up against open space, rattlesnake-proof your home by clipping bushes to at least 10 inches off the ground. Remove anything that might obstruct your view of places where your hands and feet

might go. In fact, this is good advice for *all* Oakridge homeowners.

25  **years**

OAKRIDGE PRIDE

Most are now over 25 years old, but don't you think Oakridge Estates homes have held up well?

An accident? Hardly. We Oakridge homeowners have honored our CC&Rs, painted our homes using approved colors, and maintained our yards and properties to a high standard.

Twice a month Tandem conducts drivethroughs. Usually a few homeowners are cited for violations. And in virtually all cases they respond by correcting the violation promptly.

Thanks for cooperating!

Are the CC&Rs beneficial? Do they work? Compare Oakridge with some of the homes behind the high school, where landscaping and maintenance standards are not as high as

ours, and a kaleidoscope of external colors greets the eye.

When you come back home to Oakridge, you'll feel a sense of relief, and lots of pride!

WEED ABATEMENT

The City of Thousand Oaks is now conducting its annual weed abatement program. Crews start in the Westlake area, move through Thousand Oaks, and end up in Newbury Park.

You will see and hear crews clearing weeds from the open space behind Oakridge homes in early June.

LOT 235—A NEW EXPENSE

In December 1976, our developer filed tract maps with the City that showed the layout of then-future Oakridge Estates, which was designated "Tract No. 2491 in the City of Thousand Oaks." The maps included a parcel called Lot 235, shown below.



Lot 235: 11.3 Acres

The area includes open space behind 20 homes, along with the right half of the Lesser Drive/San Telmo Circle greenbelt, the access by the Community Bulletin Board, and the grassy area between lots 209 and 231.

For years the City has performed weed abatement on our behalf in the open space shown. However, they recently informed us that starting this year we are responsible for brush clearance and reducing fire hazards in the area.

Weed abatement is carried out within 100 feet of any structure. According to the City, this constitutes 2.09 acres within Lot 235.

Your Board is in the process of clarifying and documenting all aspects of Lot 235 maintenance. Homeowners will be informed of our findings.

ATTENTION, CALLE ALTA VISTA HOMEOWNERS

A number of homes that back up against Lot 235 have thick vines that drape over the back wall. These vines, which in some cases are several feet thick, are fire hazards. Homeowners are requested, prior to the coming fire season, to remove any vines, bushes, trees—any brush that might catch on fire—that has migrated beyond the top of the back wall. Thanks for your help!

THREE CHEERS FOR CASAS

In mid-May, our neighbors in the Casas de la Senda HOA directed their landscapers to mow their neglected portion of the Lesser Drive/San Telmo Circle greenbelt. Let's hope they keep up this great work.



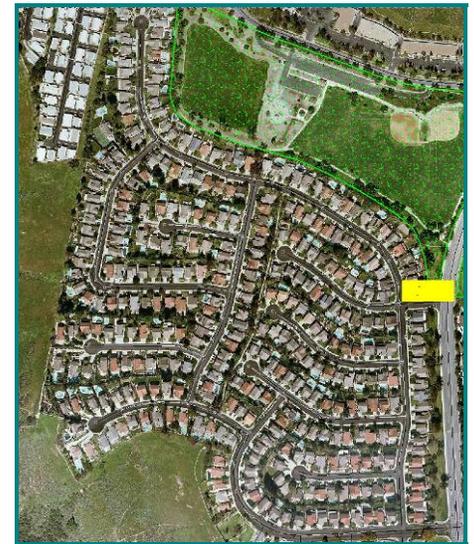
PUZZLE CORNER

You've got a new job—to drive Oakridge Estates and toss the Oakridge Gazette into every driveway from your bicycle. You're paid \$20/mile in quarter-mile increments. You start and end at the corner of Cayo Grande Court and Calle Clara Vista (see lower left corner of the

rectangle below). How much do you make?

- a. \$45, b. \$55, c. \$65, d. \$75

Answer is posted on the Web and on the Community Bulletin Board.



Oakridge Gazette Paper Route

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

Meetings are at 7 pm on the 4th Thursday of the month at:

Casas de la Senda Clubhouse
3778 Cabrillo Avenue

Coming Homeowners Association meeting dates:

- Thu June 22, 2006
- Thu July 27, 2006
- Thu Aug 24, 2006
- Thu Sep 28, 2006

Homeowners are welcome and in fact encouraged to attend. Meet the Board. Ask questions. Voice your concerns.

Oakridge website:

<http://www.oakridgenp.org>