

Oakridge Estates

Community Association Newsletter

April 2026– July 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:

April 9, 2026

May 14, 2026

June 11, 2026

July 9, 2026

August 13, 2026

September 10, 2026

October 8, 2026

November 12, 2026

*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.

Spring Safety and Community Reminders

Spring is a great time to refresh and reconnect within the community as spring settles in. Warmer weather and longer days create the perfect opportunity to tidy up outdoor spaces, enjoy time outside, and check in with neighbors.

Small efforts like keep walkways clean, trimming plants, and maintaining common courtesy can make a big difference in keeping the community looking its best. Thank you for doing your part to help make our neighborhood a pleasant place for everyone to call home.

Spring Cleaning

Spring is here, bringing warmer days and the perfect opportunity to refresh your living space. A little seasonal cleaning can go a long way in improving your home’s comfort while helping maintain the beauty of the community. Consider these helpful tips as you get started.

Inside Your Home

Declutter closets, cabinets, and storage areas by donating or recycling items you no longer need. A clean and organized space can make your home feel more open and peaceful. Take time to deep clean areas that are often overlooked, such as window tracks, light fixtures, and behind large furniture. Spring is also a good reminder to change smoke alarm batteries and replace HVAC air filters to help maintain proper air quality and energy efficiency.

Community Contributions

Everyone plays a role in keeping the community looking its best. Please ensure all trash is properly bagged and disposed of in designated areas to help keep common spaces clean. Pet owners are also reminded to always pick up after their pets and dispose of waste in the appropriate bins.

Fiduciary Know-How

Fiduciary responsibility means the board has a duty to manage the association’s finances responsibly and in the best interest of the community. This includes protecting assets, budgeting carefully, and ensuring homeowner assessments are used properly to maintain the community and fund essential services.

Board members support this responsibility by reviewing financial statements regularly, following an annual budget, and maintaining financial controls. These practices help ensure transparency and the long-term financial stability of the association.

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

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.