

Los Lagos Homeowners Association

November 2016 Newsletter

Your Board of Directors

The Latest. . . COMMUNITY NEWS

BOARD MEETING

At the Board meeting held on October 31, 2016, the Board reviewed a few Association matters along with committee reports. There were no major concerns and regular maintenance continues as needed.

The Association remains in good financial health. As of September 30th, the association has \$179,218.15 in total cash. Expenses are slightly under budget for the year while collections are on target with only one delinquent account which is being pursued in small claims court.

The Board approved the 2017 budget. However some line items will be adjusted to reflect a possible new landscape contract. There will be NO increase in dues. The budget reflects \$56,592.00 in annual reserve allocation. The reserve allocation amount was determined after all expenses when accounted for.

The Board has decided to take the landscape out for bid. Six different landscape contractors visited the community and walked with Board members. The Board will evaluate the proposals and make a determination promptly.

HOMEOWNER MAINTENANCE

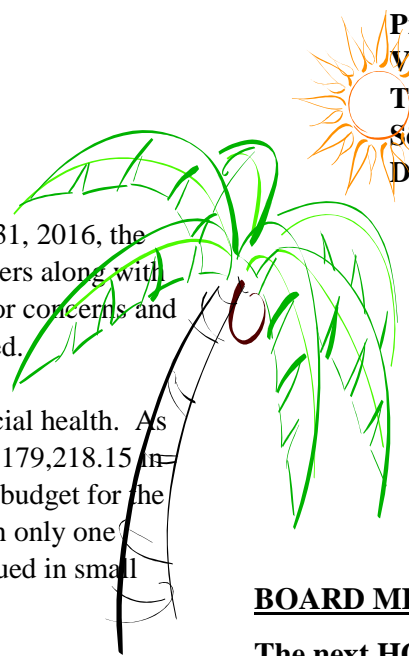
A couple of maintenance reminders:

Owners are responsible for maintaining their roofs. Please inspect for leaves and debris that may have accumulated on the roof.

Drains: Some homes have drains on their back patios, side courtyard and atriiums. Drains require periodic maintenance and must be cleaned of any debris to function properly.

COMMON AREA MAINTENANCE

Please report all common area maintenance concerns including sprinkler repairs to Avail Property Management at 760-771-9546 or service@availhoa.com. The appropriate vendor will be dispatched as needed.



President
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Send us your email address!!

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REMINDERS

BOARD MEETING

The next HOA Meeting will be the Annual Meeting and is scheduled for January 28, 2017, at 10:30 AM.

ARCHITECTURAL CHANGES

As a reminder, *any* exterior change to the home or to the hardscape requires approval by the Architectural Committee **prior** to any work being done.

If you are considering painting all or any part of the exterior of your home, please contact Dick Bretz at 760-346-3001 to review color options for your location. Contact Avail Property Management to obtain an AVR form at: service@availhoa.com.

LANDSCAPE CHANGES

Prior to making any changes and/or additions to plants, bushes, flowers and “other growing things”, owners must submit a Landscape Change Request with a drawing indicating the changes to the property. Plans are reviewed by the Landscape Committee for assistance, suggestions and approval before the work can be executed.

Requested changes to landscape using drought tolerant plants are encouraged.

SAFETY

As a reminder, the speed limit in Los Lagos is **15 MPH**. For safety reasons, please observe the speed limit.