



# LA JOLLA CLASSICS

## NEIGHBORHOOD NEWSLETTER

for May 2013

**Gary Thomason, Manager** ← *New Association Manager*  
**The Masters Association Mgmt** ← *"TMAM", for short*  
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Our [www.LJCHOA.org](http://www.LJCHOA.org) ← ← Website

**Your Board:** Glenn Grayson (President), Evelyn Akiva (VP), Yoshiko Akiyama (Treasurer), Bill Handlon (Secretary), Ed Byrnes  
To get a message to your entire Board and Manager together, you can send a single email to [LJCHOA@LJCHOA.org](mailto:LJCHOA@LJCHOA.org)

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**LJC's GATE CODES:** #-8-2-2-5 (Secret code for Residents' use only); #-2-5-0-0 (Vendors & Guests); 1-2-5 (Pedestrian gate)

### Next Board Mtg is Thursday, May 16<sup>th</sup>

Your attendance at 6:30PM is welcomed. The meeting will be held at 2500 Regatta Drive at the Desert Shores Clubhouse. (The meeting after that one will be Aug. 15<sup>th</sup>.)

### Board Elections

Bill Handlon and Evelyn Akiva are completing their Board terms in May, and have decided not to run for reelection. The Board thanks Bill and Evelyn for their service to our HOA during the past 2 years. Also, Bill has a contract for sale on his home; he & Karen will be moving out of LJC very soon.

Yoshiko Akiyama, Board member Ed Byrnes' fiancé and a trustee of the trust owning the property they jointly live in, was appointed to the vacant Board position in February. Yoshiko has an educational background in accounting, and the Board welcomes her. She has also assumed the Treasurer office by vote of the Board. In case you were wondering, our Articles of Incorporation (which can be downloaded from our website; see masthead) do not have any language that would restrict two Owners in the same property from serving on the Board at the same time.

The second Call for Nominations has been sent out to all Owners. We are gratified to see that four nominations were received before the deadline for inclusion in the election. Look for your ballot in the mail about the end of April, and VOTE! The remaining Board members will seat the one appointed and the two newly elected Board members at the May 16<sup>th</sup> LJCHOA meeting.

### Remember the Winter Freeze ?

Spring has sprung, and it is now already past the time when you should have been out in your yard sprucing it up. Nearly all Lantana were killed off by the December freeze, and you may have sustained other freeze damage to your landscaping. Please act now to replace all of your damaged plantings, and spend the time to pull all weeds

that have come up due to the spring rains and warmer weather.

For those of you that have desert landscaping, a significant advantage is that your yard needs less maintenance. However, that certainly doesn't mean NO maintenance. In quite a few desert-landscaped yards, the black weedblock fabric under the landscape rocks is now visible in a few places. Take the time to pull back the rocks, smooth this fabric down, and restore a sufficient rock cover to completely conceal the weedblock. Visible weedblock is not a satisfactory yard condition and is subject to citation.

The next regular neighborhood inspection (in May), nominally done once monthly by the management company plus one Board member, will pay particular attention to the condition of front yards. Act now to avoid getting a violation courtesy letter.

### Next Step on Street Maintenance

As mentioned in the last newsletter, the Board will likely be contracting for a complete resurfacing of our streets in 2013. This is a follow-up to the crack sealing job that was accomplished a few months ago. The appropriate seasonal window for doing so may have already passed this Spring, and so the slurry sealing may not be done until cooler weather in the Fall. More detailed instructions and information will be provided to every Owner and tenant about 2 weeks before the slurry seal work is started.

One thing the Board will need to decide is whether to replace the centerline markings at the four 'outside' corners and entry "T" intersections. The Board would appreciate your feedback and guidance on this issue; please go to the website, and click on the link in the NEWS tab to provide your answers to this poll.

The survey instrument also has a place where you can provide comments. Please use the opportunity to give us your opinions on this and other important-to-you issues.



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Be sure to visit our HOA's website: [www.LJCHOA.org](http://www.LJCHOA.org)

This website is a portal for the LJC Owners to receive news and information from the association – and – to enable Owners to provide their feedback to the association's all-Owner Board of Directors



## Rental Properties in LJC

At a Board meeting in the Fall of 2012, some Owners inquired as to the number of properties that were leased or rented, as compared to being Owner-occupied. The Board directed TMAM to gather this information, and it is nearing completion. A map will soon be placed on the website (... check the 'News' tab) that shows which properties are rentals. The number appears to be fairly low; out of 132 properties, fewer than 20 are being used as rental income assets. (Only about 1 in 7)

One reason the rental "penetration" is low in La Jolla Classics is that our neighborhood's property values have remained high compared to non-Desert-Shores neighborhoods, and even to some of the other districts within Desert Shores. Investors have had plenty of low-priced houses to buy elsewhere; they aren't too interested in buying houses that haven't declined in value as drastically. For the most part, homebuyers in LJC have been (and still are) families wanting to actually live in our desirable neighborhood. Whenever a home is listed for sale in LJC, it is usually sold quickly for near (and sometimes even above) the listing price.

## Save a Tree ?

If you have not already done so, please provide TMAM with your email address, so that (most) correspondence with you can be accomplished electronically instead of by snail mail. Not only will you be helping reduce the expense and waste associated with paper mailing, the information will get to you much quicker.

## Time to Repaint Your Home ?

Some homeowners may decide to repaint their exteriors this year - Bravo! For those desiring to repaint, please refer to the LJC website ('Policies / ARC Matters') and also read the "Rules and Regulations" - page 7, section 'IV', Home Improvements, paragraph 'B' - which states:

Repainting and touch-up of painted surfaces does not require architectural review if the color used is already on the residence or is a standard color used elsewhere within LJC.

All colors, original and new, may be found in the LJCHOA color palette book. (NB: this is NOT the Desert Shores color book!) ARC members Caesar Casciola and Carole Perzy each have a book listing all colors accepted by LJC and approved by DSCA. Please review the LJC website to

learn more about obtaining prior approval. Or, contact TMAM if you'd like to use the color palette book to help you select new colors.

Remember that any whole-house repainting must also include repainting of your garage doors.

## Common Area Block Wall Resurfacing

Also as mentioned in the last newsletter, the Board contracted to repair and repaint all 17 of the Common Area walls inside our gated community. Bids were taken, and the optional bid item (\$15,676) of also stucco-surfacing of the walls was accepted. Empire Painting & Construction completed the work in April and was paid a total of \$22,477 on the contract, with the funds coming from our Reserve Account since it was long-term maintenance and improvement. The Board is pleased with the result, and hopes that the Owners are also.

## Properties of the Month

More "praise-worthy" Owner efforts we've noted:

- **8241 Arch Bay:** what a magnificent, healthy and HUGE Pittosporum specimen at the front corner of the home.
- **8245 Arch Bay & 2428 Ocean Front:** what majestic side gates these Owners have installed as beautification upgrades.

Plenty more to come - there are many unique beauty touches throughout our neighborhood.

## Safety Tips (a continuing series)

LV Metro advises residents to create a current Home Content Inventory list. They have provided us with a form (stored on our website) and a free web-based tool (Reportit).

For these forms, plus all of the previous columns, check out the website under the 'MORE / Safety Tips' tab. Thanks, Evelyn, for keeping this going!

LAS VEGAS METROPOLITAN  
PROPERTY RE

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Homeowner's Address: \_\_\_\_\_  
Homeowner's Phone: \_\_\_\_\_



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