



# The Shoreline



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## Recycling Bins

Please keep in mind when thinking about recycling that Plastic bags, anything metal or lumber is prohibited from going into the bins. Flattened cardboard, aluminum cans and plastic jugs are accepted in the recycling bin.

## Vehicle Security

Recently there was some vehicle break-ins on the west side. The thieves tore down the light fixtures and used them as tools to break the windows of the vehicles. As a response the board has voted to spend \$6000.00 to remove the old vulnerable fixtures in the interior carports and replace them with tamper proof brighter fixtures like the ones that are in the exterior carports. As a reminder, please do not have anything that looks of value visible in the interior of your vehicle.

## Dog Waste

This is a photo taken recently outside of Gate 4. We would like to please ask dog owners to pick-up after their dogs. Please be courteous of your fellow residents and neighbors.



## Open Parking Permit Renewal

It's been several years since we started our new parking program with our security company Patrol One. Since circumstances constantly change i.e.: New residents, different vehicles etc. We are long overdue in updating resident information. Patrol One needs updated information every year to be accurate with their citations. Please keep an eye out in your mail for an application requesting any updated information for the 2020 renewal,

## Difference Between Condo & Planned Unit Development

Many of our residents might not be aware that this community is officially a Planned Unit Development (PUD) not condominiums. The differences are subtle but important.

- A Condominium is where you own the structure of the building jointly with the other members of the Association, along with common areas such as swimming pool, tennis courts etc. Individually you own the airspace and interior of the structure, but not the building itself. You and the other members of the Association own the structure together.
- in a PUD, you own the land your townhome sits on, and usually a small back and front yard also.
- Again, the main difference between a PUD townhome and a condominium is that in a PUD, you own some land. In a condo, you don't.
- Townhouse - Owns the land on which it sits.
- Condominium - Owns the inside of the unit only.
- PUD - Owns the unit, land and front and back of unit.

## Water Usage

One of the things taken into consideration when determining whether to increase the assessments or not are our expenses. One of the largest expenses in our community is water. We need everyone to be vigilant about water usage, not only in your unit but around the common areas also. If you see water running down the gutter on your walks (I'm also looking at you dog-walkers). Please see if a sprinkler head is broken or if a sprinkler is not adjusted right and there is unnecessary run-off. Thank you.

### REMINDERS!

- Please make sure you send us your email information so we may keep you informed about what's happening in the community.
- Be on the lookout for the application to renew your open parking permit. Mailing soon!
- Please remember that AC unit condensers are to be installed on your patio NOT in the common area.
- Please remember that residents are prohibited from planting in the common areas.
- If you see any dog owners not picking up after their pets, please ask them to do so. This gives a bad reputation for all owners walking their dogs.



## Recent Expenditures

- Replace the interior carport lights with tamper-proof brighter LED lights (\$6000.00)
- Spa surface tree root damage repair (Pending)
- Animal trapping (\$1,840.00)
- Damage to closet due to sprinklers (\$750.00)
- New pumps in lake & fountain (\$1,145.00)
- Install new switch on front waterfall (\$670.00)
- Repair broken pipe at entrance (\$10,000.00)
- Tree removal to access broken pipe (Pending)
- Hydro jetted bathroom drain (\$390.00)
- Wasp nest removal (\$655.00)
- Put gate back on track (\$205.00)
- Replace Gate #4 gate latch (\$228.00)
- Patio repair x 2 (\$4,500.00)
- New south spa heater (\$3,000.00)

## Contacts

Keys & Remotes:

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

Bulk Items: Ginny (562) 991-1388

### 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:

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