



The Shoreline



Volume 1, Issue 1

June 2019

Assessment Increase

Keeping Up With Inflation

Starting in June there was an increase in monthly assessments of \$15.00 to \$345.00 which still puts our community far below comparable communities in Southern California. In the last 7 years the assessment has only been raised \$40.00 (11.59%). It stayed at \$325.00 for 3 years (2014-2017) while inflation has been at or around 2% a year totaling 11.1%. Recent issues requiring funding include lighting upgrades, tree trimming, pathway repair, fence repair, jacuzzi and pool heater repair, damage by raccoons and water bill increases. In the last 5 years the community's water bill has increased from \$137,000.00 to \$149,000.00 per year. This is only a partial list of all the issues and challenges the board members work on for your behalf. This increase will help us keep up with increased costs and also help us catch up on maintenance projects that we had to defer because of budget constraints.

Path & Accent Lighting

During a night walkthrough by several board members, several areas of concern were raised especially with

continued on page 2

Your Board Members

President -	Jeremy Ancalade
Vice-President -	Jim Garibaldi
Secretary -	Doug Armstrong
Treasurer -	Garret Baker
Member at-Large -	Gina Breeyear
Member at-Large -	Nichole Crockrom
Member at-Large -	John Turmes

Issues? Contact:

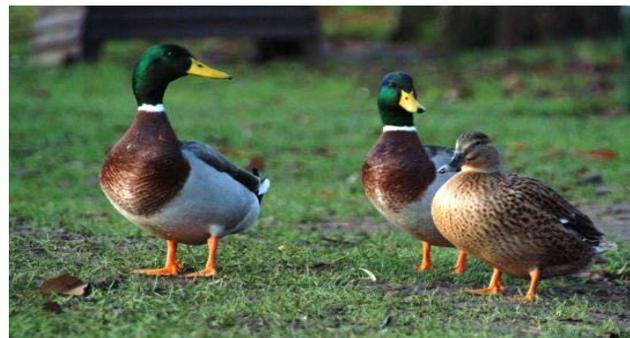
<https://www.lakewoodshorescommunity.org/contact-us/>

Landscaping

Our company Proscap has been diligently attempting to keep up with all the new growth since the rains stopped and the sun came out. The purple Jacaranda blossoms falling on vehicles in the open spaces are a special challenge this time of year. Currently, because of issues regarding how our landscaping looks overall, we have scheduled a walk-thru with several board members with a Proscap supervisor to relay our expectations.

Tree Trimming

Starting at the beginning of last year due to the overgrowth of trees in our community and in addition to the roots of certain trees causing damage to resident's patios, parking areas and pathways, a concerted effort was made to cut back the trees at a cost of \$29,000.00 for last year and \$47,000.00 this year. This has helped significantly with the problem of raised pathways and branch and leaf clutter in our waterways. A few trees have to be removed and some pathways have to be shaved with a diamond cement cutter so residents don't trip and hurt themselves but we have caught up with this problem and we are on a maintenance schedule now. Please be aware that the board will continue to stay on top of the problem and spend any additional funds needed to take care of this ongoing issue.



some areas of paths not being appropriately lit for residents creating a tripping hazard and safety issue. This was addressed in a recent meeting and it was agreed that the small “pagoda” lights not only don’t give sufficient lighting but many have fallen into disrepair. The board has discussed spending funds to systematically replace those smaller lights with the taller tower lights. In addition, the tower light bulbs have been replaced by a higher wattage bulb to increase the lighting on the paths.

Raccoon Damage

Last month it was reported that raccoons had accessed the roofs of several units and damaged the side of the unit entering the crawl space inside. A trapper was called in to relocate the raccoons and a repair crew was called out to repair the damage. The board explored different deterrents for the future with ideas such as trimming the tree branches to prevent access to the roofs to installing wire under the siding on the roofs to ward off the raccoons. The discussion on this is ongoing.

Outer Carport Lighting

It has come to the attention of the board that there have been several vehicles that have been broken into the last 6 months. In addition to discussing letting residents install motion detection lights and cameras in their spaces, the board has replaced the current fluorescent lighting with a brighter LED based light that has increased the illumination at a cost of \$5,224.00. Hopefully this adds a deterrent to individuals breaking into our vehicles. Repairing the security cameras is also in discussion. In addition, please do not have anything that looks remotely of value in your vehicle as an added deterrent.

Clubhouse Dry Saunas

The board has been in discussion since August of 2017 regarding what should be done with the dry saunas in the clubhouses. Suggestions have ranged from doing a wood bench repair to remodeling the entire room. This discussion was tabled for a while as more pressing issues were presented to the board for review. The board will revisit the issue in upcoming months and resident feedback would be highly appreciated

Air Conditioning Units

It’s summer time! As we enter summertime and residents start to use their air conditioning units inevitably people discover their aging units just don’t do the job anymore. Some units are still using the original air conditioners put in when the community was built 40 years ago. Most air conditioning companies are not familiar with these units and will not repair them instead stating that the entire system must be replaced. Some residents have found companies that will repair these older units. If residents opt to install new air conditioners please be aware that **it is against the CC&R’s to install the units next to the patio in the common area.** These are unsightly and if a resident does this the board will require them to be relocated (as were the satellite dishes) onto the patio at the resident’s expense. The board is currently discussing what will happen with existing air conditioning units currently in common areas.

REMINDERS!

- This re-launched issue of “The Shoreline” will be distributed by paper **but all future issues will be distributed electronically.** Please make sure you send us the information requested in the attached letter so we may keep you informed about what’s happening in the community.
- Please remember to turn-off the Jacuzzi when you are finished using it. Thanks
- Please contact the management company if you see any lights that are out.

