

LA JOLLA CLASSICS

NEIGHBORHOOD NEWSLETTER

for November 2011

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Your Board: Glenn Grayson (President), 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] (Secret code for Residents' use only); #-2[redacted] (Vendors & Guests); [redacted] (Pedestrian gate)

Next Board Mtg is Thursday, Nov. 17th

The Board resumes its regular bi-monthly meeting schedule, that being at 6:30PM on the 3rd Thursday of all odd-numbered months. Please mark your calendars now, and mentally plan to come; the nominal 2012 meeting dates are 1/19, 3/15, 5/17, 7/19, 9/20, and 11/15.

Board Adopts 2012 LJCHOA Budget

At the special October meeting, the Board adopted the budget that is included in with this mailing; your HOA dues remain the same at \$26.25 monthly.

2012 Fines & Fees Policy in this Mailing

Also included in this mailing is the revised schedule of fines and fees that the HOA is authorized to charge individual owners for any direct costs that the HOA incurs either in enforcing the CC&Rs and/or architectural guidelines, or in collecting HOA dues that are delinquent. The changes in this schedule from 2011's are due solely to state law changes enacted by the 2011 Nevada State legislative session.

Good Samaritans are Among Us !

On September 15th, one of our residents fell down and was hurt at the front gate entry system. Two ladies who live in LJC came to that resident's aid. That resident's daughter would very much like to personally thank those Good Samaritans. If you were one, please let Mona

know who you are, so that your name and phone number can be passed along to that resident's daughter. Kudos to you, and BIG thanks for your kindness and concern!

Do You Have A Tenant in Your House ?

Over one-quarter of LJC owners (current estimate = 36 of the 132 homes) now have official mailing addresses that are not at the LJC property. A few of these may be "snowbirds", who live in their LJC home part of the year. Most, however, probably have these properties as rental homes. Tenants (lease or rental) are required to follow the LJCHOA and DSCA Rules & Regulations, and you are encouraged (but not required) to include those Rules as an attachment to your rental / lease agreement. (If you need a copy of those Rules, ask Mona to email a PDF copy to you.) If a tenant violates Rules that result in sanctions, LJCHOA only has recourse against the legal property owner.

The Board will be considering an action at the November 17 Board meeting to adopt a standard practice of sending out Courtesy Notifications also to the tenant when the owner's address is different. In such cases, the envelope will be addressed "RESIDENT OR CURRENT TENANT". If you have any reservations about having such a policy enacted, please send your comments to the Board. (See email address hint in the newsletter header.)

Update: Front Yard Perimeter Borders

The LJC owner who has been pursuing ARC approval from Desert Shores for a front yard perimeter border feature has finally received tentative approval guidance from the DSCA Board. A hardscape-only, 24" maximum height wall without any wrought iron elements has been deemed acceptable to the master association. Watch for the physical manifestation of this ruling very soon.

Neighborhood Watch / Revisited

The October LJC newsletter issue discussed the security benefits of establishing a Neighborhood Watch group on your block. The most recent Desert Shores Shore Talk newsletter brings news of an informational meeting to be held at the DS clubhouse on Wednesday, Nov. 16th at 6PM. That meeting is your very-low-effort chance to find out more firsthand.

Maintaining Your Property's Beauty

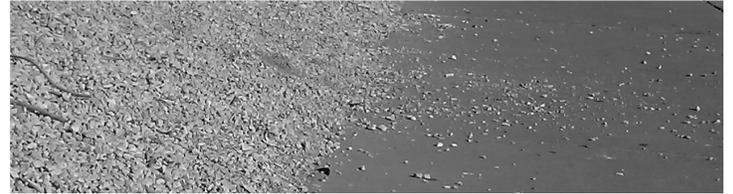
Here are a few suggestions; the Board asks you to consider whether these apply to your property's current condition:

Garage Door Paint Condition. Your metal garage door's paint finish has likely faded faster than your home's stucco finish. When assessing if the time is right to repaint your home, your garage door may well be the triggering condition. And, when repainting your home, you must also repaint your garage door. Conversely, if only your garage door is needing a facelift, it can be painted by itself (with the same color as your home, with ARC approval that stops at LJCHOA - - i.e., no \$10 submittal to DSCA).

Illuminated House Address Signs. If your address sign is broken (and, after 20+ years of sun exposure, every one of them is now fragile), you are required to replace them, and keep them working for nighttime viewing. Replacements and/or parts can be obtained from Aero-Lite Plastics (www.aero-lite.com) or

Statewide Lighting, their Las Vegas distributor at 800 East Sahara Avenue, phone # 732-7808.

Landscape Rock on Sidewalk. Is this what your property's sidewalk looks like?



If so, take a cue from many of your LJC neighbors and consider installing a border element that will keep the rocks *in* your yard. When doing so, install these borders correctly - - don't bury them to be flush with the sidewalk, but instead leave them partially 'up', so that they better retain your rocks.



Clear Pedestrian Walking Path. If you have trees or bushes that are adjacent to the sidewalk, please make sure they are trimmed back and up so that the full walkway width is clear for walking, and overhanging branches are no lower than 7 feet above the sidewalk. Let's all do our part to make LJC friendly to walkers.

Update on Street Lighting Conversion

The Board has determined that a conversion from HPS lighting to LED lighting is desirable, prudent, and fiscally sound. The only decision left is the brightness of the LED luminaires to be selected. All of the conversions done by the City in DS utilized 80-watt LED fixtures. The City is now leaning toward using 45-watt fixtures for the narrower residential streets (like ours). Once the City has reached that conclusion, the Board will act to implement that same standard inside LJC. Look for your new "moonlights" sometime in early 2012.