

# LA JOLLA CLASSICS

## NEIGHBORHOOD NEWSLETTER

for October 2011

**Mona Stott** , Provisional Manager  
Benchmark Association Services  
3675 West Cheyenne Avenue, Suite 100  
North Las Vegas, NV 89032  
702-795-3344 Fax 702-795-3346  
mstott@benchmarkproperties.net

← *Note:*  
we have been  
assigned a new  
**HOA manager**  
by Benchmark

**Your Board:** Glenn Grayson (President), Caesar Casciola (Secretary), Carol Ouellette (Treasurer), Tracy Roffman, Evelyn Akiva

### Special Board Meeting

The LJCHOA Board is having an extra meeting on Thursday, October 27<sup>th</sup>, primarily to adopt the HOA's budget for 2012. For this date only, the regular, open meeting session will be held at 5:30 PM.

The open meeting session will last for a maximum of 1 hour, because the Board will adjourn and reconvene into the Executive session (closed) to deal with homeowner CC&R violation hearings. Any items that are not addressed in the open meeting as a result of time expiring will be carried over to the Board's next regular meeting (scheduled for Thursday, November 17<sup>th</sup> at 6:30 PM).

### The BIG Garage Sale is This Saturday !

The Desert Shores community-wide, semi-annual garage sale is Saturday, October 15<sup>th</sup> from (officially) 8 AM to 3 PM. The Board has directed Benchmark to program the Boynton Beach (front) entry gate to stay open that morning, starting at 7 AM. We may be able to manually override the back gates to stay open, also. Sunrise is 6:37 AM on Saturday, so you can expect that people will be showing up as soon as they can see. So, gather up your unneeded household items and personal effects,

spread them out on your driveway, join your neighbors, and make some handy cash. Desert Shores prominently advertises this sale in the newspaper, and it draws bargain hunters from all over the Las Vegas valley. How much easier can it get than that? ☺

### Don't forget !

New Trash Cans are to be kept Out'a Sight, ASAP.



Most of you by now have the appropriately sized trash or recycle containers that best suit your needs. So please remember to remove your containers from the street within 12 hours of pick up and store them out of sight; they must be placed either in your garage or behind your side gate. Regrettably, violation notices will be sent out beginning this month.

### Contacting LJCHOA Board Members

Attention, homeowners and tenants. Your HOA Board is always interested in hearing what you have to say. We classify your comments in two categories. The first is real emergencies, and second is general concerns, views, suggestions or ideas. We will keep your name anonymous to homeowners other than Board members unless you wish it to be known. Here is the protocol:

For real emergencies (examples would be the front or back gates won't open, a water line is broken, vandals\*\* are seen tampering with LJC property, etc.), you should first contact our (new) Benchmark manager, Mona Stott; see her contact info in this newsletter's top banner.

If the emergency occurs on weekends or before or after Benchmark's business hours then you may telephone (the preferred method) a board member or (last resort) ring their doorbell.

*[\*\* Vandalism, or destruction of property, is a criminal act. Therefore you should call 911.]*

For non emergencies, use the following process, in order:

- Telephone or send an email to Mona Stott at Benchmark. She should acknowledge your communication within 24 hours on weekdays.
- Contact the LJCHOA Board President Grayson or Secretary Casciola by email or phone. See their contact information below.
  - a. Glenn Grayson, [ggraysonlv@gmail.com](mailto:ggraysonlv@gmail.com)  
Home phone 254-5787, Cell 572-1561
  - b. Caesar Casciola, [ccvegas8201@cox.net](mailto:ccvegas8201@cox.net)  
Home phone 385-4142, Cell 205-5245
- For non-emergencies (except, of course, for ARC submittals), please do not go to a Board member's home.

If you have a grievance or issue with a neighbor or something else occurring within the LJC community you may contact Benchmark directly. They will keep your name anonymous but you must put your correspondence in writing, either by email or by US mail. Benchmark will keep Board Members apprised of all correspondence.

### Sound Off!

Your presence at our regular LJCHOA meetings, held at 6:30 PM at the DSCA clubhouse on the 3<sup>rd</sup> Thursday of the odd-numbered months, is always welcome. For those who cannot come to express their opinion in person, the Board has established an email

account where you can voice your opinion on any issue or action that the LJCHOA has taken, is contemplating, or should be doing. You may provide your Association Board with your comments in writing, sending them in an email to [LJCHOA@BenchmarkProperties.net](mailto:LJCHOA@BenchmarkProperties.net). At the Board's request, Benchmark has set this email account up just for such comments, and your emails will be automatically forwarded to the entire Board and our Benchmark manager, Mona. So, please don't hesitate to tell us how we're doing, and how we can do better.

### LJCHOA's Neighborhood Upkeep Actions

Your Board has been busy lately on your behalf:

Item 1. In an effort to keep LJC looking fresh, Board Secretary Casciola was able to have NV Energy repaint 5 pad mounted transformers in our community. These transformers were rusting and looked unsightly. There were three transformers - one on Point View and two on Ocean Mist - that were rusted and leaking oil so rather than paint them the NV Energy employee put them on a replacement list. We are trying to get a schedule from NV Energy and it would help if homeowners on those streets called NV Energy (702-402-5555) to complain. We have found that the squeaking wheel gets oiled (pun intended).

Item 2. Likewise, many of our neighborhood's community mailboxes are showing their 20+ years with rusting-out pedestal bases. Board Secretary Casciola is also in discussions with our 89128 Postmaster to address getting these pedestal bases replaced. Have you noticed the new style mailbox the Post Office installed on Arch Bay last month? Vandals had tried to steal the old one, damaging it beyond repair.

Item 3. The Board is working to finalize a Request for Bids for a contractor to fabricate and install new street name signs at our 12 intersections. The current signs date back over 21 years, and have long since faded and also lost

their nighttime reflectivity. Replacement signs will make a noticeable improvement in this HOA-owned infrastructure element. A leading contender (among several being considered) for the replacement sign design / layout is depicted below. This 9-inch tall sign will have 6-inch tall upper- and lower-case white letters on a blue background, and incorporate the Desert Shores logo. LJC doesn't really have a logo of its own (,, yet?). If you would like to be a part of this selection and decision process, email Glenn Grayson at [ggraysonlv@gmail.com](mailto:ggraysonlv@gmail.com). By the way, there isn't any particular urgency on doing these street name sign replacements - - if there is a desire from the homeowners to develop an LJC logo first, we could incorporate it instead of DSCA's logo. Your thoughts?

## Boynton Beach

Item 4. Several Board members met after dark on Saturday, September 24th at both entrances to review our current low voltage lighting system. We are exploring options (remedial maintenance and/or upgrades) to have an aesthetically pleasing lighting system for our entries.

Item 5. The Board members are continuing to gather information and deliberate on the upgrading of our street lighting system from 150-watt high-pressure sodium bulbs to LED technology lighting that uses less than half the energy. Electricity costs for street lighting is one of the biggest components of the LJCHOA budget. The savings are mighty attractive. This issue will likely be discussed next at the November 17<sup>th</sup> LJCHOA meeting.

Item 6. At the last Board meeting, a resident brought an issue to the Board's attention about needed irrigation maintenance and grass restoration on a substantial section of our Lake Sara greenbelt. This matter was passed along to the DSCA office, and DSCA's landscape

contractor (Par 3) has quickly corrected the deficiency.

Item 7. New Board member Evelyn Akiva has noted that the pedestrian gates' doorknobs are sometimes hard to twist completely after entering the pushbutton code (1-5). The Board will be seeking to get lever-type handles put on these gates to overcome this problem.

Item last. At the front entry, there is a Mondale pine tree that has begun pushing up the sidewalk with its roots, creating a tripping hazard and a potential trip-and-fall liability condition. As much as we dislike doing so, the Board will consider a contract at its October 27<sup>th</sup> meeting for having this tree completely removed. Sidewalk repairs may also be needed.

## Neighborhood Watch Benefits

While we live in a gated subdivision, we are certainly not immune from property crime. In fact, there is a school of thought that says homes in gated subdivisions are more attractive targets, because "*...those snooty rich people must have better stuff to steal*". Our neighborhood certainly is no fortress; it is very easy for just about anyone to gain entry through the gates, just by waiting and following another car through. A far better protection against crime is the establishment of a Neighborhood Watch, in which all of your neighbors become a collective of eyes and ears, for the greater security of the group. Of all the streets in LJC, only the first one encountered after entry (namely, Desert Beach Drive) has ever established a block watch.

Metro PD has a solid and very effective program of supporting Neighborhood Watch. Crime Prevention Specialist Kathy Perkins (previously Kathy Ojeda) has been the department's manager on this program for over 20 years. She operates out of Metro's Northwest Area Command facility at 9850 West Cheyenne Avenue. If you are motivated

to get a Neighborhood Watch established on your street, a good way to find out about it would be to attend one of Metro's monthly First Tuesday open house events at 7 PM. Taking that first step toward establishing a Neighborhood Watch must be a grass roots effort by someone who lives on your block. This isn't something that LJCHOA can sponsor or lead. Don't wait for a property crime to happen to someone on your street, and then lament that you didn't act in advance. The most effective crime deterrent for your home is to join together with your neighbors to create a Neighborhood Watch zone.

### Save a Tree ?

Would you prefer to receive your newsletter and other LJCHOA mailings by email (instead of printed-on-paper and sent via US Mail)? To set this up, please send your "Request for LJCHOA Notifications by Email" to Mona Stott at [mstott@benchmarkproperties.net](mailto:mstott@benchmarkproperties.net). You not only will be reducing paper consumption, but you'll also be saving some of your dues. Each letter mailed out costs LJCHOA approximately one dollar. Even if you do opt for this delivery method, you will receive at least one mandatory paper mailing each November containing the next year's budget and HOA fees schedule. That mailing will also contain instructions to start or stop email delivery of LJCHOA correspondence.

### [ This Space Reserved ]

Well, we ran out of things to say before we ran out of four full pages of newsletter space. Future newsletter editions will likely be limited to just one sheet, front and back. If you have an idea for a topic that needs to be covered in this newsletter, something that all of us owners need to contemplate, please send that suggestion to the Board (see the Sound Off ! segment above). You certainly can remain anonymous.

Topics you may see in an upcoming edition include the following:

- Do You Have a Tenant?
- ARC Approval Process (Reminder)
- Time to Repaint ? ( Garage Doors, too ! )
- Front Yard Perimeter Borders (Update)
- Door-to-Door Solicitation (Even Flyers)
- Violation: Pets Roaming Loose / Droppings
- Our Reserve Account Explained
- What Major Upkeep is Budgeted for 2012
- And, other ideas that you feed to us !

