



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 second Thursday of every month. The next scheduled Board Meetings are as follows:

October 12, 2023
November 9, 2023

Note: General Session begins at 6:30 PM.

NOTE

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



As a recognized homeowners association, your community has a board to help our HOA run smoothly. The board consists of volunteers who execute a wide variety of tasks you may not be aware of; however, their work affects every single resident.

One of the most important things the board does is create and enforce the association rules.

While some residents may not like being told what they can and can't do, ultimately the board is looking out for the greater good. By enforcing the rules, the board is doing its best to keep property values up and conflicts down. Of course, the board wants to make sure the rules are beneficial for the majority—and hopefully all—residents. You are welcome to raise concerns about the rules at open board meetings.

Another major responsibility of the board is to collect assessments from homeowners. Collecting this money is important for the stability of the association, because the assessments pay for the common elements enjoyed by all residents. Assessments also help to replenish the reserve funds, which pay for any major repairs the association may need. The board is responsible for the association's finances, and collecting assessments is how it ensures that the association remains solvent.

Finally, the board acts on behalf of the association by hiring managers, attorneys, contractors, and other professionals who help better the association. Board members also help conceive and lead many of the projects that will improve the HOA.

While it's a big job, board members are happy to serve the residents and make the community a great place to call home. So why not learn more about what these volunteers do by talking to your board members, attending an open board meeting or even running for a seat on the board during our next election? The more people we have looking out for your association, the stronger it will be.

PAINTING

During recent Community inspections, quite a few homes were noted to have faded paint and need fascia repairs. Please remember that it is the responsibility of the homeowner to ensure proper maintenance is occurring. Paint colors and the architectural application (required) are available on the community website at oakridgenp.org. All architectural applications are to be submitted.

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
- \$40.00 per individual quarter if you buy two

PMP CONTACT INFORMATION

515 Marin Street, Suite 404
Thousand Oaks, CA 91360

Phone: (805) 642-2400
Fax: (661) 295-1553
Mon.-Fri. 8:00 AM—5:00 PM

Email: care@pmpmanage.com

Property Manager: Taylor Johnston





Top 3 Seller Dilemmas



Where do I start when I want to sell?
 How do I properly prep my home?
 What do we do with all this stuff?

Call me & I'll give you our step-by-step proven process to ready your home, market it and negotiate a top dollar offer!

REALTOR® | DRE# 02033751
(818) 693 2794
 CarmelaAchiche@gmail.com
 30700 Russell Road, Suite 200
 Westlake Village, CA, 91362

*Not just any Realtor, I live in Oakridge Estates with you,
 Carmela Achiche*

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.

VISIT OAKRIDGE ESTATES COMMUNITY ASSOCIATION ON THE WEB!
www.oakridgenp.org
 Get regular community updates and view the quarterly newsletter on-line!
 Take advantage of this wonderful community tool!

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

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.