



OAKRIDGE ESTATES COMMUNITY ASSOCIATION NEWSLETTER OCTOBER 2006

<http://www.oakridgenp.org>



The Joint Was Jumpin'

Photo courtesy Martin Wilson

VISIT US ON THE WEB

Check out www.oakridgenp.org!

NATIONAL NIGHT OUT PARTY HITS HOME RUN

More than 300 people gathered at Lesser and San Telmo to celebrate National Night Out on August 5. It was quite a party—nothing like the sedate affairs of the past two years!

Board members Suzy Wilson and Kathy Jasper organized the event, along with our sponsor, realtor Steve Simmons of the Call Team. The three put in endless hours preparing for this event, from persuading local businesses to contribute money and supplies and prizes, to setting up tables, running the raffle, and afterwards tearing everything down.

Attendees watched demonstrations by Victory Gymnastics and Shotokan Karate of Newbury Park. City Councilmember Tom Glancy and Mayor Andy Fox stopped by. Sheriffs, a SWAT team, a K-9 unit, the Fire Department, and D.A.R.E. vehicles all made appearances.

Free popcorn, cotton candy, snow cones, and assorted snacks and beverages kept partygoers well fed, while a giant 30 foot blow-up obstacle course entertained kids.

When you have a chance, please patronize some of our many sponsors: Albertsons, Ali Baba, Astro Events, Baskin-Robbins, Carl's Jr, Conejo Rents, Costco, Country Harvest Restaurant, Domino's Pizza, Exotic Thai, Great Harvest Bread Company, Home Depot, Isensee Floorcovering Co., Longs Drug Store, Newbury Park Athletic Club, Newbury Park Feeds, Newbury Park Florist, Nutro Pet Food, Parkview Café, Party Max, Red Wok, Roma Italian Deli, RP Barricades, Sadie's Hallmark, Starbucks, Tandem Property Management, Target, Tasty Donuts, The Call Team, and Topanga Café. Thanks to all who helped out and everyone who came.

WHAT DOES NATIONAL NIGHT OUT DO?

It increases awareness of crime prevention, boosts participation in local anti-crime programs such as Neighborhood Watch, and strength-

ens the partnership between neighbors and police.

Homeowners can talk to law enforcement officials, express concerns about safety, and find out what they can do to make the neighborhood safer.

We're fortunate to live in what in 2005 was rated the second safest U.S. city with a population over 100,000, but we are by no means immune from crime.

STREET LIGHT OUT?

To report a street light outage, call SCE directly at (800) 611-1911 or report it online at <https://www.sce.com/Forms/ReportStreetLightOutage.aspx>. Do not call the Management Company.

COMMUNITY ENHANCEMENT DAY IS OCT 21, 8 TO NOON

Just as in previous years, this day is an opportunity for Oakridge homeowners to do some cleanup around their home, garage, and yard.

We have scheduled six dumpsters—two for yard trimmings and

two for trash—that will be parked on Lesser Drive for everyone’s use.

We are hoping once again to supply a sweet pile of compost for you to haul away. Bring a trash can or wheelbarrow and your best pair of overalls.

Of course, by now you are aware of the no-nos:

- No tires or hazardous materials (paint, chemicals, batteries, electronic components) are permitted.
- You may not put plastic bags or trash in the yard waste dumpsters.

We can always use a few more volunteers to assist with coordination. If you can help for a couple hours on October 21, call the Management Company or send an email to volunteer@oakridge.org.

ROSE SCHULTZ RESIGNS AS ARCHITECTURAL COMMITTEE HEAD

In her resignation letter, Rose wrote, “It has been my pleasure to serve on the Architectural Committee for over 15 years, from November of 1989 through December of 2003, returning to the committee again in April of 2005 and serving until present.”

The Board and homeowners deeply thank Rose for her many years of commitment to a job which she performed fairly and professionally. And she consistently met the requirement to get a reply back to each homeowner within 30 days of request submission.

At the July Board meeting, Rose tendered her resignation, effective August 31. Given that her post is an extremely important one, the Board welcomed Alvin Schultz’s willingness to take over Rose’s job. As of September 1, three changes went into effect:

- Alvin, Board treasurer, became the new Architectural Committee head.

- He relinquished his treasurer position becoming instead simply member-at-large, and
- Kathy Jasper became secretary-treasurer.

NEEDED: BALLOT INSPECTORS!

In January homeowners will elect a new Board. Due to recently passed SB 61, new, stricter election procedures will go into effect. This statute requires that the Board appoint election inspectors to oversee the election.

A copy of our new election rules accompanies this newsletter. The section on INSPECTOR OF ELECTIONS details inspectors’ duties.

If you are interested in performing this role, please contact the Management Company.

RUN FOR THE BOARD!

Board elections are only three months away. Last year there were only five candidates to fill the five positions. Wouldn’t it be nice to have more than five running, so homeowners could have some real choice?

To find out what’s involved in being on the Board, send an email to volunteer@oakridge.org. Ask questions such as: *How much time will it take? What do you do between meetings? etc.*

Nominations must be submitted in writing to the Management Company no later than November 30.



PUZZLE CORNER

Oakridge has 7 models: the Haverford, Longhurst, Mansfield, Newcastle, Raleigh, Richfield, and Wendover. Can you match each

model name with the home characteristics below?

(The answer is posted on our website and on the Community Bulletin Board.)

Home Characteristics

ST	BR/BA	BONUS	SqFt
1	3/2	N	1,401
1	4/2	N	1,599
2	4/3	N	2,105
2	3/2.5	Y	2,171
2	4/3	N	2,200
2	3/2.5	Y	2,582
2	4/3	Y	2,967

Notes:

ST = Stories. If BONUS = Y, there is a bonus room over the garage that can be turned into an extra bedroom. Over a 3-car garage, the bonus room may be converted into 2 bedrooms. The bedroom numbers above assume no conversion.

Tandem Property Management, Inc.
6451 Independence Ave.
Woodland Hills, CA 91367-2608
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Fax: (805) 371-4118

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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 Sep 28, 2006
- Thu Oct 26, 2006
- Thu Nov 16, 2006 [3rd Thursday due to Thanksgiving]

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

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

Newsletter/website editor: Larry Riggs