

# Oakridge Estates

Community Association Newsletter July 2010

## 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. Your continued participation is encouraged and greatly appreciated.

If you missed the first homeowner forum to provide feedback and become an active participant in the process of updating the Governing Documents, no problem! The Association's Board of Directors will be holding a second homeowner forum at the end of July. Please take the time to review the proposed updated Governing Documents prior to the forum.

If you are unable to attend the forum or would like to share your feedback prior to the forum, please forward your comments to PMP's Brad Watson at [bwatson@pmprollc.com](mailto:bwatson@pmprollc.com) or to the Board of Directors directly at [board@oakridgenp.org](mailto:board@oakridgenp.org).

Visit [www.oakridgenp.org](http://www.oakridgenp.org) to download and review the existing and proposed Governing Documents.

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 update process! We cannot do it without your assistance.

### 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.



## FIRE PREVENTION BRUSH CLEARANCE

In anticipation of the upcoming hot summer season, the Oakridge Estates Community Association has completed the required fuel modification brush clearance. If you have any questions regarding areas adjacent to your homes, please contact Property Management Professionals.

## ASSOCIATION

### EMERGENCY PREPAREDNESS

Please join us at the July homeowner forum to pick up your complementary 2010 City of Thousand Oaks Emergency Preparedness book with tons of useful information to keep you and your family safe when emergencies strike.

## LANDSCAPE IRRIGATION UPGRADES

As shared with the membership previously, the Association's Board of Directors approved the installation of irrigation smart controllers for the common area landscaping as well as upgrades to the actual irrigation lines, including the spray heads.

These smart controllers use weather satellite information to determine irrigation run cycles. The new smart controllers coupled with the irrigation upgrades are expected to decrease water consumption by nearly 30%, representing significant savings to the Association.

## 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.

## OAKRIDGE ESTATES MONUMENT SIGN UPDATE

As most of you are aware, the Oakridge Estates entry monument signs were recently vandalized. The Board has obtained several proposals to fix the monument signs. The Board recently voted to move forward with replacing the missing letters and we are working diligently to complete this work as soon as possible. Thank you for your patience. We understand that they are an eyesore and we apologize for any inconvenience caused.

## HOMEOWNER FEEDBACK AND SUGGESTIONS

Homeowners who are unable to attend the monthly Board Meetings, but 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.

## WELCOME TO OAKRIDGE PARK!

The votes are in and Oakridge Estates Homeowners have selected a new name for the community park on Lesser. Welcome to Oakridge Park!! Going forward, the Association will look to hold Association activities and events in the newly named park.

Thank you to everyone who participated and voted!!

## 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 be repairing the remainder of the sidewalks during the month of July.

Thank you for your patience and cooperation during the construction process. We anticipate that all of the sidewalk concerns will be completed by the end of the summer months. If you have any questions or concerns regarding the sidewalk improvements, 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. 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 Web

site. Property Management Professionals has books with the Dunn-Edwards colors that can be checked out by homeowners interested in painting their home. Please call the management company to check out a color book or to request samples.

## JULY DATES TO REMEMBER



4<sup>TH</sup> OF JULY:

**INDEPENDENCE DAY!!!**

&

JULY 25<sup>TH</sup>:

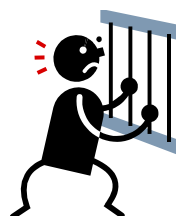
**PARENTS DAY**

**A DAY DEDICATED TO GREAT PARENTS TO  
SHOW LOVE AND SUPPORT FOR WORKING  
HARD TO MAKE A DIFFERENCE IN THE LIVES  
OF CHILDREN.**

## 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 consideration. If you are unsure whether your planned improvements require approval, please contact Property Management Professionals or your Board of Directors.

You may obtain a copy of the Architectural Guidelines as well as an Architectural Application on the community's Web site. Simply click on the [Get Forms](#) link.



## KEEP ALERT—REPORT VANDALISM

Given the recent vandalism to the Oakridge Estates community monuments, we are asking homeowners to remain alert and report suspicious activity to the local authorities. Please also report any issues to Property Management Professionals.

## SCHEDULED BOARD MEETINGS

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

JULY 13, 2010

AUGUST 10, 2010

SEPTEMBER 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

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