



# LA JOLLA CLASSICS

## NEIGHBORHOOD NEWSLETTER

for June 2012

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**Your Board:** Glenn Grayson (President), Evelyn Akiva (VP), Ed Byrnes (Treasurer), Bill Handlon, Vicki Constantin

To get a message to your entire Board and Manager together, you can send a single email to [LJCHOA@BenchmarkProperties.net](mailto:LJCHOA@BenchmarkProperties.net)

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

### New Management Company Selected!

At the May 17<sup>th</sup> Board Meeting, proposals were opened from 3 firms invited to submit a bid to become LJCHOA's management firm. The fee structure requested was, for the first time, for an all-inclusive monthly charge. The Board selected the firm that provided both the lowest price and the most responsive bid. Starting July 1, all business activities of the association will be handled by The Masters Association Management; Ms. Babette Buiten is our new assigned manager, one of that firm's most experienced community managers.

The Board looks forward to working with our new management company and manager. The accompanying **Welcome Packet** contains many items that need your attention. Please review it carefully ASAP.

### Next Board Mtg is Thursday, July 19<sup>th</sup>

Your attendance at 6:30PM is welcomed. Key issues that the Board is expected to act on at this meeting include: (a) electing a new Board Secretary (b) approving the commencement of a new Reserve Account study, and (c) forming a committee to update the association Rules & Regulations.

### A New Day for Owner Upkeep Chores

The Board has decided to use the occasion of changing management companies as an opportune point in time to re-assert

LJCHOA's obligation to more strictly require compliance with the association's Rules & Regulations and CC&Rs.

The monthly inspections likely will identify violations that previously may not have resulted in courtesy letters. Here are the "top 10" violations that will be more strictly enforced starting in July:

1. unkempt landscaping (examples: berries or fruit dropping onto sidewalk, not healthy, overgrown, hacked down, or trash strewn)
2. lawns not mowed frequently enough (every week during warm season)
3. garden hoses not stowed after use
4. grass invasion of rocked desert areas (hint: the solution is not just spraying vegetation killer and leaving it dead)
5. wandering cats
6. animal excrement (from wandering cats?)
7. garbage cans: put out before Thursday noon, left out after Saturday morning, or not stowed out of sight (or at least behind the side gate)
8. rock spillover from yard onto sidewalk
9. residents parking on street after dark
10. draining your spa or pool to the street, which, by the way, ends up in Lake Sarah (note: this is also a city code violation)

Take a really critical look at your property now, clean up its curbside "first impression" sufficient to pass muster, and avoid being needlessly singled out for correction.



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*In time for  
the next newsletter, a  
website and a new group email address  
to reach the Board & manager will be announced.*

## LJCHOA'S NEW MANAGEMENT !

beginning July 1, 2012

**Babette Buiten, CMA, Community Manager**  
**The Masters Association Management, LLC**  
**8687 West Sahara Avenue, Suite 201**  
**Las Vegas, NV 89117**  
**702-947-4868 / Fax 702-947-4869**  
**babette@TheMastersLV.com**

### ... A New Day for Owner Upkeep (cont.)

The Board is directing our new manager to be strict in administering our neighborhood's regulations, because we believe this is what the vast majority of Owners wish. If you feel this practice is not valid or respectful enough to individual liberties, you are invited to run for one of the Board positions at the next election, get elected based on that platform, and set a new Board direction.

### Properties of the Month (new article)

Have any of you looked lately at what a nice neighborhood we live in? To help foster that good feeling, each newsletter issue will highlight 2 or 3 properties that deserve accolades for some aspect of their home façade and/or yard landscaping. Here are this month's:

- **2413 Elliot Key:** a great looking front door!
- **2420 Ocean Front:** that front yard's landscaping and hardscaping looks like it is right out of Architectural Digest.

Nearly every Owner has done some beautifying touches to their home or landscaping. On your next walk or slow drive through our neighborhood, take mental notes for ideas to improve your own property. To help us identify note-worthy Owner efforts for a future newsletter, pass those to anyone on the Board.

### Great State of our Finances - Take "2"

In the last newsletter, it was mentioned that our Operating Account balance is approximately equal to 6 months' worth of Owner assessments, and that this amount aligns with "... industry-recommended practice". Our new

management company begs to differ, saying that this balance should never need to be more than 3 months' worth of assessments. In light of this advice, and our now-reduced fees with the new management contract, the Board will be reviewing the entire association budget with The Masters immediately, and may adopt significant revisions in the near future.

### 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](mailto:evyakiva@hotmail.com) so she can include your ideas in a future newsletter. This month she offers tips about US Mail safety:

- Do not let your mail sit in your mailbox overnight.
- If you are expecting a check in the mail, watch for it. If you don't receive it soon after it is expected, contact the payer, and the US Post Office @ 1-800-275-8777 or [usps.com](http://usps.com) for possible mail theft.
- "Direct deposit" decreases incidents of mail theft, especially around tax refund time.
- Put a stop on your mail when you go on vacation. It's easy when you go to [usps.com](http://usps.com). (Put a stop on your newspaper, too.)

### Street Lighting Upgrade Update

In late May, this significant upgrade to our neighborhood was accomplished. Let's give kudos to former Board member Caesar Casciola for championing this project, and spearheading it to a successful conclusion.