



LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

MARCH 2016

NOTICE OF UPCOMING BOARD MEETING

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

Date: Thursday, March 17, 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. This meeting 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.

Meeting Schedule for 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	March 17, 2016	6:30 pm	Board Meeting
Thursday	May 19, 2016	6:30 pm	Board Meeting
Thursday	July 21, 2016	6:30 pm	Annual GM & Board Meeting
Thursday	September 15, 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 CONCERNS



Landscaping Lighting

The lighting committee has been working to develop plans for lighting improvements in the landscaping at both the front and rear entrances to the community. The Board will be voting on the proposals at the upcoming meeting on March 17th. You might find it interesting to attend and hear what will be taking place to enhance these important focal points. Some of the funds will come from the operating account and some from the reserve account. The improvements are definitely needed.



Trash Containers

The problem of trash containers placed out for pick up too early, left curbside too long or stored by the garage in open view of other residents continues also. As residents know, trash containers should be placed curbside for pickup no earlier than the evening prior to service. The container should be removed from the curb no later than the evening of the day of service. And it should not be stored next to the garage or in the landscaping where it can be seen by other residents. *Please...out of view!*



Barking (Noisy) Dogs

The Association continues to receive complaints from owners and residents about barking, whining or noisy dogs. This is truly an annoyance and a real cause of concern. Pet owners know that pets act out when they are left alone for long periods. Many times this separation causes the pet to whine, cry or bark profusely. One dog can set off a chain reaction so that a whole chorus joins in. If you should receive notice from the association, please address this immediately.

SPRING MAINTENANCE

March madness isn't just basketball madness, it's often maintenance madness. So much to do: so little time. Let's get started.

Landscaping. The SNWA watering restrictions provide for 3 days of irrigation. Check your last water bill for your assigned 3 days. As often stated, Sunday is not an option. However, it is permissible to hand water. If the weather becomes unseasonably warm you may need to hand water. SNWA recommends using the cycle and soak method for irrigating lawns. Use 3 cycles per watering

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station set 1 hour apart. Each cycle should be 4 minutes.

SNWA suggests operating the drip system in a single 30 to 90 minute period. Two days per week are recommended. The actual length of the watering should be determined by the emitter flow rate, soil type and weather conditions. As above, if it becomes unseasonably warm, increase the time. Note that the time will change to daylight savings on the second Sunday in March at 2 am so you will need to adjust your controller clock accordingly.

Building maintenance. The brighter weather makes it easier to spot those areas on the home needing painting or stucco repair. Remember, it is easier to get these things done *before* the weather becomes excessively hot. Look especially at the fascia trim on the southern exposure. Another area which seems to weather is the trim surrounding the garage doors. The homes are getting older and require more maintenance. It is recommended you paint the wood trim every 3 to 5 years. Better to error on the side of caution. Please accept these friendly reminders as the association inspects the community and looks for compliance. Thanks for your cooperation.



BLOCK WALL DAMAGE FROM IRRIGATION

The Association is considering resending notices and requirements to owners whose block walls are shared party walls with the Association. The purpose in the notification is to remind owners of their responsibility to prevent damage to the wall by allowing irrigation to leach through the walls. Please remember the association has the responsibility to maintain the exterior of the wall. It cannot maintain the wall correctly, and keep it structurally sound if irritation water continues to leach through the wall. Here are some tips any owner might consider to prevent damage to the porous block walls:

- ◆ Make certain no overhead spray from the sprinkler head sprays against any part of the wall.

- ◆ Make certain the sprinklers are situated about 12 -18 inches from the wall so that no "blowback" saturates the wall.
- ◆ Make certain the soil does not become so saturated from a drip system that water continuously touches the walls. With that much water in the soil it will leach through the porous blocks.
- ◆ Each time you change the watering program, at least monthly, check the sidewalk part of the wall to see how the wall is faring after the longest watering time in the yard. Check it again an hour later. If you see any spots showing up on the exterior of the wall make certain you lower the watering time to prevent this.

If your ground level on your side of the wall is higher than the sidewalk you will need to check the wall thoroughly. If you haven't already taken steps to block leaching on your side of the wall, you will need to do so. The process will likely require excavation, a water blocking treatment applied to the wall, and the installation of proper drainage to carry away water. Preventing water from touching the wall is unfortunately the only thing that can truly prevent leaching. If you should receive a notice from the community, please take the time to respond and address the situation. As stated previously, the association cannot do its part if you don't do yours. *Thanks for your cooperation.*

