

# Oakridge Estates

Community Association Newsletter

July– September 2022



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:

July 14

August 11

September 08

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

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.*

## WATER CONSERVATION

The City of Thousand Oaks has implement water restrictions in response to the State-wide drought. Landscape irrigation has been limited to one day per week with additional information to be found at <https://www.toakswater.org/conservationstages>

**Watering hours:** NO watering allowed between 8:00 a.m. and 6:00 p.m.

**Watering days:** One day per week; Saturday for odd-numbered addresses and Sunday for even-numbered (and no) addresses.

**Extra irrigation day for specific permitted uses:** Wednesday is the allowed extra day for active playing fields, active play areas at licensed daycare centers, golf course greens and fairways, school play fields, vegetable gardens less than 300 SF, engineered slopes, and fuel modification zones.

**Trees and shrubs:** Hand-watering is allowed on additional days to keep trees and shrubs alive, as necessary. Hand-watering includes the use of a hand-held bucket or similar container, or a hand-held hose equipped with a positive self-closing water shut-off nozzle or device.

**Fix leaks, breaks, or malfunctions within 48 hours.**

**No excessive water runoff or overspray.**

**Rainfall:** No irrigation during and within 48 hours after rainfall measuring 0.25 inches or more.

**Low volume system:** Irrigating with other than low volume systems or hand-watering is prohibited except for active school and public playing fields, active play areas at licensed daycare centers, golf course greens and fairways, engineered slopes, and fuel modification zones.

**Sprinkler systems:** Traditional sprinklers (other than low volume) may be used only until July 31, 2022, to provide 60 days for transitioning sprinkler systems to low volume. Sprinklers are subject to the one day per week watering restriction with a limit of 15-minutes of watering per irrigation zone.

### Other Requirements

**No washing down hard or paved surfaces.**

**Vehicle washing:** Use of potable water for washing vehicles at home, by mobile services, and for community events is prohibited.

**Water misters:** Use of water misters is prohibited.

**Swimming pool covers:** Outdoor swimming pools shall be covered when not in use.

**Swimming pools and spas:** Draining and re-filling pools and spas of more than one foot with potable water is prohibited. A City waiver is required to drain pools and spas for leak repairs.

**Ornamental lakes, ponds, or running-water features:** Filling or re-filling ornamental lakes, ponds, or running-water features with potable water is prohibited, except to sustain aquatic life of significant value.

**Dust Suppression:** Potable water use for dust suppression is prohibited unless approved through a City waiver.

### Brown Lawns, Code Enforcement, and HOA/POAs

State law prohibits HOAs and POAs from requiring members to irrigate lawns during a drought. The City has also suspended code enforcement actions against brown or dead lawns, however weeds and vegetation presenting a fire hazard must be removed. Requirements to re-landscape are also suspended until six months after the drought is declared over.

**515 Marin Street, Suite 404  
Thousand Oaks, CA 91360**

Phone: (805) 642-2400

Fax: (661) 295-1553

Mon.-Fri. 8:00 A.M. – 5:00 P.M.

E-mail: [care@PMPmanage.com](mailto:care@PMPmanage.com)

**Property Manager: Cindy Escobar**

The Housing Market is

Hot

AND

inventory is

low

Each office is independently owned & operated. If your property is currently listed with another broker, please disregard, as it's not our intent to solicit the offerings of other brokers.

If you've been waiting for the right time to sell, it's now!

Call or Text Me for a  
**FREE Home Evaluation  
and Market Analysis**



**CARMELA ACHICHE**

REALTOR® | DRE# 02033751

(818) 693 2794

CarmelaAchiche@gmail.com

30700 Russell Road, Suite 200

Westlake Village, CA, 91362

**kw** WORLD CLASS  
KELLERWILLIAMS REALTY

#### PHONE NUMBERS

**VC Alert:** (805) 648-9283

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

**Disaster Information (During Emergency)** (805) 465-6650

[www.vcemergency.com](http://www.vcemergency.com)

**Ventura County Public Health Division:**(805) 981-5331

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

**Animal Care and Control Services:** (818)991-0071

[www.animalcontrol.co.la.ca.us](http://www.animalcontrol.co.la.ca.us)

VISIT OAKRIDGE ESTATES  
COMMUNITY ASSOCIATION ON  
THE WEB!

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

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

#### **ARCHITECTURAL APPLICATION REMINDER**

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).