



LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

MAY 2016

NOTICE OF UPCOMING BOARD MEETING

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

Date: Thursday, May 26, 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 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	May 26, 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.

**The date of the May meeting was changed from May 19th to May 26th at the request of DSCA as the master association scheduled the resealing of the facility parking lot on May 19th.*

COMMUNITY CONCERNS

Landscaping Lighting



By now everyone has surely noticed the vastly improved landscape lighting at both the front and rear entrances to the community. The entrances are the focal points of the community and the board and the lighting committee worked diligently over an extended period to make these improvements for the community. As Members know the landscaping was cleaned up and improved, the gates and fencing were enhanced and painted, and new lighting was added all over the past two years.

Vehicle Gates

The Association has experienced some issues with the vehicle gate systems at both entrances. The first issue had to do with heavy moisture in the air from the rains. The moisture caused problems with the receiver, the microphone and just about all the electronics. One rainy night the call box went dark. But this has been resolved.

The second issue has to do with the new lights. The new LED light power supply operates at the same frequency as the gate transmitters causing the lights to lower the ability of the transmitters to open

the gates when the lights are energized. The Association expects to resolve this soon. In the interim we appreciate your patience as the problem arises intermittently.

Parking

This problem has cropped up recently. Please park first in the garage, then on the driveway. Residents are precluded from parking on the street overnight. Some residents have been pushing the envelope with regard to parking by not only parking on the street, but parking unlicensed vehicles on the street. Please comply with this important rule. *Thank you.*



BOARD NOMINATION FORMS

The Annual Meeting and Election of Directors is coming up quickly. Any Member who is in good standing is encouraged to consider submitting his or her nomination to stand for election to serve as a Director on the Board of Directors. Enclosed for your convenience is a Nomination Form to be used for that purpose. With regard to the election 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. Additionally there are a number of disclosures which statute requires candidates to make as well.

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

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.

Currently there are two positions up for election. Each Director's term is for two years. Please complete your nomination form and return it to the Association no later than June 10, 2016. You may fax or scan and email the completed form to Mesa Management, but each candidate must ultimately mail

the original to the Association. It is a good idea to call management to make certain the form was received.

In accordance with 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 unless: (1) a member who is qualified to serve submits a nomination within 30 days after the notice provided, and (2) the number of unit owners who submit nominations causes the number of candidates to be greater than the number of members to be elected to the executive board. This year there are two (2) positions up for election. So if the number of nominations is two or less the Association will not prepare and mail ballots but will declare the members who submitted their nominations and who would appear on the ballot to be duly elected.

BLOCK WALL MAINTENANCE & IRRIGATION DAMAGE

The Association is in the process of 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 irrigation 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 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.*

