



LA JOLLA CLASSICS

NEIGHBORHOOD NEWSLETTER

for January 2012

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Your Board: Glenn Grayson (Chair), Caesar Casciola (Secretary), Carol Ouellette (Treasurer), Tracy Roffman, Evelyn Akiva
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: #-[redacted]5 (**NEW** Secret code for Residents' use only); #-[redacted]0 (Vendors & Guests); [redacted] (Ped gate)

Next Board Mtg is Thursday, Jan. 19th

Your attendance at 6:30PM is welcomed. Key issues that the Board is expected to make decisions on at this meeting include (a) street lighting system upgrade, (b) HOA insurance coverage, (c) a revised street name sign specification, and (d) a new landscape lighting plan for both gated entrance areas.

New Entry Gate Code Now In Effect -& Front Gate Pushbutton Code Refresher

In accordance with our HOA Rules and as a prudent security action, the Board has changed the (secret) entry code that residents can use at the front gate. In the header section of this newsletter (and also there from now on), the gate codes have been listed. The new code is the Pound Sign [#] followed by the numbers [redacted]. The memory trick to remember and recall the new code is that all of our east-west



The 5 buttons must be pressed sequentially. The system allows for a few moments of time between key presses, so there's really no need to hurry. Just be deliberate and careful in punching the buttons. If you make a mistake, wait a few seconds and start again with the "#" sign plus the 4 digits. Please try the new code yourself ASAP, and let our Manager Mona Stott

know if you have any problems with it. The current resident code (#1950) will be deleted on February 1st.

The code that you give out to your contractors and service providers who will come and go repeatedly [redacted] remains unchanged, and it can be used to open the gates between 7AM and 7PM any day. If you have given the old residents' secret code (#1950) to any vendor or service person, **now** is the time to give them the daytime code (# [redacted]), and instruct them to use it instead. That way, after February 1st your service providers won't be locked out.

Everyone else who wishes to have entry into our gated community should be calling you through the front gate entry system. When they do so, the system calls your house and you can have a brief conversation with the calling party via the gate system's speakerphone. Once you have determined that they should be allowed in, press the nine ("9") key on your phone to open the entry gates.

IMPORTANT: LJCHOA Board Elections

Our Board Secretary, Caesar Casciola, has informed the Board that he will end his 6 years of service, and will not be running for re-election in March. During the last ~3 years, his presence on the Board has been a source of stability and a wealth of good information. We all owe Caesar a debt of gratitude for his long service to the HOA. So, there definitely will be

at least one new Board member (and perhaps two) as a result of the election; current Board Chair Grayson's 2-year term is also ending, and he will be running for re-election.

Update on Street Lighting Conversion

The Board has some very good news on this issue. The City has now deployed a one-block stretch of four 43-watt LED luminaires on Millhopper Street (nearby in South Shores), and both the City and the LJCHOA Board agree that this light fixture is very appropriate for typical residential streets (like ours). See for yourself if you wish, so as to provide your input to the Board before its January meeting. Although the conversion expense is considerable, funds are available in our HOA's reserve account, and the break even pay-back based on reduced electricity charges and maintenance costs is less than 10 years. Look for your new "moonlights" in early 2012.

Update: Front Yard Perimeter Borders

Although the LJCHOA Board has issued a policy statement that supports the type of front yard perimeter border recently put in on Desert Beach, the DSCA Board was very much more, well, cautious. The master association *allowed* it as an exception based on the smallness of that home's backyard, and they notified the LJCHOA Board that this exception does not establish a new standard. If you wish to similarly construct a front yard border, your Board will support your request but be advised that you may still have to mount a significant persuasion effort with the DSCA Board.

Our HOA's Reserve Account Explained

A healthy portion (~26%) of your monthly HOA dues is diverted into a separate "savings" account - the Reserve Account (RA). All HOAs' budgets are similarly crafted, because every HOA has certain expensive infrastructure items that need either major rehabilitation work or complete replacement over time.

Nothing lasts forever, and this account's purpose is to save up sufficient money in advance for these major future HOA expenditures. Here are the 9 major capital infrastructure items covered by LJCHOA's RA:

(1) streets (...but not sidewalks, which are an individual homeowner maintenance / repair responsibility); (2) entry gate operators; (3) ornamental iron entry gates & locks; (4) entry phone system; (5) trees in the Common Areas; (6) landscape irrigation & lighting systems; (7) street lighting system; (8) street name sign assemblies and other traffic signs; and (9) LJC monument entry signage.

In 2008, the Board commissioned a Reserve Study to forecast the expected infrastructure expenses over the next 30 years, and identify a cash flow scenario that balances RA expenditures and contributions to the account. [Note: The 38-page PDF of this interesting report is available by email to any member wishing to have it; just send a request to Mona.] From time to time, the RA's cash flow scenario needs to be revisited, to make adjustments in both the estimated repair / rehabilitation / replacement expenses and the estimated remaining life of each infrastructure item. The next Reserve Study will need to be undertaken sometime in 2013.

Currently, our RA is about 94% funded (~\$166K), and the Board's just-adopted budget for 2012 keeps the RA contribution level the same as it has been for several years. In short, our RA is "all in good order". The only anticipated major expenses planned from the RA in 2012 are for the street light conversions and replacement street name sign assemblies.

Reminder of Our Email Delivery System

If you received this newsletter via email rather than by hardcopy in the US Mail, the Board thanks you for saving the HOA about \$1, and also for saving trees. If you got the printed version, and would like to change to the more sustainable, cost-saving alternative, please send an email to Mona asking that your non-official notices from LJCHOA be sent to you by email.