

Oakridge Estates

Community Association Newsletter

March 2010

INTRODUCING YOUR 2010

BOARD OF DIRECTORS!

The Annual Oakridge Estates Board of Directors Election and Annual Meeting of the Members was held on January 12, 2010 at 7:00 P.M., located at the Casas de la Senda Clubhouse, 3780 Cabrillo Avenue, Newbury Park, 91320.

The quorum requirement of 50% was not met, however, the Board of Directors, after consulting with the Association's legal council, decided it was in the Association's best interest to appoint the two nominees running for the 2010 Board of Director positions to fill the vacant positions left after Bobby Williams and Richard Miner resigned in January.

Please welcome Bruce Hellebrand and Michael Bateman as the newest members to the Oakridge Estates Board of Directors! The 2010 Board of Directors is as follows:

Kathleen Jasper – President

Bruce Hellebrand – Vice President

LJ Fay – Treasurer

Alvin Schultz – Secretary

Michael Bateman – Member at Large

LANDSCAPE IRRIGATION

SURVEY REPORT

The Oakridge Estates Landscape Committee scheduled a landscape irrigation survey study for the Association's common areas with [WaterWise Consulting, Inc.](#) and [California American Water](#). In this study WaterWise, Inc. inspected irrigation heads, timers, controllers and coverage and prepared a report evaluating the efficiency of the Association's

irrigation system and providing recommendations to decrease irrigation deficiencies to conserve water and lower expenses. The Landscape Committee and the Board of Directors are reviewing the survey report and taking steps to help Oakridge Estates become more water wise.

INSTALLATION OF IRRIGATION SMART CONTROLLERS

The Board of Directors approved the installation of irrigation smart controllers for the common area landscaping. These smart controllers use weather satellite information to determine irrigation run cycles. It is anticipated that these smart controllers will decrease water consumption by nearly 30%, representing significant savings to the Association.



UPDATE YOUR ASSESSMENT

PAYMENT INFORMATION!

Property Management Professionals and the Board of Directors are still receiving reports of homeowners paying their assessments to the old management company's bank account and address. Please contact [Property Management Professionals](#) for updated account information to avoid fees.

GOVERNING DOCUMENT UPDATES

As mentioned in last quarter's newsletter, the Board of Directors are in the process of updating a draft set of the [CC&R's](#) and [ByLaws](#) to comply with new legislative laws and meet today's membership needs.

The Board of Directors is in the process of reviewing the final draft of the Governing Documents before they are sent out to the membership for review and feedback. You should be receiving your draft sets in March.

Because homeowners are encouraged to become active participants in updating the Association's [CC&R's](#) and [ByLaws](#), the Board of Directors have decided to create a Governing Document Update Committee, made up of homeowners, to assist in the updating and approval process. Interested volunteers should contact Property Management Professionals and request a Committee Nomination Form.

If you are unable to join the committee, your input and feedback is important. Please plan on attending scheduled Board Meetings or feel free to send the board members an e-mail to: board@oakridgenp.org

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

Property Management Professionals at the direction of the Board has submitted all of the sidewalk problem areas to the City of Thousand Oaks. The City has responded and has been correcting sidewalks that have been lifted by tree roots or damaged over time. All of the sidewalks on Cayo Grande are in the process of being replaced or repaired and the City of Thousand Oaks will continue to address problem areas throughout the community. If you have any questions or concerns please do not hesitate to contact Property Management Professionals.

PAINT COLORS

If you recently tried to find Frazee paint for your home, then you already know that Frazee changed the base they use to mix their colors. This means you can no longer find the colors from the approved Oakridge Estates paint color groups. The Architectural Committee has cross referenced the existing paint colors to Dunn Edwards paint. By the time you get this newsletter the colors should be up on our website. This was a difficult process and some of the Frazee colors could not be duplicated. The Dunn Edwards colors are reflected on the paint request forms that are also available on the website. Property Management Professionals has books with the Dunn Edwards colors that can be checked out. Please call the management company to check out a color book or to request samples.

PLANNING HOME IMPROVEMENTS??

Please remember that pursuant to your Association's Governing Documents, any improvements to your home or property requires that homeowners submit an [Architectural Application](#) for the Architectural Committee's review and considera-

tion. If you are unsure whether your planned improvements require approval, please contact Property Management Professionals.

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!

JOIN A COMMUNITY COMMITTEE

Become an involved member of the Oakridge Estates community Association! There are still Committee positions available. Please contact Property Management Professionals and request a Committee Nomination Form. Committees with positions still available include:

- Social/Newsletter Committee
- Landscape Committee



NEW DOG STATIONS

Hopefully you have noticed the two additional dog stations installed on the community nature trail. These new dog stations were approved by the Board of Directors and installed in response to homeowner complaints regarding dog feces throughout the nature trail. Please take advantage of these new convenient tools to clean up after your pet.

HOLIDAY DECORATION REMINDER

If you have not already done so, please remove any holiday decorations or lighting from your home to avoid violations and potential fines.



MARCH BOARD MEETING

The March Board Meeting is scheduled for March 9, 2010 at 7:00 P.M. located at the Casas de la Senda Clubhouse, 3780 Cabrillo Ave., Newbury Park, CA. 91320.

Association Board Meetings are typically held the second Tuesday of every month. Please plan on attending if your schedule permits, as homeowner participation is always encouraged.

IMPORTANT NUMBERS & INFORMATION

Property Management Professionals, LLC
27413 Tourney Road, Suite 100
Valencia, CA 91355-5603
(805) 642-2400 [24 hr/emerg]
Fax: (661) 295-1553

Property Manager: Brad Watson
bwatson@pmpprofessionalsllc.com

Office hours: M-F 8 am – 5 pm

Meetings are normally at 7 pm on the 2nd 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.

****PLEASE NOTE PMP'S NEW ADDRESS ABOVE!!!**