



LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

AUGUST 2016

NOTICE OF UPCOMING BOARD MEETING

This is your official notice of the meeting of the Board of Directors scheduled as follows:

Date: Thursday, August 25, 2016
Time: 6:30 PM
Place: Desert Shores Community Association
2500 Regatta Drive
Las Vegas, NV 89128

The regular or open session of this meeting of the Board of Directors will begin at 6:30 PM and is open to all Members. The Board will be meeting in Executive Session at 5:30 PM on this date as well. Only items permitted by statute will be on the Executive Session agenda.

In accordance with statute, in the regular session (open meeting) there will be two Members' Forums. In the Members' Forum at the beginning of the meeting a Member may express their ideas or concerns on any agenda item. At the Members' Forum at the end of the meeting Members may express their ideas or concerns on any topic pertaining to the association. The time available for the Members' forum depends

upon the number of Members in attendance.

Agendas will be available five days in advance of the meeting and will also be available at the meeting. Please remember that the regular session agenda is subject to change prior to the meeting. If you would like an agenda prior to the meeting please contact Russ at Mesa Management and one will be provided to you: (702) 750-0530 or manager@LJCHOA.org.

In accordance with statute, the open session will be audio recorded. Any Member may request a copy of the Minutes of the meeting and a draft of the Minutes will be provided thirty days from the date of the meeting. In compliance with statute, if the Minutes are provided in electronic format no fee will be charged. If a hard copy of the Minutes is requested a nominal fee will be charged for distribution. Likewise, a nominal fee will be charged for a copy of the audio recording if a member requests an audio copy.

All Members are encouraged to attend and participate in these important meetings of the Association. Your ideas and concerns are important.

Thanks for your cooperation.

Revised Meeting Schedule for Remaining Calendar Year 2016


The Board of Directors has scheduled the following meetings for calendar year 2016. Each of the meetings will be held at **Desert Shores Community Association, 2500 Regatta Drive, Las Vegas, NV 89128.**

Thursday	August 25, 2016	6:30 pm	Board Meeting
Thursday	September 22, 2016	6:30 pm	Board Meeting
Thursday	November 17, 2016	6:30 pm	GM Budget Ratification & Board Meeting

Please note there will be an Executive Session meeting of the Board of Directors at 5:30 pm on each date. Executive sessions are closed meetings and only items permitted by statute will be on the executive agenda.

COMMUNITY INFORMATION

Dumpster Policy



The Association is cognizant that many owners want to remodel the interior of their homes as our homes are now 25 or more years of age. When remodeling some owners want to utilize a dumpster for convenience. Pursuant to this the Association has adopted a dumpster policy.

Most owners will use a 10 yard roll off dumpster, however some may prefer either a 15 yard roll off or 20 yard roll off dumpster. A dumpster may be placed on the

street for up to two calendar weeks, parked parallel to the curb as long as the dumpster is contained wholly within the owner's lot lines. A dumpster on the street must be guarded by Type 2 A-frame barricades with orange/white striped reflective sheeting; one at each end of the dumpster. A dumpster may also be placed on the owners driveway for up to one calendar month provided no portion of the dumpster extends to the curb line. It may however extend to the sidewalk. If any portion of the dumpster extends from the driveway to the street the above

requirement for barricades applies. The dumpster may never extend beyond five feet past the curb line. If the dumpster is placed on the street, to prevent weight damage to the asphalt (pavement), plywood pieces no smaller than four feet by four feet shall be positioned under the dumpster's skids and rollers to spread the load.

The policy is posted on the web site or you may obtain a copy from management. Please contact management if you intend to use a dumpster to obtain approval and ensure compliance. *Thank you.*



ANNUAL MEETING & ELECTION

The Association extends its appreciation to all those who took the time to attend and participate in the Annual Membership Meeting and Election. Congratulations are extended to Ed Byrnes and Jean Foss who were both re-elected to the Board of Directors, each with a two year term.

There is one more vacancy on the Board to be filled. So once again the Association is encouraging any member who would like to serve on the Board to complete the nomination form and stand for election. As with all elections to the Board of Directors any member in good standing may submit his or her name and stand for election. For the purposes of election,

Any member in good standing is encouraged to consider submitting his or her name for nomination to stand for election to the Board of Directors."

statute states: *...a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are to be paid to the Association.* When completing the form please note that there are a number of disclosures

which statute requires each candidate to make. Accordingly, please read the form carefully and initial each disclosure. The nomination form will be included with the secret ballot when mailed to the membership at the time of election. You may fax or scan and email the


completed form to Mesa Management, but each candidate must ultimately mail the original to the Association. You are

encouraged to call management to make certain the nomination form was received.

Pursuant to statute, if at the closing of the prescribed period of nominations the number of candidates is equal to or less than the number to be elected (in this case 1), the Association will not prepare or mail ballots and shall deem that the candidates are duly elected unless: (1) a qualified member submits a nomination within 30 days of the notice provided, and 2) the number of candidates is greater than the members to be elected. Succinctly, if there is only one nomination application received at the end of the process, no ballots will be mailed. If more than one nomination is received, ballots will be mailed. This election is to fill a vacancy which has one year remaining. Thanks for your participation.

TIPS & TOPICS

Architectural Modification



Many owners are thoughtful when making exterior changes and cooperate with both LJCHOA and DSCA by obtaining approval prior to initiating any work. But some still plow ahead with changes only to receive a notice of non-compliance from the association. Then begins a process of either bringing the property into compliance or receiving sanctions such as fines.

Our homes are a little older and many are beginning to show signs of needing to be repainted. Please remember that if you repaint the *exact (identical)* color you only need to inform the Association that you are painting. If you change the color at all, even

slightly, you need to submit an architectural application to both LJCHOA and DSCA *and* receive written approval *BEFORE* painting. The Architectural Review Committee is very responsive and will review the ARC application promptly. The ARC Committee has a color palate which you may review to select a color scheme which is acceptable to both LJCHOA and DSCA.

The same advice applies to both the style of the garage door, including windows in the door, and the garage door color. The garage doors are getting a little older and some are not functioning well. If you need to change the door you need to replace it with the same door provided with the home. Any change must be submitted and

approved by LJCHOA and DSCA.

Essentially any exterior change must be approved before it is made. Please work with the Association to help maintain the architectural congruency of our community. *Thank you.*

Open House Policy

The real estate market has improved in Las Vegas and in both LJCHOA and DSCA. Accordingly, with recent requests from owners and realtors to hold open houses, the Association has adopted a policy with some specific rules. If you are selling your home and want to hold an open house please contact the Association. *Thank you.*



LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

2016 BOARD OF DIRECTORS CANDIDATE NOMINTION FORM - CONTINUED

Name: _____ Date: _____

Property Address: _____

Daytime & Evening Phone: _____ Daytime & Evening Fax: _____

Mailing Address: _____ City, State & Zip: _____

Please specify your experiences and qualifications for the Board:

REQUIRED DISCLOSURES FOR ALL CANDIDATES PER NRS 116

(Incomplete applications will not be processed)

Each person whose name is placed on the ballot as a candidate for a member of the Board of Directors must make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the Board. The candidate must make the disclosure, in writing, to each member of the **La Jolla Classic Homeowners Association** in the manner established in the Bylaws of the Association (NRS 116.31034(5)(a))

- No, I do not have a potential conflict of interest.
- Yes, I have a potential conflict of interest. Please describe in detail: _____ *(Initials)*

Each person whose name is placed on the ballot as a candidate for a member of the Board must disclose whether the candidate is a member in good standing. A candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are to be paid to the Association. (NRS 116.31034(5)(b))

- Yes, I am a member in good standing.
- No, I am not a member in good standing. Please describe in detail: _____ *(Initials)*

A person may not be a member of the Board of the Association or an officer of the Association if the person, his spouse or his parent or child, by blood, marriage or adoption, performs the duties of a community manager for the Association, or any association that is subject to the governing documents of the Association. (NRS 116.31034(6)(b))

- No, I am not the community manager, nor am I related in any way to the community manager or anyone performing community management duties for the Association, or any other association that is subject to the governing documents of the Association.

(Initials)

A member of the Board or an officer of the Association may not enter into a contract or renew a contract with the Association to provide goods or services to the Association. (NRS 116.31187(1))

I do not currently have a contract with the Association and if elected, I will not enter into a contract with the Association.

(Initials)

A member of the Board or an officer of the Association shall not accept any commission, personal profit or compensation of any kind from the Association for providing goods or services to the Association. (NRS 116.31187(1))

If elected to the Board, I shall not accept any commission, personal profit or compensation of any kind from the Association for providing goods or services to the Association.

(Initials)

A member of the Board shall not solicit or accept any form of compensation, gratuity or other remuneration that would improperly influence or would appear to a reasonable person to improperly influence the decisions made by such Board member or would result or would appear to a reasonable person to result in a conflict of interest for that Board member. (NRS 116.31185(1))

If elected to the Board, I shall not accept any form or compensation, gratuity or other remuneration that would improperly influence or would appear to a reasonable person to improperly influence the decisions made by me or would result or would appear to a reasonable person to result in a conflict of interest for me.

(Initials)

A member of the Board shall not accept, directly or indirectly, any gifts, incentives, gratuities, rewards or other items which total more than One Hundred Dollars (\$100.00) per year an attorney, law firm or vendor, or any person working directly or indirectly for the attorney, law firm or vendor, or a declarant, an affiliate of a declarant or any person responsible for the construction of the Association. (NRS 116.31185(2))

If elected to the Board, I shall not accept, directly or indirectly, any gifts, incentives, gratuities, rewards or other items which total more than One Hundred Dollars (\$100.00) per year, from an attorney, law firm, vendor, declarant, affiliate or person.

(Initials)

I am requesting that my name be placed on the ballot for the election of directors to the Board for the 2016 election. I understand that if elected, I am required by Nevada Revised Statutes Chapter 116 to certify, in writing, that I have read and understand to the best of my ability, the governing documents of the Association and NRS 116, within ninety (90) days of election. I also understand that if elected, I will be a fiduciary of the Association and will act in my capacity of a director to protect, maintain, and enhance the Association on behalf of the entire membership, and refrain from all conflicts of interest. I understand that the Association may summarize the above, in its discretion, for inclusion in a distribution list of candidates.

Signature

**Please return this nomination form no later than September 9, 2016, to:
La Jolla Classic Homeowners Association
C/o Mesa Management
9512 W, Flamingo Road Suite 102
Las Vegas, NV 89147
(702) 750-0532**