

LOS LAGOS HOMEOWNERS ASSOCIATION

Community Update - Newsletter

January 30, 2017

Dear Los Lagos Homeowner,

The Board of Directors would like to give you an update on community matters.

The Annual Meeting was held on Saturday, January 28, 2017 at Avail's offices. Dick Bretz provided a year end summary report on the Association's accomplishments and issues for 2016. He noted that the Association ended the year under budget on expenses for the second consecutive year. As of December 31, 2016, the Association has \$148,221.67 in total cash. Expenses were under budget by \$25,314.26.

The Inspector of Election tallied the votes after receiving a quorum with 50 ballots. Dick Fulsaa and Scot Sandels were elected to serve two year terms each. The Board was seated as follows:

President – Bill Brown; Vice President – Dick Fulsaa; Treasurer – Patrick Shannon; Secretary – Scot Sandels; Director – Tom Johnston.

The 2016 Annual Meeting minutes were approved and the IRS Ruling 70-604 passed. Attendees engaged the Board with a lively discussion on various issues and ideas to improve the community

The Board and Management would like to extend their gratitude to Dick Bretz, Ilyana Turcott, Kay Motz and Jim Turcott for their years of service to the community.

A General Session was held immediately following the Annual Meeting. The highlights of the meeting were the Board approving the street seal coat and prioritizing a few common area repairs. The Board also restructured the Committees as follows:

Architectural – Dick Fulsaa and one volunteer TBD

Landscape – Scot Sandels – with Teddie Fulsaa, Tanya Wendell, Vickie Johnston and Harris Demetre

Waterways, pool and lights – Tom Johnston and if needed Jim Turcott

The Board is asking every member to contribute in keeping Los Lagos a model and an attractive community. To that effect, the Board is asking you to observe the speed limit of 15MPH. This is for your safety and the safety of your guests. Please inform your vendors to also observe the speed limit.

Also, please observe the parking rules of the Association. For your convenience, the parking provisions have been copied below.

Parking: These are the parking rules as they appear in your governing documents:

- Garage Parking: residents must keep their "Authorized" and "Restricted" vehicles parked within their garage at all times when not in use. Each garage must be maintained to be able to accommodate two vehicles.
- "Prohibited" Vehicles: may not be parked, stored in the garage or kept in the Community except for brief periods for loading, unloading and making deliveries or emergency repairs.
- Long-term Driveway Parking: When two vehicles occupy a garage, permission to park additional resident vehicles in the driveway must be obtained from the Association. The REQUEST TO PARK EXTRA VEHICLE form may be completed and sent to the Property Management Company. Upon approval, a parking permit will

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be issued. This approval will be issued only for an "Authorized Vehicle". Approval to park "Restricted" or "Prohibited" vehicles in the driveway on a long term basis will not be granted.

- Temporary Driveway Parking: may not exceed 72 hours for "Authorized" vehicles and 12 hours for "Restricted" vehicles.
- Parking of "Restricted Vehicles": for more than twelve (12) hours anywhere within the Community is prohibited.
- Resident Overnight Street Parking: is not permitted for "Authorized" or "Restricted" vehicles.
- Guests Overnight Street Parking: is allowed for up to 72 hours is allowed for passenger vehicles. In order to distinguish a guest vehicle from a resident vehicle, a Guest Pass will be issued if you have a guest staying more than 3 nights.

Please visit Los Lagos' new website at www.LosLagosIW.com (address is not case sensitive) for the latest updates. You can also provide the Board with your thoughts, report issues and provide feedback.

We are here to help. If you have any questions, please feel free to contact anyone at our office at any time.

Sincerely,

Iyad Khoury

On Behalf of the Board of Directors of Los Lagos HOA
Iyad Khoury, MBA, CMCA