

LOS LAGOS VISTAS NEWSLETTER

December 2023

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Welcome back snowbirds and welcome new homeowners! For those of you returning for the Winter, you sure did miss a very HOT summer!

BOARD POSITIONS: It is the season to solicit candidates for the Board of Directors. Two Director positions are up for election this year. If you are interested in serving your Association, it is a wonderful opportunity to pay it forward to ensure that Los Lagos remains a great place to live. Please fill out an intent to run form available on the website or on the last page of this newsletter and submit it to the Association in the mailbox near the pool entrance or mail it to the address at the bottom of the form. The form must be received no later than January 8th. Ballots will be mailed around January 15, 2024.

INSURANCE ASSESSMENT and DUES INCREASE: The insurance assessment is included in this mailing. Marcy would like to remind owners that this is due with your January monthly fee payment. The amount for condos is \$242 and Townhomes is \$363. Because of the large increase for water and sewer, the dues are also increasing to \$292 for condos and \$438 for the townhouses. Owners using bill pay should notify their bank for this annual insurance fee due in January and the monthly fee increase to begin with the January payment.

CIRCLE CAPTAIN REPORT: Kathy Yager, Circle Captain Chair reports "Our circle captains are busy meeting and greeting new owners and renters. First-time renters and new owners may have questions, and our circle captains are here to help. We want all our residents to be happy in their new home or home away from home. Owners, please have your renters fill in a Tenant registration form and send it to the Board. If your captain does not have a form, she will ask your tenant to fill one out. Welcome to another wonderful winter in Los Lagos. If you have questions, check your circle bulletin board for contact information on your circle captains."

SOCIAL COMMITTEE REPORT: Joyce Witte, Social Committee Chair reports "We are excited to announce that all LLV functions organized by the social committee will now be held at the pool area thanks to the expanded patio and seating area. All residents of LLV are invited and this is what we have planned for the upcoming season:

- Sat, December 16: Christmas Party 4-7 PM. Mrs. Claus will greet kiddos with cookies, hot chocolate and a surprise gift bag. Enjoy a special musical performance by the Colomonde Chorus. Dress festive, bring your favorite drink and an appetizer to share.
- Sat, January 6: Coffee Social 10 AM. Hot coffee provided, bring a breakfast item to share. Donations welcome.
- Sat, January 13: Beer, Brats & Annual Auction. 11 AM bring down your donated items for the silent auction. 12 Noon buffet opens \$8 ticket, bratwurst and chips provided, please bring a salad or dessert to share. \$2 Coors or Bud Lite. Live auction at 1:00 PM of amazing baked goods. Silent Auction closes at 1:30 PM.
- Sat, February 3: Coffee Social 10 AM.
- Weds, February 21: Mexican Fiesta 5PM, \$10 Taco Salad buffet, \$5 margaritas, bring a dessert to share. Sign up in advance.
- Sat, March 2: Coffee Social 10 AM.

- Sun, March 17: St. Patty's Day Party featuring corned beef and cabbage, and live music by Slade Rivers. Tickets will be sold in advance. BYOB and an appetizer or dessert to share. 5PM happy hour, 6PM dinner.
- Sun, March 31 Easter Potluck Buffet: 1PM, Ham provided. Sign up in advance.
- Sat, April 6: Coffee Social with Mimosas & Bloody Mary's (proposed).

Events planned and hosted by the social committee not only promote fellowship in our community, but also help raise money for neighborhood improvements. Please thank Kathy Yager, Bette Hauber, Carol Rumann, Cindy Armstrong and Shirley Webb for their hard work. (Event details are subject to change. Please check Facebook or the bulletin boards for more information.)

REMINDERS:

Tenant Registration Forms: If you rent, this form must be submitted to the Board for each tenant. Read the CC&Rs to ensure you are within the guidelines of renting your unit. Guests or family members that stay in your condo while you are gone must have a form submitted to the Board. Check the Website for the forms and more details.

Contact information sheet: Please submit any changes in your contact information using the owner information form addressed to Marcy and dropped in the Association mailbox by the pool entrance. The form is on the Website under *Forms*. The information is private but needed for Association mailings and in case of emergencies.

Pet Owners: Please pick up after your pet and dispose of the bag in the dumpster. ***Pets must be on a leash at all times.*** Let's all be compliant and keep our fellow neighbors happy and our pets safe.

Dumpsters: The dumpsters should not be overloaded with construction material. Please take your construction waste to the dump or distribute between dumpsters. Cardboard boxes should be flattened and all garbage should be in garbage bags. If your dumpster is too full you may want to take excess garbage to the one near the maintenance area. Garbage is picked up early on Tuesday and Friday of each week.

Carports and patios: Our rule is that we cannot store anything in our carport areas except cars. However, it is essential that you keep your carport and patio neat and clean. Please be respectful of your neighbors and friends.

Vehicle Registration: Please be sure that cars parked within Los Lagos Vistas are properly registered and maintained. Arizona DMV states that a car must be registered in Arizona if the owner lives in Arizona seven months or more per year.

Speed Limit: It is important that all driving around in our complex and in particular up Montana Vista obey the posted 15 mph speed limit. There have been reported several instances of close calls between pedestrians and vehicles traveling too fast. This can be very dangerous as many walk at sunset and just after when sight is not the greatest.

Fire Extinguisher Reminder: If you have a bbq/fire pit outside your condo or a gas/charcoal grill on your patio you are strongly encouraged to have a fire extinguisher readily available. Over the years we have had several incidents in which, had not one been used, it could have gotten way out of hand.

Meeting dates for Winter of 2023 and Spring of 2024: Our Board of Director Meetings with Homeowners present will be held at 6:00 pm at the Aquatic Center in rooms 153 & 154 on the third Thursday of each month (unless otherwise specified). The Annual meeting in February will also be held at the Aquatic Center on February 15th in rooms 155 & 156 at 6:00 pm.

IMPORTANT NUMBERS and CONTACTS:

Board of Directors: bod@loslagosvistashoa.com - Send an email to this email address if you need general information or have a question or comment to the Board. Most emails are answered as soon as possible.

Marcy Zalewski, bookkeeper: 928-505-8612 Contact Marcy for business or billing information by phone or email to bookkeeping@loslagosvistashoa.com

Maintenance: 928-453-6759 Call to report maintenance or common area problems to our maintenance staff, Dave and Conner. Leave a message on the phone and messages are checked frequently or you can email them at tellus@loslagosvistashoa.com. Please do not interrupt their work with requests.

Architectural requests: Download form from Website. Put completed form in Association mailbox by Rec area. Attention Architectural Committee or fill out the form and return electronically via of the Association email site.

Tenant Registration forms: Forms may be downloaded from the Website or obtained from a Circle Captain or Board member. Completed forms can be mailed or dropped in the Association box by the entrance to the Rec area.

A LETTER FROM YOUR PRESIDENT:

It's hard to believe we are getting ready to wrap up the year 2023 and head into 2024! Yet here we are. I believe that we are in a better position than ever to tackle whatever comes our way. As we look back at 2023, we remember a variety of challenges that we faced such as the very hot summer that wreaked havoc on our grass, plants, shrubs, and trees. Thanks to the diligent work of our maintenance crew, we made it through with most still in place. Another challenge was developing our new dog park. With a great dog park committee and a lot of behind-the-scenes work by various members we were able to establish what is shaping up to be a beautiful area that will be utilized by many for years to come. Another challenge was our pride and joy swimming pool in which we had evaluated to determine if current circulation pumps and heaters were adequate. It turns out they were not, partly due to age, and decisions were made to replace and upgrade both! We are happy to report that all appears to be working well. Another challenge was converting our rec area access from a keyed entry to an electronic entry and after several obstacles/challenges the new system is up and running. While I am sure I am missing some the last one to come to mind was the transitioning from a landscaping company used for years to maintaining our landscaping ourselves. This involved some guts from the BOD to move forward with the decision, hiring a third maintenance person (welcome aboard Michele!), investing in equipment, etc. I am happy to report that it is working out well!

So where do we go from here? That's a good question. In my mind we continue to go up, looking for ways to improve what we do and how we can work to make this a better community for all who choose to live here. I think a key part is getting more people involved. Involved in volunteering and helping to keep this place beautiful. Involved in social events, etc. A particular focus goal of mine is reaching out to those who rent condos year-round. It is common knowledge that most who do so really are not aware of the governing body and their important roles and functions. They seem not to be fully aware of CCR's etc. and it is important that they know what is expected of them. Along those same lines we do have more year-round owners who seem to be of the younger generation, and it is key to get them more involved too. They are our next leaders and need to be engaged.

In closing I, as your President, have been so thankful for the great team that you elected to serve alongside me. Your Board of Directors, which consists of Connie Vergine – Vice President, Jack Wilhelmi – Treasurer, Brandi Holder – Secretary and Jim Corbett – Chairman of the Architectural Committee have been a huge asset in more ways than can be expressed and I am thankful to be able to serve alongside them. While I am hopeful I will be given the honor to serve another two-year term, I am saddened to see that Jack Wilhelmi will be stepping down after serving so faithfully. You will be missed Jack and thank you for all you have done for Los Lagos Vistas!

Jason Hart - President