



LA JOLLA CLASSICS

NEIGHBORHOOD NEWSLETTER

for April 2012

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Your Board: Glenn Grayson (President), Evelyn Akiva (VP), Tracy Roffman (Secretary), Ed Byrnes (Treasurer), Bill Handlon
To get a message to your entire Board and Manager together, you can send a single email to LJCHOA@BenchmarkProperties.net

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

Board Vacancy Announced - Candidates?

Tracy Roffman has sold her home in LJC and will be moving out, so her Board position is soon to be vacant. The Board will appoint an Owner as a replacement Board member at the next meeting. If you would like to be considered, send a short note ASAP to the Board at the group email address in the banner. Whether you have lived here for 20 years or only a few weeks, you likely have good ideas that will help sustain or even improve our neighborhood. Please give this 'call' your sincere consideration.

Next Board Mtg is Thursday, May 17th

Your attendance at 6:30PM is welcomed. Key issues that the Board is expected to act on at this meeting include: (a) appointing an LJC Owner to fill the Board vacancy, (b) electing a new Board Secretary - - not necessarily the new Board member, (c) opening and awarding bids for low-voltage landscape lighting in both entries, and (d) considering proposals for a new LJCHOA management contract (see below).

Next LJCHOA Management Contract

On June 30th, our current annual contract with Benchmark is up for renewal. This time, the Board is inviting Benchmark and two other management firms to submit a proposal. In addition, the Board is intent on having a new contract that is pretty much "all-inclusive" for the fees charged to the Association. For many years, LJCHOA's management contract fee

structure has consisted of a fixed fee (currently \$950 per month) for general management, plus a list of variable itemized expenses that runs to several pages (ranging from printing this newsletter, to postage, to office supplies, to storage fees, to compliance inspections, to meeting overtime, to acting as the HOA's agent, etc.) So as to more easily forecast total management expenses, your Board, like many other HOAs of late, desires a management contract having a one-fee-covers-all-normal-expenses structure.

New Assessment & Fine Collection Policy

Included in this mailing is a new policy that the Board adopted at the March meeting. The two substantive changes in the policy are (a) inserting an additional 30 days in the assessment delinquency calendar prior to the account being handed off to the collections agency, and (b) making the policy's purpose abundantly more clear - namely, to guide Owners back to compliance.

This document has been provided as a bi-fold, hole-punched pamphlet that you can (and should) insert into your LJCHOA legal documents binder. If you have comments about the new policy, the Board would be happy to receive them during the trailing Homeowners Forum portion of the May 17th Board meeting. If you would like to see the "Tracked Changes" version of this document which details every single change, addition and deletion from the

September 2011 policy, you may request that PDF from Mona by email.

Street Lighting Upgrade Update

In March, the Association contracted for the upgrade of our neighborhood's street lights to new fixtures that use the latest, long-life, LED (Light Emitting Diode) light source technology. We're also lined up to get a sizeable rebate from NV Energy for this electricity-reducing initiative. The conversion work will begin in the next 30 days. Unlike every other project that draws from the Association's Reserve Account, this ~\$500-per-pole LJCHOA expenditure actually has a net *profit* effect on our budget! The reduced payments on our monthly electric bills will entirely pay for this project in under 10 years, and after that the budget can shrink by about \$800 per year as a result of the lower power bills.

Update on Boynton Beach Gate Codes

As a reminder, our gate codes are always shown in the newsletter banner. There are a few contractors that need to have access into LJC beyond the 'normal' contractor hours of 7AM to 7PM. These include (a) newspaper delivery and (b) Winder Farms produce/dairy delivery. These two contractors have already been given special codes that work around the clock.

If you have a contractor that needs recurring access to your property before 7AM or after 7PM (e.g., home care nurse, property manager), please email your explanatory request to Mona.

The Great State of our Finances

At the Association's Annual meeting in March, the Board Treasurer reported that LJCHOA's current financial condition is exactly on target with industry-recommended practice. We have an Operating Account balance equal to approximately 6 months' worth of Owner assessments, and our Reserve Account is 93% funded. The Board takes its responsibility of being careful stewards of your dues seriously,

and spends / saves as if it were our own money (which, in fact, it partially is!).

Tips for Keeping You Safe From Crime

Board member Evelyn Akiva continues her regular newsletter "column" focusing on Community Safety. If you have any suggestions, please let Evelyn know at evyakiva@hotmail.com so she can include your ideas in a future newsletter. This month she offers:

- Make sure your windows are locked. (Check them all right now! You may be surprised.)
- Keep your valuables in a safety deposit box. Were you aware that Nevada State Bank (our closest bank) has some for ~\$25/year?
- Record all serial numbers of your personal property. (Keep in your safe deposit box?)
- **Call the police** if you see any suspicious persons loitering in LJC.

Holiday Lighting Practice Terminated

The Board has decided not to renew our annual contract with D-Lighted for placement and removal of holiday lighting at our gated entries. It is likely that, primarily as a cost-saving measure, no lighting will be placed in the future.

New Towing Company Selected

In the rare event that a vehicle needs to be towed out of our neighborhood by the Association, that task will now be handled by ABC Towing. New signs affixed to the front and back gates contain their contact info. Situations which will trigger towing (only in case-by-case consideration and directive of the Board) are listed on page 8 in the new Assessment & Fine Collection Policy.

Did You Know?

LJCHOA Rules prohibit any noise disturbances before 7AM on weekdays or 8AM weekends. If your contractors don't already comply with this time restriction, it is your duty to force them. Otherwise, it is you who is failing to obey this Rule (and exposing yourself to sanctions).