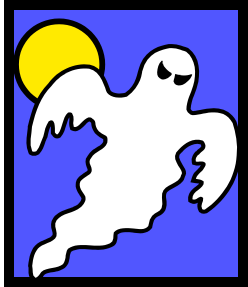


Oakridge Estates

Community Association Newsletter

October 2010

HAPPY HALLOWEEN



THE OAKRIDGE ESTATES BOARD OF DIRECTORS AND PROPERTY MANAGEMENT PROFESSIONALS WOULD LIKE TO WISH YOU A HAPPY AND SAFE HALLOWEEN!

OAKRIDGE ESTATES COMMUNITY CLEAN UP DAY



OCTOBER 2, 2010
8:00 am - Noon

GOT JUNK? Now's your chance to get rid of it! On October 2, 2010, from 8:00 am to Noon, four oversized trash bins will be on Lesser Drive adjacent to Oakridge Park. Please take advantage of this great opportunity! There will also be a Goodwill truck on-site for saleable donations.

Please note: Tires or hazardous materials (paint, chemicals, batteries) are not permitted.



PROPERTYMANAGEMENTPROFESSIONALSLLC

27413 Tourney Road, Suite 100
Valencia CA 91355

PAYING YOUR MONTHLY ASSESSMENTS JUST GOT A WHOLE LOT EASIER!!

PAY ON-LINE:

Visit us on-line at www.pmprofessionalsllc.com and register to pay your dues on-line.

PAY BY PHONE:

To pay by phone, simply call: 1-866-729-5327.

ASSOCIATION GOVERNING DOCUMENT UPDATES

Thank you to all of the Oakridge Estates homeowners who thoroughly reviewed the proposed updated Association Governing Documents and provided well thought out, productive feedback.

After two separate homeowner forums, numerous homeowner submitted suggestions, and several months of Board Meetings requesting homeowner feedback, the Board of Directors are working with the Association's legal team to finalize the updated Governing Documents.

We anticipate the finalized Governing Documents to be sent to the membership in October and will hold an election to vote on the adoption of the new Governing Documents in the months that follow.

Members who would like to assist in the election process to help ensure that quorum is met are encouraged to contact Brad Watson at PMP (bwatson@pmprollc.com). You may also contact the Board of Directors directly at board@oakridgenp.org.

This is your community and these are your Governing Documents, which are meant to protect the value and integrity of the Oakridge Estates Community Association. Please participate in the voting process! We cannot do it without your assistance.

CONTINUING LANDSCAPE UPGRADES

The Board of Directors and the Association's Landscape Committee continue to make significant, responsible landscape upgrades throughout the community.

Water-wise smart irrigation controllers have now been installed throughout the community along with important irrigation upgrades, which together are showing significant water savings.

In addition to the irrigation upgrades, the Board of Directors has approved a plan to update the nature trail leading from Cayo Grande Court to Pepper Tree Park with a xeriscape drought-tolerant landscape design.

These improvements are expected to commence in the next 30 days and the Association would like homeowner feedback. Tell us your thoughts by emailing Brad Watson at bwatson@pmprollc.com or the Board at board@oakridgenp.org.



ARCHITECTURAL REVIEW COMMITTEE REMINDER

Just a friendly reminder that any changes to the exterior of your home or front yard require Architectural Review Committee approval. If you're unclear whether approval is required for a planned improvement, please contact Property Management Professionals. It's always better to be safe than sorry...



CITY OF THOUSAND OAKS ENVIRONMENTAL PROGRAM PROVIDING COMPOST BINS

The City of Thousand Oaks will deliver a compost bin to your home for only \$20.00. Take advantage of this great opportunity!



For more details, visit the Oakridge Web site at www.oakridgenp.org.

MAKE A DIFFERENCE IN OUR COMMUNITY - JOIN A COMMITTEE!

Homeowners interested in becoming more involved, but who do not want to be a member of the Board of Directors, are encouraged to consider joining one of the Association's many committees, including the Landscape Committee or the Social/Newsletter Committee. Joining a Committee is a fun way to help improve the quality

of life for the Oakridge Estates Community.

HOMEOWNER FEEDBACK AND SUGGESTIONS

Homeowners who are unable to attend the monthly Board Meetings, but who would like to provide feedback and suggestions to the Board of Directors are encouraged to take advantage of the community Web site to email your comments, questions, and suggestions. You are also always welcome to contact Property Management Professionals and speak with one of our friendly and knowledgeable representatives.

VISIT US ON THE WEB

View the newsletter in color at www.oakridgenp.org. The Web version includes links to sources that amplify newsletter stories.

SIDEWALK REPAIRS UPDATE

As you may recall, Property Management Professionals at the direction of the Board submitted all of the sidewalk problem areas throughout the Oakridge Estates Community Association to the City of Thousand Oaks with a repair request. The City of Thousand Oaks was very responsive and has corrected a large portion of the sidewalks throughout the community. The City has reported that they will continue to repair sidewalks throughout the community. However, due to budget constraints, they are fixing the most troubled areas first and will continue to make all of the reported repairs as funds become available. If you have areas of concern that you would like addressed, please contact Property Management Professionals and they will make sure the areas are added to the list if they aren't already.

MAINTENANCE NOTICE

It has been reported that there are several homes throughout the community that require maintenance or are in violation of the Association's

CC&Rs or Rules and Regulations. To avoid violation warning letters and possible fines, please make sure your home and property are properly maintained in accordance with the Association's Governing Documents. If you would like a set of current CC&Rs or Rules and Regulations please contact Property Management Professionals or visit us on the Web at www.oakridgenp.org.

PLEASE NOTE: Mailbox maintenance is considered part of your property and mailboxes must be properly maintained.

Thank you in advance for your cooperation.

SCHEDULED BOARD MEETINGS

Association Board Meetings are typically held the second Tuesday of every month. The next scheduled Board Meetings are as follows:

OCTOBER 12, 2010
NOVEMBER 9, 2010
DECEMBER 14, 2010

General Session begins at 7:00 pm, and the meetings are held at Casas de la Senda Clubhouse, 3780 Cabrillo Avenue.

Please plan on attending if your schedule permits, as homeowner participation is always encouraged.

2010 BOARD OF DIRECTORS

Kathleen Jasper – President
Bruce Hellebrand – Vice President
LJ Fay – Treasurer
Alvin Schultz – Secretary
Michael Bateman – Member at Large

IMPORTANT NUMBERS & INFORMATION

Property Management Professionals LLC
27413 Tournay Road, Suite 100
Valencia, CA 91355

(805) 642-2400 [24 hr/emerg]
Fax: (661) 295-1553
Mon.-Fri. 8:00 am – 5:30 pm

Property Manager: Brad Watson
Email: bwatson@pmprollc.com