



OAKRIDGE ESTATES COMMUNITY ASSOCIATION NEWSLETTER DECEMBER 2006

<http://www.oakridgenp.org>



October 1980 Wildfire—View from Top of Calle Valle Vista

VISIT US ON THE WEB

Go to www.oakridgenp.org to view the newsletter in color.

FIRE—ALWAYS A THREAT

If you lived in Oakridge in late 1980, the image above may bring back memories of a distressing couple of days.

The blaze began just north of the freeway. It grew and leapt across, flames consuming dry grass and trees as the fire marched southward, past us, past frightened children at Cypress Elementary School, toward Sycamore Canyon. It burned out before it reached the ocean.

During the threat, some Oakridge homeowners loaded up their cars, ready to evacuate. One stated, "This is my dream home. Will it all go up in smoke?" Others wondered whether fires might become a regular occurrence.

Fortunately, firefighters' efforts kept all our homes unharmed. Their access to the flames was not inhibited by slumpstone walls. And there were no tall trees or decks to attract the fire.

No wildfire has swept through since. We and the city annually clear a 100-foot buffer throughout adjacent Open Space. Still, every homeowner remains aware of the potential damage a passing wildfire could cause.

LOT 235 CLEARANCE

In mid-October, our Association hired a company to cut down trees and clear brush behind homes on Calle Alta Vista, in an area designated Lot 235 on the original tract map. (See the [October 2006 newsletter](#) for background.) This one-time effort cost us over \$7,000.

The city requires the Association to perform brush clearance in the area, an activity that may cost us

about \$2,500 every spring. The city has mandated that any new landscaping we perform in that area be done only with fire-safe plant materials.

2007 BOARD ELECTION

Every January, Oakridge homeowners elect a new 5-person Board of Directors. As the last newsletter stated, SB 61 has mandated new, stricter election procedures.

We need five candidates for your 2007 Board—please help out your community by running. Call the Management Company or email volunteer@oakridgenp.org for more information. Serving requires only a few hours per month.

ERRATA

In the last newsletter, the closing date for nominations was stated as Nov 30. That was incorrect. The correct deadline is Jan 11. Also, the correct volunteer email address is not the one specified, but volunteer@oakridgenp.org.

ELECTION TIMELINE

A recent homeowner mailing entitled **Election Rules** detailed the procedures Oakridge will follow in implementing the new law. The Board will apply these rules by observing the timeline described below. There are four key dates, bold and underlined.

Nov 30 (Regular meeting): The Board appointed three Inspectors of Election, who will oversee and count ballots if an election package is mailed out. They will also specify where the ballots are to be mailed.

Jan 11 (Annual meeting): Nominations for the new Board will be accepted from the floor and then closed. If the number of nominees—those accepted both prior to as well as at the meeting itself—are 5 or fewer, they are elected by acclamation. No balloting is required, and the new Board is seated immediately.

If there are more than 5 candidates:

- Tandem will send out an election package no later than Friday, Jan 19 (34 days before the voting deadline). The package will include a ballot and statements from each candidate. A measure extending the vote for lack of a quorum will *not* be on the ballot. The rules specified below will be followed instead.
- **Feb 22 (Regular meeting)**: If ballots from 177 homeowners (>50%) have been received, the election is complete. The inspectors will count the ballots and the new Board will be seated.

PLEASE, PLEASE VOTE!

As Feb 22 approaches, candidates will be informed of the number of ballots received and which homeowners have not voted. These homeowners may be contacted and urged to vote so the quorum can be met.

If fewer than 50% of the ballots have been received, the ballot count-

ing will be deferred to Mar 22, when a quorum of 25% will be required.

Mar 22 (Regular meeting): History suggests we will have achieved a quorum by this date. Ballots will be counted and the new Board will be seated.

OTHER ELECTION NOTES

Unlike in past elections, proxies will *not* be permitted. And once submitted, ballots *cannot* be changed or rescinded.

When the election becomes final—whether on Jan 11, Feb 22, or Mar 22—the results will be recorded in the minutes, the inspectors will complete and sign the **Official Report of Inspectors of Elections**, and within 15 days Tandem will notify homeowners of the results.



CITY TO DEED LAND TO US

On Nov 8, the City Council passed a motion authorizing the transfer of the 0.2-acre section of COSCA land (**Oakridge Property** above) to our Association. The transfer costs would be fully borne by the city.

We have had responsibility for maintenance of the property for some time. Our liability insurance already includes this area and our liability exposure will not change.

During our recent National Night Out celebration we needed city permission to use that land. As owners, we would no longer need permission.

At the November 30 meeting, the Board approved the transfer. Documents will be signed within weeks.



PUZZLE CORNER

We have 352 homes, many with swimming pools, situated on 12 streets. Pool owners celebrate the good life by doing laps to stay fit or sitting poolside sipping margaritas.

Here are three questions to test your knowledge about the number of our pools.

1. Judging from the City's aerial view of Oakridge, how many pools are there?
(a) 84, (b) 107, (c) 132, (d) 176
2. Which 3 streets have the highest percentage of pools?
3. Which 3 have the lowest?

(See our website or the Community Bulletin Board for the answer.)

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Meetings are normally at 7 pm on the 4th Thursday of the month at:
Casas de la Senda Clubhouse
3778 Cabrillo Avenue

Coming Community Association meeting dates:

- **Thu Jan 11, 2007** [special Annual meeting]
- **Thu Feb 22, 2007**
- **Thu Mar 22, 2007**

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

Oakridge website:
<http://www.oakridgenp.org>
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