

Oakridge Estates

Community Association Newsletter

July—September 2024

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 11, 2024

September 12, 2024

*Note: General Session begins at **6:30 P.M.**

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

As we gear up to celebrate our nation's independence on the 4th of July, it's essential to ensure that our festivities are not only enjoyable but also safe for everyone in our community. Here are some important reminders to keep in mind as we prepare for the upcoming holiday:

1. Fireworks Safety: While fireworks can be a dazzling addition to any celebration, they also pose significant risks if not handled properly. Remember that in many areas, including your community, private fireworks displays are prohibited due to safety concerns and local ordinances. Please respect these regulations and consider attending public fireworks displays organized by professionals instead.

2. Pet Safety: The loud noises and bright lights of fireworks can be extremely distressing for your furry friends. Ensure that your pets have a safe and quiet space indoors where they can retreat during fireworks displays. Additionally, make sure they are wearing proper identification in case they become frightened and escape.

3. Grilling Guidelines: Backyard barbecues are a quintessential part of 4th of July celebrations. However, it's crucial to follow safety guidelines when using grills or fire pits. Keep your grill at least ten feet away from any structures, and never leave it unattended while in use. Remember to dispose of coals and ashes properly in designated receptacles once they have cooled completely.

4. Neighborhood Etiquette: As we come together to celebrate, let's be mindful of our neighbors. Be considerate of noise levels, especially late at night, and avoid blocking driveways or parking in restricted areas. Let's strive to make your community a welcoming and inclusive space for all residents.

5. Litter Control: Let's keep your community clean and litter-free during and after our celebrations. Dispose of trash properly in designated bins, and consider organizing a neighborhood cleanup event to ensure our streets and green spaces remain pristine for everyone to enjoy.

By keeping these reminders in mind, we can ensure that your 4th of July celebrations are not only enjoyable but also safe and respectful for all members of our community. Let's come together to honor our nation's history while fostering a sense of unity and camaraderie within your neighborhood. PMP will be closed on the 4th of July, should you have any emergency situations, please contact out after hours at (805) 642-2400.

Wishing you all a happy and safe 4th of July!

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

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

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.