

LOS LAGOS VISTAS NEWSLETTER

MARCH 2023

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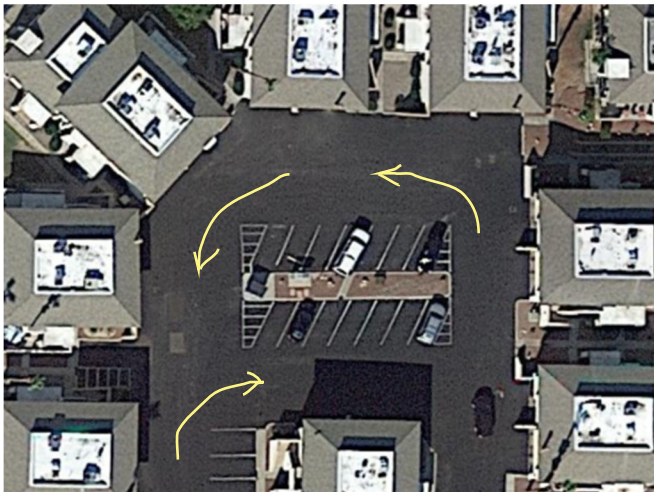
HELLO SPRING!

OUR NEW BOARD OF DIRECTORS FOR 2023. The Annual meeting was held on February 23, 2023, for the purpose of electing new officers and reviewing Accomplishments for 2022 and Goals for 2023. It was a great meeting that was well attended, with 93 owners representing 60 Condo Units, while being held at the Aquatic Center. There were three positions opened and Jim Corbett was elected for a second term, Brandi Holder and Connie Vergine were elected as the two newcomers. Brandi is relatively new to the complex but has already shown great promise as someone who cares about our community and wants to get involved. She is also a full year resident which is a bonus! Connie has valuable experience from participation from past boards and brings a wealth of knowledge and experience with her. She too is here nearly full time with only a few weeks planned to be gone this summer. **Our new board is** Jason Hart, President; Connie Vergine, Vice President; Brandi Holder, Secretary; Jack Wilhelmi, Treasurer; and Jim Corbett, Architectural Chair.

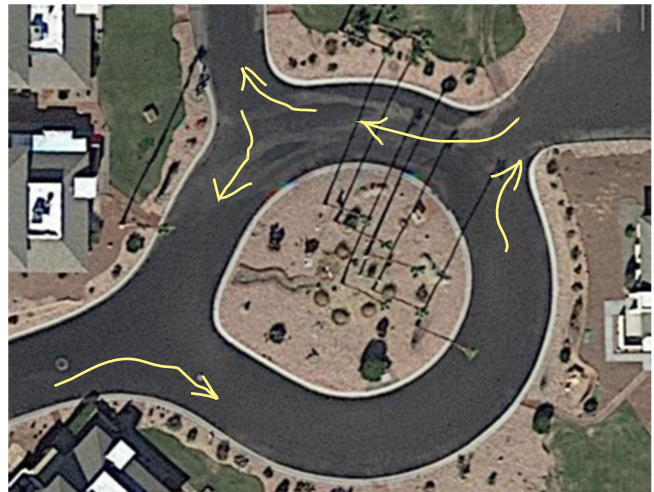
INSURANCE INFORMATION. The Association has received our new insurance policy for 2023. A Certificate of Liability Insurance can be found on our website under *Documents*. Also note you are responsible for insuring everything from sheetrock in. It includes the entire interior of your unit such as cabinets, bathtubs, sinks, flooring, AC and heating units and all appliances. Most homeowners choose to purchase their own policy to cover these items.

REMINDERS

- ✓ **Designating Parking**—If you are looking for a place to park your vehicle your first option is in your designated parking spot in your building's carport. For those buildings that have a walkway there should be a yellow painted line on the concrete floor that you can pull up to but not beyond so as not to block the walkway. Some buildings have longer middle supports that are longer than most vehicles so keep moving forward until you line up the end of your vehicle with the actual building edge. Be careful to not to park behind or sideways of other vehicles already in the carport. This blocks them in.
- ✓ **One Way Driving:** Did you know that each Circle's parking area around the island where the mailboxes are located are striped for one way driving only? The parking spaces are striped for counterclockwise driving only. Did you know that our little roundabout up by Circle four & five is a one way only as well? It might be tempting to take a left at the end of Montana Vista and scoot into Circle four or five but it's not safe to do. Take the right instead going counterclockwise as well and be safe!



One Way Circle Parking



One Way Round About Driving

- ✓ **Future Dog Park:** There is now an area that has been designated as dog park down behind the maintenance shed! This exciting new addition to our community has been in the works for a while and is coming to fruition. If you are interested in being on the newly formed Dog Park Committee, simply let one of the BOD's know and we will point you in the right direction.
- ✓ **Architectural requests** are required if you are planning any exterior changes to your unit (patio, doors, windows, border walls, etc.). A form is also available for Common Area Customizing. Neighbors and the Board must approve changes to any common areas.
- ✓ **Condo Rental:** If you plan to rent your condo, please fill out a tenant registration form. All forms can be downloaded from the website, completed, and dropped in the mailbox by the front Rec area gate. You may also download, fill out the form, and return it electronically to BOD@loslagosvistashoa.com. Just as a reminder, rentals can only be for a minimum of 30 days or a maximum of six months per year.

A MESSAGE FROM YOUR PRESIDENT.

It is exciting times here in Los Lagos Vistas with a newly elected Board of Directors that has a mix of the new with the experienced. While this new Board is not looking to change what has been working so well in the past, I think I can speak for the others by saying that we are looking to how can we improve and serve our members to the best of all.

I am certainly honored to have the privilege of serving as your new President but not fooling myself thinking I can fill the shoes of our Past President Jack Iversen. Those are big shoes and he set a high standard. What I can do is put my experience and knowledge to work to serve you in my own way that I hope will be beneficial.

Of the few items the new BOD has already started looking at, I would highlight two with one being making the monthly meetings continue throughout the late spring, summer, and early fall as opposed to stopping in April. While communication has always been ongoing during those times with past BOD's, we feel this would be a positive change. Another item is the way landscaping is currently taken care of through a contract with PJ's. We are exploring if there are alternatives to the way to achieve this in a more efficient matter. We will let you know what we find out.

If you're new to our beautiful community, we want to say "Welcome!". We are glad you have decided to make our home your home and encourage you to get involved in the community through our many social events, volunteer crews, Facebook page and monthly meetings. Hopefully you are taking advantage of our tennis courts, swimming pool, partially constructed walking path and more! It's a beautiful place and together we can make it even better!

Respectfully,
Jason

IMPORTANT NUMBERS AND CONTACTS:

Website: www.loslagosvistashoa.com There you will find CC&'Rs, Rules Synopsis, a myriad of information and Forms.

Contact the Board: Email to bod@loslagosvistashoa.com or contactus@loslagosvistashoa.com You can also write a letter to the board and drop it in the mail or the drop box near the Montana Vista entrance.

Maintenance: Email to tellus@loslagosvistashoa.com or call them at 928-453-6759 to leave a message. Please refrain from interrupting their work schedule.

Marcy (our bookkeeper): Be sure to update your address for the summer. Email Marcy at her HOA address marcyz@loslagosvistashoa.com or call 928-505-8612 for business or billing information.

Safe travels to all those headed to their summer homes and families. Have a wonderful summer and see you in the fall! Happy Spring to our full-time residents who enjoy our complex every day of the year!