

# Oakridge Estates

Community Association Newsletter

January—March 2018



We are pleased to serve as your Association Management Company.

Please call us with any HOA related questions including automatic debit forms and architectural applications.



## BOARD MEETINGS

Association Board Meetings are typically held the **2nd Thursday** of every month. The next scheduled Board Meetings are as follows:

- January 11, 2018
- February 08, 2018
- March 08, 2018

\*Note: General Session begins at **6:30 P.M.** and the meetings are generally held at the Borchard Community Center at 190 Reino Road, Newbury Park, CA 91320.

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

Please note that Meeting dates and times are subject to change. Please refer to the community website regarding any changes.

## PEST CONTROL BEST PRACTICES:

Oakridge Estates backs up to a large protected open space which means there is lots of wildlife that are searching for food and water. Here are some best practices to help ensure they do not come into your yard:

- *Fruit Trees—Keeping them limbed up prevents mammals from climbing into them. Also consider installing an anti-climb collar on the trunk. Keeping fallen fruit picked up is a big help as well.*
- *Bird Feeders—Many bird species are messy eaters. Installing a tray beneath the feeder to catch spills before they reach the ground eliminates a common small mammal food source. Also make sure that bird feeders are not climbable.*
- *Pet Food—Do not feed pets outside. Unattended bowls or spilled food are attractive to many animals.*
- *Compost—Use composting barrels or other enclosed devices. Open piles are a critter buffet waiting to happen.*
- *Trash—Do not overfill trash containers and keep trash bin storage areas clean. Open containers and dropped items or spills are tempting to many species.*

## IMPORTANT PHONE NUMBERS

- VC Alert:** (805) 648-9283  
www.readyventuracounty.org
- Disaster Information (During Emergency)** (805) 465-6650  
www.vcemergency.com
- Ventura County Public Health Division:** (805) 981-5331  
www.vchca.org
- Animal Care and Control Services:** (818)991-0071  
www.animalcontrol.co.la.ca.us

## WE WANT TO HEAR FROM YOU

Please be sure to contact PMP with any common area maintenance issues that you may see in the community. Homeowners are free to e-mail suggestions directly to the Board of Directors through the community website or contact PMP at customerservice@pmpmanage.com.

## NEWSLETTER ADVERTISING

As a reminder, contractors may not put signs in front yards. If they are interested in advertising in the quarterly assessment billing, please contact PMP to reserve space. The Board has approved half page advertising in the assessment billing at the following rates:

- ◆ \$125.00 per year (4 Quarterly Billings)
- ◆ - \$35.00 per individual quarter if you buy two
- \$40.00 per individual quarter



PROPERTYMANAGEMENTPROFESSIONALSLLC

2926 Townsgate Rd #235  
Westlake Village CA 91361

Phone: (805) 642-2400

Fax: (661) 295-1553

Mon.-Fri. 8:00 A.M. – 5:00 P.M.

E-mail: [customerservice@pmpmanage.com](mailto:customerservice@pmpmanage.com)

Property Manager: Garrett Guenot

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Visit us on-line at [www.PMPManage.com](http://www.PMPManage.com)  
and register to pay your dues on-line.

**PAY BY PHONE:**  
To pay by phone, simply call  
1-866-729-5327  
Select Option #2



### **ARCHITECTURAL APPLICATION REMINDER**

VISIT OAKRIDGE ESTATES  
COMMUNITY ASSOCIATION ON  
THE WEB!

[www.oakridgenp.org](http://www.oakridgenp.org).

Get regular community  
updates and view the  
quarterly newsletter on-  
line! Take advantage of  
this wonderful community  
tool!

Just a friendly reminder that homeowners are required to submit an architectural application for any proposed improvement to the outside of their property, including windows, doors, roofs, painting and landscaping. When in doubt, complete and submit an architectural application. It's better to be safe than sorry! The Oakridge Estates Community Association has the legal authority to review and approve architectural improvements prior to work commencing as set forth in the Association's binding governing documents. Architectural Applications can be found on the Association's website at [www.oakridgenp.org](http://www.oakridgenp.org).