



LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

JULY 2014

NOTICE OF UPCOMING BOARD MEETING

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

Date: Thursday, July 17, 2014
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 at 7:00 PM. This meeting is open to all members. The Board will also be meeting in Executive Session (Board members only) on July 17th at 5:30 PM in the Desert Shores Community Association Clubhouse.

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 conclusion of the meeting Members may express their ideas or concerns on any topic pertaining to the association.

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 or Lisa 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 to you 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 the regular (open) session of the Board meetings and participate in the Members' Forums. Your ideas and concerns are very important to the Association.

Thanks for your cooperation.

Revised Schedule of Meetings for Calendar 2014

The Board of Directors has scheduled the following meetings for calendar year 2014. Each of the meetings will be held at the **Desert Shores Community Association, 2500 Regatta Drive, Las Vegas, NV 89128**. Each meeting is scheduled to begin at the time stated. An Executive Session is scheduled for 5:30 PM on each date as well.

Thursday	July 17, 2014	6:30 pm	Annual Meeting & Election*
Thursday	July 17, 2014	7:00 pm	Board / Executive Meeting
Thursday	September 18, 2014	6:30 pm	Board / Executive Meeting
Thursday	November 20, 2014	6:30 pm	Budget Ratification / Board & Executive Meeting

* This is the Annual General Membership Meeting & Election of Directors. On July 17, 2014, there will be an Executive Session at 5:30 pm, the Annual Meeting & Election at 6:30 pm and a Board Meeting at 7:00 pm. Please see the enclosed Notice of Annual Meeting.

ANNUAL GENERAL MEMBERSHIP MEETING & ELECTION

Greetings! It is time to gather as a community for the Annual General Membership Meeting and to elect members to serve on the Board of Directors. This is your official notice that the Annual General Membership Meeting is scheduled as follows:

Date: Thursday, July 17, 2014

Time: 6:30 PM

Place: Desert Shores
Community Association
2500 Regatta Drive
Las Vegas, NV 89128

The purpose of the Annual Meeting is

to gather as a community, to exchange ideas and concerns about the Association as well as to meet your neighbors and fellow members. The Association is interested in your ideas as well as your concerns. Your participation is welcomed and needed at this important meeting in the life of the community. Please mark your calendar and plan to attend.

The election of Directors to serve on the Board of Directors will take place at the meeting as the secret ballots enclosed with this notice will be opened at this time. Please note that the secret ballot is enclosed with this newsletter and meeting notice. Although there were two posi-

tions up for election this year, only one nomination application was received. However, the Association is still required to complete the election process by sending each member a secret ballot. Please vote by following the instructions on the secret ballot. While no quorum is needed for the Annual Meeting the Association still requires an official vote which is tabulated by the number of ballots returned.

Thank you in advance for returning the secret ballot and participating in the Annual General Membership Meeting & Election.

Rules, Regulations & Off-Site Ownership

The CC&R's and the rules identify responsibilities for Members (Owners) as well as for the Association itself. The rules state that *...Owners are responsible for maintaining an attractive and pleasant living environment. Each owner shall be accountable to the Association for the conduct and behavior of persons residing in or visiting La Jolla Classic.* The rules go on to acknowledge that owners are respon-

"The Governing Documents require that all owners are responsible for complying with the governing documents which includes the restrictions as well as the rules. Off-site owners must provide a copy of the rules to each tenant."

sible for providing a copy of the rules and regulations to their tenants upon signing of a lease. In actuality, to enhance a persons living experience within the community, the tenant should be given a full set of governing documents, especially the CC&R's along with the Rules and Regulations. Why does this enhance the person's living experience? Quite simply, knowing the rules and restrictions the tenant is

less likely to violate the governing documents. Accordingly, please remember to register your tenant by completing a resident registration form and sending in a copy of the lease. It is important for the Association to know when an owner is not the person residing in the home.

One important rule owners should explain to tenants is the parking restriction. Another is the placing of trash containers curbside for disposal service. Of course maintaining the property is the key to it all.

Painting & Home Improvements

Most owners are aware that La Jolla Classic HOA has an approved color palate which must be adhered to. The color palate has been approved by Desert Shores. As you ponder repainting your home, 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 HOA and Desert Shores BEFORE any work can begin.

To initiate the process the ARC application is sent to Mesa Management. Mesa will review the application for accuracy

and distribute it to the La Jolla Classic HOA Architectural Review Committee members for consideration. The committee will approve, approve with stipulations, or deny the application. If the application is approved outright or approved with stipulations (modifications) the owner will be notified and the application will be forwarded to Desert Shores Architectural Review Committee for consideration. If the application is denied no work can be done. Since Desert Shores also requires a ten dollar (\$10) processing fee, the check should be included with the original application to Mesa so the payment can be forwarded to Desert Shores if and when the application is approved.

