

July 2011

# Fairfield Neighborhood Newsletter

## Landscaping Projects

The Landscaping Committee has made an inventory of our common areas and front yards to enable an update of overgrown, outdated or dead foliage. This project will likely last over a few years to spread out the cost, while it will result in visible beautification of our neighborhood that we all can enjoy. The first phase will begin in early July.

## *Home of the Quarter*

Congratulations to our homeowner at 5407 Camino Compadre. The homeowner will receive a \$50.00 Home Depot gift card as Fairfield's Home of the Quarter as encouragement and recognition for demonstrating pride of ownership.

*This is judged based on upkeep, conformance with association rules and contribution to neighborhood appeal.*

## Assessment Increase Starts July 1

As you were notified in the budget mailing sent at the end of May, the board made the difficult decision to increase the monthly assessments to \$115 per month. As the community ages, it is necessary for the association to expend additional funds on maintenance. In recent years the Board has re-plastered the swimming pool and spa and brought them into compliance with the Virginia Baker Act and federal law. This past year, the pool heater was replaced, the mastic around the pool was replaced and extensive irrigation repairs were done which are adding up to considerable amounts. This increase is necessary to cover continued maintenance, primarily for continuing landscape improvements as well as repairs to walk and driveways due to invasive tree roots. These are all important issues. Taking care of our common areas and keeping Fairfield 1 an attractive neighborhood will also positively affect the property values long term.

## Pool News

The pool is open for the summer season!

Have a wonderful time and please remember to notify the H.O.A. when you're having pool parties. We'll be able to keep the chemicals at a safe level for health purposes for the entire weekend.

Please remember that due to safety reasons, pets (other than service dogs) are not allowed in the pool area at any time. Non-compliance with this city rule may cause pool closure by the Health Department and additional costs for cleaning pool equipment.

Please remember that all guests must be accompanied by a resident over the age of 14 into the pool area. No one under 14 may be in the pool area unless accompanied by an adult over 18.

Do not give out your pool key!!!

Report any pool issues to The Emmons Company. Provide the address, date and time as well as a description of the incident. If anything is life threatening, call 911. The association has hired a security company that locks the pool area down at night and opens it in the morning for everyone's safety.

Note: There is no glass allowed in the pool area for safety reasons.

## Fairfield Neighborhood Homeowners Association

### Upcoming Dates

- Jul 26** HOA meeting at  
the pool area  
**Aug 23** HOA meeting  
**Sept 27** HOA meeting

**HOA Meetings held at  
6:30pm  
5713 Calle Pamaro or as  
listed by date**

### Association Website

[www.FairfieldNeighborhood.org](http://www.FairfieldNeighborhood.org)

### Contact Info

#### Mailing Address

The Emmons Company  
P.O. Box 5098  
Westlake Village, CA 91359

#### Office Address

One Boardwalk  
Suite 102  
Thousand Oaks, CA 91360

#### Management Contacts

Tish Matthews, Manager  
[tmathews@emmonsco.net](mailto:tmathews@emmonsco.net)

Patty Kemp, Assistant  
[pkemp@emmonsco.net](mailto:pkemp@emmonsco.net)

Joanne Ableson, Bookkeeper  
[jableson@emmonsco.net](mailto:jableson@emmonsco.net)

#### Telephone

(805) 413-1170

#### Fax

(805) 413-1190

## LANDSCAPE ISSUES AT YOUR HOME & OTHER INFORMATION

If you have any landscape issues at your home, please contact The Emmons Company Patty Kemp at 805-413-1170 or [pkemp@emmonsco.net](mailto:pkemp@emmonsco.net). This includes irrigation problems, trees, etc. Due to an irrigation mainline break on Camino Leon, homes attached to that line were without irrigation on multiple streets. The line has been repaired and the landscaper is running extra cycles and inspecting all of the plant materials and lawns to bring them back to proper health. If you notice a problem at your home, please contact The Emmons Company.

## DID YOU KNOW?

All painting (even if you're painting the same color) must be approved by the Architectural Committee. Please note that more paint colors are available for your consideration when requesting to paint. The approved colors are available on our website: [www.fairfieldneighborhood.org](http://www.fairfieldneighborhood.org).

Fairfield owners can go to either the Thousand Oaks or Oxnard Dunn Edwards stores and receive at no charge sample quarts of exterior paint. You can request 2 or 3 and may be given as many as 4. The owner needs to reference the representative's name (ours is Sue Bartley) and the samples will be billed to her account.

## FAIRFIELD ANNUAL MEETING AND ELECTION OF A NEW BOARD

At the annual meeting held on May 24, 2011, quorum was not achieved. The opening of the ballots was postponed until the June 28 meeting when the reduced quorum was reached.

There were three candidates for three openings. The following are the election results: Judi Balisciano 57 votes, Valerie Minnis 42 votes and Tien Pham 26 votes. The IRS Revenue ruling passed with 32 votes for, two against, and one abstention.

The following are the director positions: Raquel Svennebjør, President, Valerie Minnis, Vice-President, Rivka Jomsky, Treasurer, Judi Balisciano, Secretary and Tien Pham, Member at large.

## Revised Rule Book

The revised rule book will be available on the association's website sometime in July. You may view it there, or if you would like a printed copy, please contact The Emmons Company.

## Summer Information

Summertime is the time of year where there is much more activity on the front yards and streets. Be a considerate and responsible driver and please slow down within the neighborhood. Don't forget to keep an eye out for children and pets playing outdoors.

**Website** [www.FairfieldNeighborhood.org](http://www.FairfieldNeighborhood.org)

The Association has a website exclusively for Fairfield. Additional features are being added, but please use it for agendas, minutes, and other news.