



LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

OCTOBER 2014

NOTICE OF UPCOMING BOARD MEETING

This is your official notice of the upcoming meeting of the Board of Directors scheduled as follows:

Date: Thursday, October 23, 2014

Time: 6:30 PM

Place: Desert Shores Community Association
2500 Regatta Drive
Las Vegas, NV 89128

The regular or open session of this meeting of the Board of Directors will begin at 6:30 PM. This meeting is open to all members. The Board will also be meeting in Executive Session (Board members only) on October 23rd at 5:30 PM in the Desert Shores Community Association Clubhouse.

In accordance with statute, in the regular session (open meeting) there will be two Members' Forums. In the Members' Forum at the beginning of the meeting a Member may express their ideas or concerns on any agenda item. At the Members' Forum at the conclusion of the meeting Members may express their ideas or concerns on any topic pertaining to the association.

Agendas will be available five days in advance of the meeting and will also be available at the meeting. Only those items permitted by statute will be on the Executive Session agenda. Please remember that the regular session agenda is subject to change prior to the meeting. If you would like an agenda prior to the meeting please contact Russ or Lisa at Mesa Management and one will be provided to you: (702) 750-0530 or manager@LJCHOA.com

In accordance with statute, the open session will be audio recorded, albeit the executive session (closed) will not be recorded. Any Member may request a copy of the Minutes of the meeting and a draft of the Minutes will be provided to you thirty days from the date of the meeting. In compliance with statute, if the Minutes are provided in electronic format no fee will be charged. If a hard copy of the Minutes is requested a nominal fee will be charged for distribution. Likewise, a nominal fee will be charged for a copy of the audio recording if a member requests an audio copy.

All Members are encouraged to attend the regular (open) session of the Board meetings and participate in the Members' Forums. Your ideas and concerns are very important to the Association.

Thanks for your cooperation.

Revised Schedule of Meetings for Calendar 2014

The Board of Directors has scheduled the following meetings for the remainder of the calendar year 2014. Each of the meetings will be held at the **Desert Shores Community Association, 2500 Regatta Drive, Las Vegas, NV 89128**. There will also be an executive session of the Board on each date.

Thursday	October 23, 2014	6:30 pm	Board / Executive Meeting
Thursday	November 20, 2014	6:30 pm	Budget Ratification / Board & Executive Meeting

Please note that all regular (open) board meetings will begin at 6:30 p.m. and all executive sessions (closed) meetings will begin at 5:30 p.m. unless otherwise noticed. Thank you.

COMMUNITY NEWS

No Parking Zones & Red Curbs

The Association has received some safety concerns pertaining to certain locations in the common area streets. Pursuant to this the Association is reviewing the possible designation of additional no-parking zones. If an area is designated as a no parking zone the curb will be painted red. Some of the areas under consideration are those in which a parked vehicle may obscure or obstruct a motorist's vision or in some other fashion present a safety issue. **Please remember that residents are required to park in the garage, then on the driveway, but not on the street.**

Two of the areas the Association is examining are the front entrance and exit gates on Breakwater @ Boynton Beach and the rear entrance and exit gates on Soft Winds @ Sea Breeze Drive. As residents, guests and vendors access the entrance or exit the community, they need a clear view of other vehicles. Vehicles parked close to the entrance and exit areas obscure vision and can create hazardous conditions. So regardless of the outcome of the examination, the Association requests that you abide by the rules and refrain from parking close to these areas. Thank you for your cooperation.

Front Entrance Enhancement

ARC Committee Members and Board Members have been working diligently on a plan to improve the front entrance landscaping. Considerable time was spent reviewing suggestions and proposed plans. The Members worked with the landscapers to efficiently remove unneeded plants and are gathering proposals for new plant materials from a variety of sources. The purpose in moving slowly and carefully is to accomplish a major improvement within the Association's budget. This is not easy. The Members are also considering lighting enhancements.

Governing Documents & Helpful Rules

The governing documents help to identify responsibilities for Members (Owners) as well as for the Association itself. *Owners are responsible for maintaining an attractive and pleasant living environment. Each owner shall be accountable to the Association for the conduct and behavior of persons residing in or visiting La Jolla Classic.* The rules go on to acknowledge that owners are responsible for providing a copy of the

...overnight parking is for the use of the community. Vehicles owned or controlled by guests or residents may not be parked anywhere in the common area streets except for short duration loading/unloading operations..."

rules and regulations to their tenants upon signing of a lease. In actuality, to enhance a persons living experience within the community, the tenant should be given a full set of governing documents. Why does this enhance the person's living experience? Quite simply, knowing the rules and restrictions the tenant is less likely to violate the governing documents. Please register your tenant by completing a resi-

dent registration form and sending in a copy of the lease to the Association.

One important rule owners should explain thoroughly to tenants is the parking restriction: *On street parking is for the use of guests only. Vehicles owned or otherwise under the control of Owners and/or residents may not be parked anywhere in the Common Area streets except for short duration loading/unloading operations. No overnight parking of boats or RV's is allowed.* Thanks for your cooperation.

Exterior Alterations & Home Improvements

Despite the many times home improvement information has been included in the newsletter some Members continue to charge forward without completing an ARC application and obtaining approval. Owners are aware that La Jolla Classic Homeowners Association has an approved color palate which must be adhered to. The color palate has been approved by Desert Shores. If you want to change any of the colors—body, trim, or even exterior doors—you must submit an architectural application AND receive approval from both La Jolla Classic and De-

sert Shores BEFORE any work can begin.

The same is true of garage doors. If you are replacing the garage door with the exact garage door...including the identical color...and windows...you wont need to submit an ARC application. But if the design of the door, the windows or the color is modified in any way, you need to submit an application and obtain approval. Although the ARC process does not normally require the 45 days allowed by the CC&R's, please don't expect immediate approval. It takes a little time to process your request. Your cooperation will be greatly appreciated. *Thank you.*

