



LA JOLLA CLASSIC HOMEOWNERS ASSOCIATION

September 2015

NOTICE OF UPCOMING BOARD MEETING

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

Date: Thursday, September 17, 2015

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) at 5:30 PM.

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 end of the meeting Members may express their ideas or concerns on any topic pertaining to the association. The time available for the Members' forum depends upon the number of Members in attendance.

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 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 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 and participate in these important meetings of the Association. Your ideas and concerns are important.

Thanks for your cooperation.

Schedule of Remaining Meetings for Calendar 2015

The Board of Directors has scheduled the following meetings for calendar year 2015. Each of the meetings will be held at **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	September 17, 2015	6:30 pm	Board / Executive Meeting
Thursday	November 19, 2015	6:30 pm	Board / Executive Meeting GM Budget Ratification*

Please note that the Budget Ratification Meeting is a General Membership Meeting which will be held in conjunction with a regular Board meeting.

COMMUNITY NEWS

Annual Membership Meeting / Election



The Association extends its appreciation to all Members who participated in the General Membership Meeting and Election. Please join with the Association in congratulating elected Board members Steve Leakos, Glenn Grayson, Jean Foss, and Sholom Nadler. Steve, Glenn and Jean have served previously but this is Sholom's first term. The Board likewise elected its officers so please also congratulate: Steve Leakos, President, Glenn Grayson, V-P, Jean Foss, Secretary and Ed Byrnes, Treasurer.

Common Complaints

One of the most common complaints received by the association involves trash containers placed out for pick up too early, left curbside too long or stored by the garage in open view of other residents.

Trash containers should be placed curbside for pickup no earlier than the evening prior to service. The container should be removed from the curb no later than the evening of the day of service. And it should not be stored next to the garage or in the landscaping where it can be seen by other residents.



Another annoyance among members are barking, howling or whining dogs. This becomes a very real noise nuisance, especially late at night or early morning. Pet owners know that pets act out when they are left alone for long periods. Many times this separation causes the pet to whine, cry or bark profusely. This is very upsetting to nearby residents. If you should receive notice of this or any other issue which members have reported the very best thing to do is to resolve the issue quickly and notify the association. *Thank you.*



Meeting the Community Standard of Maintenance

The Association is responsible for inspecting the community to ensure that both common areas and individual properties are maintained to an acceptable level. What does the Association look for when inspecting the community?

Lawns should be even, filled in, mowed, edged and weed free. During periods of intense heat it is very important to ensure the irrigation system is functioning properly and the lawn is receiving adequate irrigation. There should be no bare or stressed spots in the turf. Those pesky broad leaf weeds which lie over the top of the grass are visible and should be removed as well as the spurge which grows in the dirt and

hardscape (such as the expansion joints in the concrete driveway). Leaves on plants such as roses, yucca, or mock orange which have a tendency to turn brown from direct sunlight should be stripped or cleaned in order to give the plant a healthy, vibrant appearance. If a whole section has died, cut the brown off to stimulate the plant and improve its appearance.

Drought tolerant trees such as Mesquite or African Sumac shed an abundance of leaves and debris. The leaves and debris should be removed regularly so that the landscaping does not appear messy or unkempt. What is regularly? At least once each week and

perhaps more often if you have a number of such trees and plants and an abundance of debris.

The ultra violet rays from the sun can really damage paint and wood trim especially on the Southern and Western exposures. Peeling paint and splintering wood is usually first noticed up near the apex of the fascia, its highest point. If you see this problem when you inspect your home, don't wait for the Association to nudge you along. Begin the process of painting by selecting a color scheme. If you paint your home the exact same color you simply need to inform the Association. If you alter the color scheme, even slightly, you are required to submit an architectural application and receive approval prior to beginning the work.

Thanks for your cooperation!

"Each owner is responsible for maintaining an attractive and pleasant living environment. The property should have "curb appeal", that is the appearance of being well maintained."

Exterior Home Improvements Need Approval from the Association

This important message appears in many newsletters. However, no matter how many times information pertaining to architectural changes has been published, some Owners move forward without approval. All owners should be 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 Desert 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 is appreciated.*

