

# LA JOLLA CLASSICS

*Mark your calendar!*  
Saturday, Oct. 15<sup>th</sup> is the  
next Desert Shores community-wide garage sale ☺

## NEIGHBORHOOD NEWSLETTER

for September 2011

**Phillip B. Michaelson, Senior Community Manager**

**Benchmark Association Services**

(Note: Benchmark

**3675 W. Cheyenne Avenue, Suite 100**

← has moved to

**North Las Vegas, NV 89032**

← a NEW ADDRESS;

**702-795-3344 Fax 702-795-3346**

phone #s remain the same)

**pmichaelson@benchmarkproperties.net**

### The new Republic Services Trash Cans

Yes, indeed, those new 96-gallon trash cans are *REALLY* big. If they are larger than you need, you can call Republic Services and request smaller ones. You may have noticed that some LJC residents have already done so. The two smaller sizes are 72- and 48-gallon; all three sizes are on display outside the Desert Shores office until after Labor Day.

Once you settle on the trash cans that best suit your needs, remember that LJCHOA Guidelines state that they must be stored completely out of view when they are not put out for (Friday's) collection. It should be fairly obvious that putting them on the side of your house in front of your side gate is *not* out of view.

### The Great Shape of Our Finances

Our HOA's reserve account, which is the "savings account" set aside for future expenses incurred for major maintenance and/or replacement of the HOA-owned infrastructure (namely, our streets, sidewalks, entry gates, street lighting, signage, etc.) is funded each month with a portion of your HOA dues. (~\$7 of the \$25 monthly). That reserve account has now grown to the level that it is nearly 100% funded, according to the Reserve Study commissioned in 2008. At the September 15<sup>th</sup> meeting, the Board will discuss whether to suspend transfers into the reserve account temporarily. Doing so would leave more funds in the HOA's regular account (~\$7 x 132 homes = \$900+ monthly), which in turn could allow for some additional expenditure on enhancing our neighborhood. If you have some good ideas for such enhancements, please pass them along to the Board (through the HOA Manager, Mr. Michaelson).

### Looked Up Lately?

Have you noticed that the City of Las Vegas (CLV) has recently replaced all of the street lights along the public streets in Desert Shores? The new luminaires have bright-white, highly-efficient light-emitting diodes (LEDs) instead of bulbs. The luminaires removed used an HPS (high-pressure sodium) bulb. CLV has been evaluating this new lighting technology for several years. They concluded that it was superior and cost efficient with a

payback term of approximately 11 years. Desert Shores is CLV's pilot deployment, to prepare for an eventual citywide upgrade.

Your Board is considering converting our 33 street light locations to LED heads. This will be a discussion item at the upcoming September 15<sup>th</sup> Board meeting. The new LED heads draw ~80 watts, which is roughly half the electricity of the older HPS heads. Therefore, the power bill savings will eventually pay for the conversion. We invite our members to go out at night and compare the HPS- and LED-lit areas, and come to the Board meeting to give us your verdict on which kind is a better street light for our neighborhood.

### Maintaining Your Block Walls

The Board thanks the many owners who have taken steps to restore the original condition and paint finish on their block walls (both low and high) abutting sidewalks. Those who have not already started the required remedial maintenance have now been issued a violation notice. It is the Board's intent to pursue these sanctions aggressively (following due process, of course) until all of the walls are once again in good condition. This is a very important matter to your Board. Although your HOA Board cannot promote any repair services we can advise you that the following people have repainted walls in our neighborhood.

- ED Brynes, Tel H 360-3349
- Jesus Gomez Tel H 637-4899 Cell 497-7785

### New ARC Guideline: Front Yard Borders

At the August meeting, the Board considered and passed a resolution directing the LJCHOA Architectural Review Committee (ARC) to approve low front yard perimeter border treatments of a certain design. That resolution is printed on the back side of this newsletter. While approval by the LJCHOA ARC is only the first step for a homeowner's proposed improvement (DSCA must also approve the homeowner's application), such perimeter borders can, for the first time, give notice to dog walkers that "...*this yard is off limits, please*". If the test case is approved by DSCA and built, it will be a 'green light' signal to the rest of our LJC owners who still have front yard lawns.

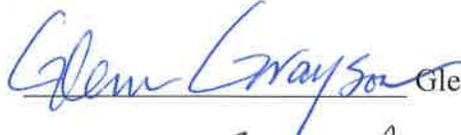
**Architectural Policy Statement**  
of the  
**La Jolla Classic Homeowners Association (LJCHOA)**

It shall be the policy of the LJCHOA to approve any LJC homeowner's improvement Submittal to the Architectural Review Committee that contains a perimeter border hardscape feature to be located in the owner's front yard, if it meets the following tests:

1. The border feature must be no taller than 30 inches in height above grade (or above the sidewalk, for the feature positioned on the front property line), except that periodic columns (no more than 6 total) may extend to 36 inches in height.
2. The border feature must be permanently constructed of wrought iron, brick, stacked stone, or stuccoed cinder block, or a combination thereof. ~~[optional clause...]~~ ~~However, no less than the top 18 inches must be at least 80% open to view using wrought iron fencing.~~
3. The border feature must not completely enclose the front yard. A permanent opening in the feature which allows for pedestrians to walk from the street to (at least) the front courtyard must be included in the submitted improvement plan.

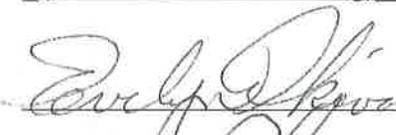
The LJCHOA Board recognizes that such a perimeter border feature as described above does not conform to the DSCA Architectural Policies and Guidelines, section II, entitled "*Block Walls, Fencing and Gates*". The Board respectfully requests that DSCA take this La Jolla Classics District policy into account when considering such Submittals from La Jolla Classics homeowners.

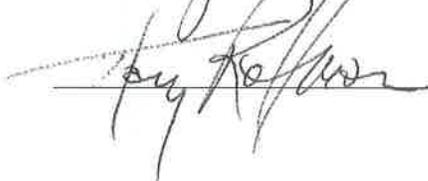
This policy statement was considered, discussed and adopted by the below-named members of the LJCHOA Board of Directors at its regularly scheduled (open session portion) homeowners meeting held on August 4, 2011.

 Glenn Grayson, Chairman

 Caesar "Sid" Casciola, Secretary

(absent from this meeting) Carol Oullette, Treasurer

 Evelyn Akiva, Director

 Tracy Roffman, Director