



LA JOLLA CLASSICS

Our New www.LJCHOA.org ← ← Website!

NEIGHBORHOOD NEWSLETTER for September 2012

Deana Belcastro, Manager ← *New Association Manager,*
The Masters Association Mgmt ← *New Mgmt Company,*
8687 W. Sahara Avenue, STE 201 ← *Everything is New,*
Las Vegas, NV 89117 ← *New,*
702-947.4868 / Fax: 702.947.4869 ← *New,*
manager@LJCHOA.org ← *New!*

Your Board: Glenn Grayson (President), Evelyn Akiva (VP), Ed Byrnes (Treasurer), Bill Handlon (Secretary)
To get a message to your entire Board and Manager together, you can send a single email to LJCHOA@LJCHOA.org

LJC's GATE CODES: #-8 [redacted] (Secret code for Residents' use only); #-2 [redacted] (Vendors & Guests); 1-[redacted] (Pedestrian gate)

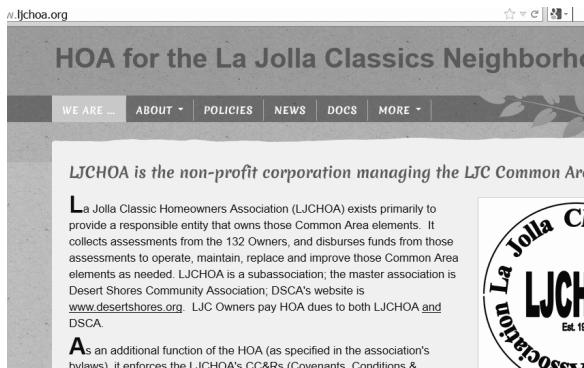
July 19 Board Meeting News

The Board had a productive meeting:

1. The \$600 sealed, low bid (of 3) for preparation of a new Reserve Account Study (required once every 5 years) was awarded to *Better Reserve Study Consultants*. (See article at right for the unhappy preliminary results →).
2. A new, more correct policy was adopted specifying maintenance responsibility of the Common Area walls (see article at the top of **PAGE TWO**).
3. An ad-hoc committee was established to prepare an updated Rules & Regulations document for Board consideration and adoption.

We Now Have a Website!

After almost a quarter century (and long, long after the Internet was born), LJCHOA finally has its own website, www.LJCHOA.org. (You can also find it by Google-ing for "LJCHOA".) (Hint: you can also always find it quite easily, just by Google-ing for "LJCHOA".) There is a lot of content on the website, from important documents to the history of our neighborhood. Check it out today, and bookmark it. Below is a partial screenshot from our website's homepage.



Next Board Mtg is Thursday, Sept. 20th

Your attendance at 6:30PM is welcomed. The meeting will be held at 2500 Regatta Drive at the Desert Shores Community Facility. At this Board meeting, setting the

2013 schedule of meetings is on the agenda changing to quarterly (from bimonthly) is a possibility.

Discussion and adoption of the 2013 Budget will also occur at this 9/20 meeting. Based on the findings of the new Reserve Study, a 5% increase in assessments - to \$82.68 quarterly - will be included. IMPORTANT: it is also quite possible that an additional, special Reserve Account assessment will be included for the entire 2013 calendar (fiscal) year. The significant increase in oil prices in the past 5 years is driving the RA shortfall, as the cost to do all of our asphalt street repair activities has more than doubled. You can view both the 2007 and the new 2012 draft Reserve Study documents in the DOCS webpage. The Board directed, in this new RA Study's assumptions, the elimination of the paving overlay when our streets reach age 35; our consult with the city's street pavement experts is that indefinite life can be achieved with crack sealing as needed, and slurry seals every 10 years (cutting *big* \$\$).

Please Watch Your Speed

Obviously, the speed limit in our neighborhood (as is true of every local, residential street) is 25 mph. Apparently, however, some residents *feel-the-need-for-speed*, and blithely go much faster. Not only does speeding violate our HOA's Rules & Regs, it is a dangerous practice that disrupts our harmony. If you are one of the few who absentmindedly commit this violation, this spanking is targeted at *you!* Your next 'warning' may be a fine levied by the association. Saving ~5 seconds is not worth it.

Properties of the Month

"Praise-worthy" Owner efforts we've noted:

- **8216 Desert Beach & 2424 Ocean Front:** Both have a majestic pair of palm trees!

Plenty more to come - there are many unique beauty touches throughout our neighborhood.



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Be sure to visit our HOA's website: www.LJCHOA.org

This website is a portal for the LJC Owners to receive news and information from the association – and – to enable Owners to provide their feedback to the association's all-Owner Board of Directors



Common Area Wall Maintenance

About 20 of the 132 lots in LJC have block screening walls that abut either the entry street landscaped areas or sidewalks inside the gates. The Board has just adopted a new policy (based on a very careful and literal re-reading of the CC&Rs) that places this responsibility **solely** on LJCHOA. For a more detailed explanation, please visit our new website and read the posting on the NEWS webpage.

In the past, the LJCHOA Board has required Owners to maintain all such walls, where they were located 100% on the Owner's property. In hindsight, that was an error. Henceforth, for consistency of appearance, the repainting and repair of these wall faces will be done **only** by an association-hired contractor. The Board is interviewing contractors to commence this upkeep now, because there are several damaged or unsightly walls needing immediate attention.

Community Garage Sale

The Desert Shores Community-wide Garage sale is scheduled for October 20, 2012. The gates will be programmed to stay open from 7:00am - 5:00pm that day.

Summer Safety Tips

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 so she can include your ideas in a future newsletter. This month she offers safety measures related to backyard barbecuing:

- Propane and natural gas grills are very convenient and inexpensive to operate. Used with a healthy dose of caution, they can provide safe, satisfying service to the backyard cook in your home
- Check the gas supply line for any cracks, kinks or rust; replace any worn or damaged hoses before attempting to use the grill.
- If you smell gas, turn off the supply and stop using the grill immediately until the leak can be identified and repaired...

The list of tips goes on for a full page; see it all on the association's SAFETY TIPS webpage.

Keeping Your Property in Compliance

About 20 courtesy letters were mailed out to Owners in early July. An even larger group of violators were *not* noticed, because the Board wanted to give **one last** reminder on a few categories before sending out these letters:

1. weed block fabric insufficiently covered
2. drip irrigation supply lines not concealed
3. landscape lighting power cables not buried
4. residents parking on street overnight
5. watering hose left out (& not neatly 'stowed')
6. paint overspray on garage door windows
7. storage racks visible behind garage windows
8. unmatched garage doors (windows, paint, ...)
9. dented or creased garage door sections
10. garage doors left open (unattended)
11. garage doors incompletely closed (>2" gap)
12. worn out/broken/discolored lighted addresses
13. foliage partially blocking a clear sidewalk path
14. vehicles needlessly blocking sidewalks
15. cobwebs on screening walls
16. overwatering behind screening walls (damage!)

Please take a look at your property now, and perform any necessary clean-up and repair, so that a violation courtesy notice is preempted.

Going "GREEN" (... again we ask)

As a homeowner, here are some ways YOU can help to keep our management fees minimized!

- To reduce printing and mailing costs, please email as much as possible. Not only will you reduce the cost of paper, printing and stamps, you will receive an answer to your email within 2 business days. Send an email to tracy@themasterslv.com and ask to be added to The Masters Association's opt-in list. Then all non-legal mailings will be sent to you via email saving time, materials and postage. Please be sure to reference your HOA property address in the subject line.
- Consider signing up for automatic withdrawal of your HOA assessments. This will save paper and reduce costs by not mailing statements. Also by signing up you will be entered into a quarterly drawing to have your assessments paid for by The Masters Association Management (see the LJCHOA website for the contest details - www.LJCHOA.org).