

SPECIAL POINTS OF INTEREST:

- Letter From our President
- Vote Now! Ballots are out!
- Assessment Increases
- Tree Trimming
- Social Events
- Violations, You're not Alone
- Volunteer Opportunities

If you would like to continue to receive Hard copies of the Newsletter, Please reach out to Management. This is the last Mailed Newsletter.

For Billing Questions:

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9-5pm

Community Website
LakesideHOA.net



LAKE SIDE COMMUNITY



APRIL, 2019

President's Message By Cliff Loveland

CC&Rs: We Love to Hate Them!

CCR&s are the cornerstone of maintaining a beautiful community. When we moved into our homes, we loved the idea of CC&Rs. We thought, "They will keep our neighborhood beautiful and our home values high!" Some of us probably picked Lakeside BECAUSE we have CC&R's. But as time passed, life started moving at the speed of light and the CC&Rs became less important. Maybe we slipped up on the landscaping or left cars out overnight. Then the notices started coming and all of a sudden, we hated the CC&Rs. We lost sight of the very reason for the CC&Rs.

Now many are wondering, "Why all the fuss and what's the purpose of these CC&Rs?" The short answer: They are here to help protect the value of our homes by creating an aesthetically pleasing and harmonious environment in which to live. It's really just that simple.

So, as the weather finally turns nice, let's try to abide by the CC&Rs. Start with baby steps like pulling all of those new weeds thanks to the rain or cleaning out your garage (we have a garage sale in April) so you can fit a car in. If we all start small, soon we will see giant changes in our neighborhood. And, if, by chance, you get a notice from our management team that something could be better, remember, the first notice is just a reminder. If you have questions or need guidance on how to move forward, just ask. Our management team is here to support you. By working together to build our community, we just might remember why we chose a community with CC&Rs.

Board of Directors!

President- Cliff Loveland
Vice President- Andrea Klinenberg
Treasurer- Rick Ewing
Secretary- Susan Kasimatis
Large Director- Reggie Toran

Community Yard Sale

On behalf of the Lakeside Community, we would like to open the gates and assist with spring cleaning. Lets clear out those garages!!! April 27th, 2019. 8am-2pm.

Annual Meeting

The Annual meeting is currently scheduled for Tuesday, April 30, 2019 at 5:00PM.

This will be a time to celebrate another year for Lakeside and as such, we will be having wine and cheese. If you are interested in joining a Committee, please feel free to stop by and speak with Management.

Lake Weir

You probably noticed the lake was low for the rainy season. The lake was purposefully lowered to make room from extra rain water. We are now filling the lake for the summer.

Ballots are out!

It is time to elect the Board of Directors. Ballots were sent at the end of March.

Please be sure to return your ballot to the office at 3035 Maritime Drive before the annual meeting on April 30th. We need at least 576 ballots to be returned in order to conduct the election. If we do not get enough ballots the meeting will adjourn and a new meeting will be held at considerable extra cost to the Association. Help keep dues low and return your ballot!

There will be a drawing for those that return a ballot for a \$100 Amazon gift card.

Did you know that Thursday is the most difficult day to catch us in the office? You can usually find us patrolling the community or attending meetings, but if there is no one in the office and you need immediate assistance please call 1.800.428.5588.

Lakeside Board Meetings

NEXT MEETING

April 30, 2019

**Annual Meeting starts at
5:00 PM.**

**OPEN SESSION MEETING at
6:00 PM**

followed by

Open forum at 6:30

Location: The clubhouse at
Lakeside: 3035 Maritime Drive

Please join us. All owners are
welcome.

All owners are encouraged to attend open session Board Meetings. Board meetings are a great way to become involved in your community and learn about the issues that affect you the most. Board meeting dates, times, and agendas are posted on the community bulletin board located at the Clubhouse at Lakeside along with any changes to time or location.

Minutes can be found online at LakesideHOA.net

Assessment Increases

For the first time in 8 years, the Lakeside Community Owners Association dues had to be increased. This was not a decision made hastily. The Board and management company have a fiduciary responsibility to carefully manage and protect the assets of our community. Many meetings were held with the budget committee spanning several months. Each line of the budget was examined and discussed. Management also contacted every vendor under contract to insure the best possible prices. The Management contract amount paid to First Service Residential will be the same for 2019-2020 as it was this year.

Our dues, including the current year, are consistently lower than they were 9 years ago:

PRIOR YEARS' LASKESIDE COMMUNITY HOA QUARTERLY DUES

	Master	Gated	Lake
2010/11	\$142.00	\$222.00	\$231.50
2011/12	\$132.00	\$205.00	\$215.50
2012/13	\$134.00	\$207.00	\$220.00
2013/14	\$128.00	\$200.00	\$211.00
2014/15	\$129.00	\$200.00	\$210.50
2015/16	\$136.00	\$208.00	\$217.50
2016/17	\$128.00	\$194.00	\$204.50
2017/18	\$131.00	\$199.00	\$208.00
2018/19	\$136.00	\$199.00	\$208.00
2019/20	\$162.00	\$241.50	\$251.00

We were able to maintain these lower dues despite increasing cost of doing business (vendor services, utilities, supplies, etc.) but that came at a price.

The main reason for the dues increase, is the poor state of our reserve funds. Reserve accounts keep homeowner associations financially stable by accumulating money each month to offset the ongoing deterioration of capital assets such as the clubhouse, railings, decks, gates, asphalt, or the pool area.

An association that does not faithfully build its reserves each month is falling into debt and is not helping anyone. This often goes unrecognized until a major, unexpected repair becomes necessary. This, unfortunately, has become the case for our Association. By law, every association is required to have a Reserve Study completed every year. This study predicts when major items most likely will to be repaired or replaced. While the Association has had the study completed on time, work has not always been completed in a timely manner.

Because many needed repairs were postponed over the past few years, the Association is now faced with emergency repairs and replacements of community assets that have not yet been budgeted. At the same time, the Board is charged with building the reserve funds for future improvements.

The decision to increase dues was a very difficult one to make. But by increasing dues and increasing the health of the reserves, the beauty and stability of our community will be insured for years to come. If you have further questions or concerns, please make an appointment with our management team.

Why Topping Hurts Trees

What Is Tree Topping?

Topping is the drastic removal or cutting back of large branches in mature trees. The tree is sheared like a hedge and the main branches are cut to stubs. Many homeowners have their trees topped when their trees reach heights they consider “unsafe”, a fear that is largely unjustified if the trees are pruned correctly.

Topping will increase long-term risk by causing weakly attached branches to grow below the topping cut. Starvation occurs because the leaves are the food factories of a tree. Trees need leaves to manufacture starches during photosynthesis. It also increases sunscald. A tree's crown acts like an umbrella, shading the bark from direct sunlight. Suddenly removing the leaves allows too much light onto the bark which will scald the tree. The large wounds that result have difficulty closing and this invites insect invasions and the spread of decay fungi.

Topping will increase the cost of maintenance over time, create an ugly tree and can even reduce property values.

What Should You Do Instead?

Owners should contact a Certified Arborist to maintain their trees.

Please visit the Website at LakesideHOA.net to see the full article and added best practices for trimming your trees.

Thank you Arborwell Tree specialists for this article!



Annual Meeting

Enjoy a complimentary glass of wine and catch up with friends and neighbors at our Annual Meeting.

Visit with our City Council Representative
Darren Suen!

Learn about upcoming events

Tuesday, April 29, 5:00 pm at our Clubhouse

21 and older, please!



Please join us for the
Lakeside Community Egg Hunt

Lakeside Clubhouse North Lawn
Saturday, April 13th
11:00am

Easter
Egg
Hunt

The image is a promotional poster for an Easter Egg Hunt. It features a vibrant background of green grass with several colorful Easter eggs (green, blue, yellow, and pink) scattered throughout. A pair of pink bunny ears is positioned on the right side. The text 'Easter Egg Hunt' is written in a large, bold, black font with a white outline, and the event details are in a smaller, black font.

Violation Categories Enforced January Through March

You are not alone!

Architectural Modifications	11
Clean Exterior of Home	2
Fences	27
Garage Use	21
Landscaping	137
Holiday Lights	3
Home Maintenance	11
Miscellaneous Items– Remove from View	13
Nuisance	2
Painting	141
Parking	13
Trash	2
Vehicle (commercial/Recreational)	4
Windows	4

The above list only includes first courtesy notices. These are new enforcement efforts since January 2019. Total cases of enforcement total more than 1571 cases and more than 3,000 letters have been sent.

If you have any questions, please feel free to reach out and schedule a meeting with Management.

