

# Oakridge Estates

## Community Association Newsletter

October 2025– January 2026

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:

January 9, 2025

March 13, 2025

April 10, 2025

May 8, 2025

June 12, 2025

July 10, 2025

August 14, 2025

September 11, 2025

October 9, 2025

November 13, 2025

\*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.*

### Fall & Winter Safety Reminders

As the crisp fall air settles in and the shorter days give way to colder winter evenings, it's important to stay mindful of safety, home maintenance, and community awareness. Taking a few proactive steps now can help protect your home and neighborhood throughout the season:

**Home Security:** With earlier nightfall, check that outdoor lights are working and replace bulbs as needed. Lock doors and windows, even for brief outings, and use timers on indoor lights to give the impression someone is home. Avoid posting about vacations or extended absences on social media. Keep outdoor valuables like bikes, tools, and grills secured, and stay connected with neighbors to report any suspicious activity.

**Holiday Decorations:** If you put up holiday lights or decorations, make sure they are rated for outdoor use and are properly installed to prevent electrical hazards or falls. Avoid overloading outlets and use timers to turn lights off at night. When decorating, keep walkways clear to prevent slips and trips.

**Irrigation & Gutters:** Clear gutters and downspouts of leaves and debris to prevent clogs and water damage from fall and winter rains. Adjust irrigation schedules as temperatures drop, reducing watering for plants. Maintaining your home now helps prevent costly problems later.

**School Zones:** As children return to school and winter routines begin, streets can be busy with walkers and cyclists. Slow down, watch carefully at crosswalks, and obey all speed limits to keep everyone safe.

**Wildlife Awareness:** Cooler weather may drive wildlife closer to homes in search of shelter. Secure trash lids, store pet food indoors, and inspect your property for openings that animals could use to enter.

**Architectural Changes:** Any exterior modifications must be submitted to and approved by the Architectural Committee before work begins, ensuring the community's aesthetic and structural standards are preserved.

**Holiday Safety Tips:** During the holiday season, remain mindful of increased visitors and deliveries. Keep entrances well-lit, and never leave packages unattended. If hosting gatherings, ensure pathways are clear of snow, ice, or wet leaves to prevent slips. Monitor candles, fireplaces, and space heaters carefully, and keep flammable decorations away from heat sources.

By staying proactive this fall and winter and keeping holiday-specific precautions in mind we can all help maintain a safe, welcoming, and attractive neighborhood during the colder months!

### 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

### 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



REALTOR® | DRE# 02033751

**(818) 693 2794**

**CarmelaAchiche@gmail.com**

30700 Russell Road, Suite 200  
Westlake Village, CA, 91362

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!***

*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.

## 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 on-line!

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).