



LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

JULY 2015

NOTICE OF UPCOMING BOARD MEETING

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

Date: Thursday, July 23, 2015
Time: 7:00 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 about 7:00 PM, immediately upon the conclusion of the Annual General Membership Meeting scheduled for 6:30 PM. You will receive separate notice of the Annual GM Meeting. The Board will also be meeting in Executive Session (Board members only) at 5:30 PM.

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. Only those items permitted by statute will be on the Executive Session agenda. 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.com

In accordance with statute, the open session will be audio recorded, albeit the executive session (closed) will not be 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.

Schedule of Meetings for Calendar 2015

The Board of Directors has scheduled the following meetings for calendar year 2015. Each of the meetings will be held at **Desert Shores Community Association, 2500 Regatta Drive, Las Vegas, NV 89128**. There will also be an executive session of the Board on each date.

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| Thursday | July 23, 2015* | 6:30 pm | Annual GM & Election |
| | | 7:00 pm | Board / Executive Meeting |
| Thursday | September 17, 2015 | 6:30 pm | Board / Executive Meeting |
| Thursday | November 19, 2015 | 6:30 pm | Board / Executive Meeting GM Budget Ratification |

*This meeting was rescheduled from Thursday, July 16, 2015, to Thursday, July 23, 2015, to allow additional notice time for voting. Our apology for any inconvenience this may cause. *Thank you.*

COMMUNITY NEWS

Entrance Enhancements to the Community

The Association filed a complaint with the NV State Contractors Board as a result of difficulties it encountered with the vendor's quality of workmanship on the front and rear entrances to the community; specifically the wrought iron gates and fencing. This vendor has been quite difficult for the Association to work with and true to form sent the notice of the intent to file a mechanics lien to each owner rather than simply to the Association itself. This was a ploy to apply pressure on the association. Many members called management and were

made aware of the details of the impasse.

The NV State Contractors board assigned an investigator to meet with the Association and the vendor. As of this juncture the Association has met with the investigator and vendor and is making every effort to work through the problems. It is hoped that an arrangement will be agreed upon shortly so that work can be completed promptly.

The Association appreciates your patience with this project and anticipates that it will be finished soon. *Thank you.*

Annual Meeting & Election of Directors

If you haven't already done so, there is a still time to submit your name for nomination to stand for election to serve on the Board of Directors. There are four positions up for election. However, 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 of directors to be elected, the Association will not prepare or mail ballots and shall deem that the candidates are duly elected. Nominations must be received no later than the close of business July 3rd.

Meeting the Community Standard of Maintenance

The Association is responsible for inspecting the community to ensure that both common areas and individual properties are maintained to an acceptable level. What does the Association look for when inspecting the community?

Lawns should be even, filled in, mowed, edged and weed free. This time of year with the intense summer heat it is very important to ensure the irrigation system is functioning properly and the lawn is receiving adequate irrigation. There should be no bare or stressed spots in the turf. Those pesky broad leaf weeds which lie over the top of the grass are visible and should be removed as well as the spurge which

grows in the dirt and hardscape (such as the expansion joints in the concrete driveway). Leaves on plants such as roses, yucca, or mock orange which have a tendency to turn brown from direct sunlight should be stripped or cleaned in order to give the plant a healthy, vibrant appearance. If a whole section has died, cut the

brown off to stimulate the plant and improve its appearance.

Drought tolerant trees such as Mesquite or African Sumac shed an abundance of leaves and debris this time of year. The leaves and debris should be removed regularly so that the landscaping does not appear messy or unkempt.

What is regularly? At least once each week and perhaps more often if you have a number of such trees and plants and an abundance of debris.

The ultra violet rays from the summer sun can really damage paint and wood trim especially on the Southern and Western exposures. Peeling paint and splintering wood is usually first noticed up near the apex of the fascia, its highest point. If you see this problem when you inspect your home, don't wait for the Association to nudge you along. Begin the process of painting by selecting a color scheme. If you paint your home the exact same color you simply need to inform the Association. If you alter the color scheme, even slightly, you are required to submit an architectural application and receive approval prior to beginning the work.

Thanks for your cooperation!

"Each owner is responsible for maintaining an attractive and pleasant living environment. The property should have "curb appeal", that is the appearance of being well maintained."

Exterior Home Improvements Need Approval from the Association

This important message appears in each newsletter but no matter how many times information pertaining to architectural changes has been published, some Owners move forward without approval. All owners should be aware that La Jolla Classic Homeowners Association has an approved color palate which must be adhered to. The color palate has been approved by Desert Shores. If you want to change any of the colors—body, trim, or even exterior doors—you must submit an architectural application AND receive approval from both La Jolla Classic and

Desert Shores BEFORE any work can begin.

The same is true of garage doors. If you are replacing the garage door with the exact garage door...including the identical color...and windows...you won't need to submit an ARC application. But if the design of the door, the windows or the color is modified in any way, you need to submit an application and obtain approval. Although the ARC process does not normally require the 45 days allowed by the CC&R's, please don't expect immediate approval. It takes a little time to process your request. *Your cooperation is appreciated.*

