



## LET YOUR VOICE BE HEARD!

It's that time of year again. The Annual Oakridge Estates Board of Directors Election and Annual Meeting of the Members will be held January 12, 2010, at 7:00 pm, at the Casas de la Senda Clubhouse, 3780 Cabrillo Avenue, Newbury Park, 91320.

The quorum requirement is 50%, so if you are unable to attend the Annual Meeting, please make sure to complete your secret ballot and mail it in. If you have any questions, please do not hesitate to contact Property Management Professionals.

## JOIN A COMMUNITY COMMITTEE

Homeowners interested in becoming more active participants in the Oakridge Estates community are encouraged to join one of the community's committees. There's plenty of room still available on the Landscape Committee and the Social/Newsletter Committee. Please contact Property Management Professionals for more information. Current Committee Chairs are as follows:

**Architectural:** Alvin Schultz  
**Newsletter:** Larry Riggs  
**Landscape:** Bruce Hellebrand

## VISIT US ON THE WEB

View the newsletter in color at [www.oakridgenp.org](http://www.oakridgenp.org). The Web version includes links to sources that amplify newsletter stories.

## NEW ASSOCIATION LANDSCAPE MAINTENANCE COMPANY

After several months of vetting new landscape maintenance companies, the Association's Board of Directors has hired [Valley Crest Landscape Maintenance](#) at a significant savings over the previous landscape maintenance company. We look forward to seeing noticeable landscape improvements over the next several months.

## GOVERNING DOCUMENT UPDATES

The Association's [CC&Rs](#) were originally drafted in 1977 and updated in 1999. The Board of Directors is in the process of updating a draft set of the [CC&Rs](#) to comply with new legislative laws and meet today's membership needs. Additionally, the Board of Directors is in the process of updating the Association's [ByLaws](#), which have not been updated since 1977.

Homeowners are encouraged to become active participants in updating the Association's [CC&Rs](#) and [ByLaws](#). Draft sets of these documents will be sent out to the membership after the first of the year. The Board will then look to hold an open session meeting to discuss the proposed revisions with the homeowners. Your input is critical, so please take an active part in the updating process.

## PAY YOUR ASSOCIATION DUES AUTOMATICALLY!

Tired of writing checks every quarter? Contact Property Management Professionals and set up Automatic Payment so that your Association dues are automatically withdrawn from your account at the beginning of each quarter. Never be late again!

## HELP NAME PARK ON LESSER DRIVE

The Association is looking to officially name the Association's park on Lesser Drive and they want your vote! Log onto the Association's Web site in January to see the proposed names and vote on which one you like best!

## NEW DOG STATIONS

The Board of Directors approved two additional dog stations at either end of the nature trail. These new dog stations should be installed before the end of the year. Please take advantage of these new convenient tools to clean up after your pet.

## IMPORTANT NUMBERS & INFORMATION

Property Management Professionals, LLC  
25000 Avenue Stanford, Suite 103  
Valencia, CA 91355-1224  
(805) 642-2400 [24 hr/emerg] • (661) 295-4900  
Fax: (661) 295-1553

**Property Manager:** Brad Watson  
[bwatson@pmpprofessionalsllc.com](mailto:bwatson@pmpprofessionalsllc.com)  
Office hours: M-F 8 am – 5 pm

Meetings are normally at 7 pm on the 2<sup>nd</sup> Tuesday of every month at:

**Casas de la Senda Clubhouse**  
3780 Cabrillo Avenue

Homeowners are encouraged to attend. Meet the Board. Ask questions. Voice your concerns.