

# Oakridge Estates

Community Association Newsletter

November– December 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:

November 14, 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.*

The 2024 Holiday Season is upon us and coming into full swing. We welcome the fun and festive decoration throughout this time of the year. Please remember that all holiday decorations must be removed no later than 15 days after each holiday. Have a wonderful 2024 holiday season!

**Pet Pick-up**

Please remember to pick up after your dogs while walking through the community. Keeping our shared spaces clean ensures a safe and pleasant environment for everyone, including our pets. Thank you for helping us maintain a beautiful and welcoming neighborhood!

**Switch to Electronic Communications**

Help us save money by switching to electronic communications! This small change can lead to significant savings for the association, which ultimately benefits you. Even if you opt-in for electronic communication, please note that certain documents, such as the annual budget, will still be sent via mail as required by civil code.

**Happy Holidays!**

The Board of Directors and PMP would like to wish all of the community residents a wonderful holiday season!

Please note that PMP Management will be closed on the following days:

- Thursday, November 28th
- Friday, November 29th
- Tuesday December 24th
- Wednesday December 25th
- Tuesday December 31st
- Wednesday January 1st

In case of an emergency, please contact PMP's after-hours service at 805.642.2400.

**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](mailto: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](http://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](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)

## **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).