



# LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

MARCH 2015

## NOTICE OF UPCOMING BOARD MEETING

This is a reminder of the upcoming meeting of the Board of Directors scheduled as follows:

**Date:** Thursday, March 19, 2015  
**Time:** 6:30 PM  
**Place:** Desert Shores Community Association  
2500 Regatta Drive  
Las Vegas, NV 89128

The original notice was contained in the January newsletter with the full schedule of meetings for 2015. 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 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.

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](mailto: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 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.

## 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.

Thursday	March 19, 2015	6:30 pm	Board / Executive Meeting
Thursday	May 21, 2015	6:30 pm	Board / Executive Meeting
Thursday	July 16, 2015	6:30 pm	Board / Executive Meeting Annual GM & Election
Thursday	September 17, 2015	6:30 pm	Board / Executive Meeting
Thursday	November 19, 2015	6:30 pm	Board / Executive Meeting GM Budget Ratification

## COMMUNITY NEWS

### Landscaping Maintenance

The Association appreciates the upkeep and maintenance that members perform routinely. A few reminders now that Spring is coming. With the recent rains, weeds proliferate. Aggravating, we know. Please do your best to eradicate the weeds, especially in those out of the way places such as back near the walls or gates. Lawns could probably use a complete fertilizer for a growth boost. Plants such as Lantana which go dormant in the winter and haven't quite returned to vitality need to be cut back now so the dead parts are removed and the new growth can start.

As you know the drought restrictions presently allow watering three times each week. With the oscillating weather, cold then balmy, you may need to adjust the irrigation frequently. Bare spots in the lawn should be addressed now, before the heat sets in. Even if the lawn isn't growing evenly quite yet, please continue to mow *and* edge. Remember that the overall appearance should be that of a well maintained property. This requires a weed free lawn, evenly mowed and nicely edged. In that regard, dead or dying shrubs or trees should be removed and replaced now before the stress of the summer heat.

### Painting & Exterior Maintenance

The weather turns nice and we suddenly notice what we missed. The Association will be looking at the exterior of the properties with a keen eye to painting and maintenance. The Southern exposure on the fascia boards are prone to wear, looking thin and beginning to peel. This is especially true up at the higher points such as the apex at the top of the roofline. Sometimes it is over garages and even front entryways. Walls can be damaged by irrigation, particularly at the base. If you receive a courtesy notice please consider painting promptly. *Thank you.*

## Governing Documents & Parking Restrictions

The governing documents help to identify responsibilities for Members (Owners) as well as for the Association itself. *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 responsible for providing a copy of the

*Street parking is for the use of guests only. Vehicles owned or otherwise under the control of Owners and/or residents may not be parked anywhere in the common area streets except for short duration loading/unloading operations..."*

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. 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. Please register your tenant by completing a resi-

dent registration form and sending in a copy of the lease to the Association.

One important rule owners should explain thoroughly to tenants is the parking restriction: *On street parking is for the use of guests only. Vehicles owned or otherwise under the control of Owners and/or residents may not be parked anywhere in the Common Area streets except for short duration loading/unloading operations. No overnight parking of boats or RV's is allowed.* Your cooperation will be appreciated. Thank you.

## Exterior Home Improvements Need Approval from the Association

This important message appears frequently but no matter how many times information pertaining to architectural changes has been included in the newsletter, a remnant of Owners moves 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 wont 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.*

