

SPECIAL POINTS OF INTEREST:

- Letter from our President
- Important Payment Changes
- Impact of HOA on Home Value
- Architectural Process
- Parking...What's the Rule
- Fishing Rules
- Vehicle Registration Form

For Billing Questions:
1-888-354-0135

**24/7
Customer Care:**

1-800-428-5588

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Manager:**
Kyle Bacchi

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Assistant Manager
Brandon Jauregui

Brandon.Jauregui
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Office Phone:
916.691.1226

Office Hours:
Monday–
Friday
9-5pm

Community Website
LakesideHOA.net



LAKESIDE COMMUNITY



NOVEMBER, 2019

President's Message By Andrea Klinenberg

Dear Neighbors and Friends,

I am pleased to announce the long and complicated process of revising our CC&Rs is nearly complete! In order to clarify all of the changes, several Town Hall meetings have been arranged so residents can ask questions and vote with confidence. The first Town Hall is Saturday morning, November 9 at 11 a.m. at the Clubhouse. Our legal counsel, John Hansen will be present to discuss the changes and answer questions. The draft CC&Rs and a brief summary of the major changes is posted at LakesideHOA.net. Please review the new document prior to the meeting.

Thanks to the dedicated work of our pool monitors, we had a great summer swim season! They did an amazing job of keeping our pool open, clean and safe. It is, however, bittersweet to say good-bye to our pool manager, Colton Remmert and pool monitor Ben Ichimaru. Both of these young men have served our community for eight years. We wish them the best of luck in their chosen careers.

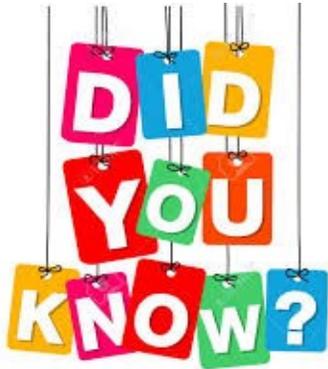
*Ladies Bunco is becoming a huge success! Thank you to Susan Kasimatis for getting this started. On Bunco's coattails, we are looking forward to starting a **Couple's Game Night**. Look for details in January!*

Last, but certainly not least, I would like to welcome the newest member of our Lakeside staff. Brandon Jauregui joined us last month as our new Compliance Manager for our community. He comes to us from Southern California with a wealth of knowledge and experience in the property management field. Please stop by to welcome Brandon!

Congratulations go out to Jennifer Tisa and Kyle Bacchi! Jennifer received a well deserved promotion to Regional Director for FSR. Luckily, she has a soft spot for Lakeside and is still an integral part of our community. Kyle Bacchi became our General Manager and is doing a great job!

Lakeside Board of Directors

President— Andrea Klinenberg
Vice President- Cliff Loveland
Treasurer— Philip Lantsberger
Secretary- Susan Kasimatis
At Large Director— Rick Ewing



When you don't pay your assessments, you are costing your neighbors money! So far this year, the association has spent over \$59,000 in delinquency letters alone. Please try to pay your dues on time to keep our costs down.

Important Payment Changes

Lakeside's mailing address has changed for accepting payments made by paper check, money order, and through your bank's Online Bill Pay. If you choose to pay by check or money order, please mail your payments to the address below. Ensure that your 12-digit payment account number is written on your payment. If you pay through your bank's online Bill Pay feature, log into your online banking account, check your 12-digit payment account number, and update the payee's address as listed below:

Lakeside Community Owners c/o
FirstService Residential
P.O. Box 62053
Newark, NJ 07101



DATE CHANGE:

NEXT MEETING

December 3, 2019
@ 6:00 PM

OPEN SESSION MEETING
followed by
Open forum at 6:30

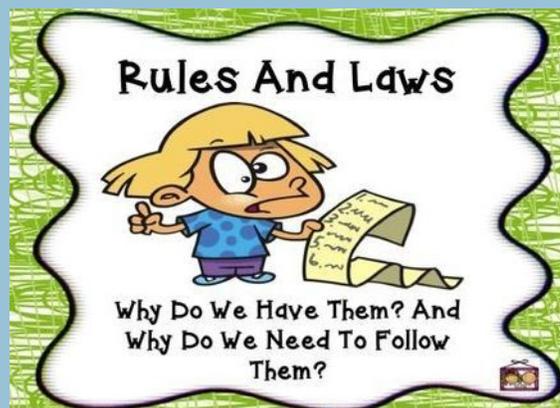
Location: The clubhouse at
Lakeside: 3035 Maritime Drive
Please join us. All home
owners are welcome.

Lakeside Board Meetings

All owners are encouraged to attend 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. Any changes to time or location will be posted at the Clubhouse and on our website.

The Impact an HOA Has on Home Values

The Lakeside Board of Directors was recently asked by a resident what impact being in an HOA has on home values. We decided to consult with an experienced real estate professional who not only works extensively in Lakeside, but has been a resident of the community since 2001. Kristin Rose is a Realtor with Lyon Real Estate and has been licensed since 2002. Here are her thoughts:



BOARD: In your opinion, how does the Lakeside HOA impact property values?

KRISTIN ROSE: HOAs absolutely influence property values. What I like to tell buyers is that HOAs are designed to preserve the neighborhoods who have them and maintain their property values for years to come. However, this is highly dependent on the homeowners themselves.

Everyone who buys in an HOA is given all the rules and regulations of the community before they close escrow. In theory, each homeowner will have read and agreed with those terms so that all properties in the community are maintained per the rules. The expectation is that you can drive through an HOA and expect to see well-maintained yards and exteriors. What you won't see is even more important to many people who choose to live in an HOA. You generally won't see cars parked on lawns, fences falling down, knee-high weeds, basketball hoops in the street, garbage cans out front, etc. And if a property is not being maintained, having an HOA provides a recourse for community members who are bothered by it to bring it to the HOA's attention for correction.

It is the actual sales that tell the true story though. This is just one example, but a recent home closed in a gated Lakeside community in early Sept. It was a single story home with a 3 car garage. At approximately 2244 square feet, this 4 bed, 2 bath home sold for \$500,000. Meanwhile, a somewhat older house in the heart of Laguna closed the next day. It was also a single story home with a 3 car garage. It was approximately 2283 square feet with 4 bedrooms and 3 full baths. It sold for \$455,500. That is a considerable difference for two homes that are quite similar on paper. And Lakeside is the reason.

HOA's are not for everyone. And they are only successful at maintaining their values if all the homeowners in the community participate in following the rules that they agreed to when they moved in.

I know this is a hot topic for many homeowners right now, but painting is a huge way we can all improve our homes values. Lakeside homes were primarily built from the mid-1990's to the mid-2000's. Even the youngest homes are nearly 15 years old. If your house still has original paint, it needs to be refreshed. Especially if the trim and siding haven't been regularly maintained. Paint does not last forever. Yes, it is an expensive investment, but that is part of owning a home. Many homeowners have painted recently and the difference is astounding. If our entire neighborhood was updated, that would definitely increase the curb appeal of Lakeside, which would help make it more desirable, which enhances values.

Architectural Review Process

Please remember that any time you want to make exterior improvements to your home, you must first obtain approval from the Lakeside Architectural Committee (ARC). The appropriate forms can be downloaded at LakesideHOA.net in the "Homeowners Tab". Following are some examples of improvements that require ARC approval prior to starting work on the improvement.

- * Satellite dish antenna
- * Major plant/landscape material changes
- * Any exterior lighting changes
- * Exterior Painting (Pictures Required)
- * Hardscape changes or additions
- * Rain gutters
- * Patio cover/trellis/gazebo/ pergola

To date the Association has processed over 275 applications for these types of improvements. Lets keep our community beautiful!

Our Properties

As you are probably aware, our properties are continuing to increase in value. One of the biggest factors that determines whether a home will rise or fall in value is its neighborhood. The Board encourages everyone to do an individual property inspection of your home by doing the following:

- Check your landscape; have you removed weeds and dead shrubs?
- Check the condition of your wood shared fences; does it need to be repaired, replaced or stained? Many are in disrepair and need replacing or a new stain.
- Check your iron fences along the lake; are they sturdy? Do they need to be repainted black?
- Check the bulkhead and make sure it is free of leaves, weeds, and debris.
- Check the general condition of your house; does your home need to be washed, painted, or repaired for dry rot?

If you have questions or notice the exterior of your home needs some sprucing up, don't wait to chat with us. Contact Brandon, Compliance Manager at (916) 691-1226. He can schedule an appointment to answer all of your questions, offer suggestions on improving your project, and maybe even save you time and money.

We continue to strive to improve our community and thank all of you who keep Lakeside beautiful!



Parking: What's the Rule??

Over the years, our parking rules have changed and we now find ourselves asking, "What's the rule?" Our Governing Documents state that garages are to be used to their full parking capacity. That means if you have a three-car garage and three cars, all three cars must be parked into the garage each night. You may not use your third bay for your boat, treasures, storage, home gym, etc. If you have more cars than garage bays, only then may you park on your driveway. If more space is needed, please contact Brandon to discuss your options.

If you ever have special circumstances that would require you to have more cars than spaces for a limited time, please contact the Association Office for directions. You can never go wrong by informing the Association and Security of your special, temporary needs.

Recently, there have been questions regarding the towing of motor vehicles. The Association has the authority to tow motor vehicles on the private streets only. Towing in the ungated portions of the community is handled by the City of Elk Grove. Please know that the Association takes vehicle towing very seriously. It is never done hastily but only after a long process of written warnings and discussions. You can help make the process more effective by having a current vehicle registration form on file.

Finally, **ALL** old parking stickers and visitor passes for driveway, street and oversized vehicles are no longer valid. They were declared obsolete a year ago. Work with Brandon to get the documentation you need so you can sleep well each night knowing cars are safe.

Fishing Rules

Fishing in our lake is for residents and their guests **only**. Residents may fish from the dock area or grassy area between the hours of 7:00 am and 9:00 pm. You must have your pool ID with you at all times and present it to Legion Security upon request. If you are fishing on the dock, the maximum is (4) residents. When residents are waiting for the dock area your time limit is 30 minutes. If anyone is reported taking fish from the lake, he or she will be invited to attend a hearing and his or her fishing privileges will be revoked.



Remember: FISHING IS CATCH AND RELEASE ONLY

LAKESIDE OWNERS ASSOCIATION RESIDENT VEHICLE PROFILE

Adopted 5.2018

Street Address: _____ Submittal Date: _____

Owner Information

Owner:	Co-Owner:
Home Phone (Optional):	Cell Phone (Optional):
Email Address:	

Lessee Information

Tenant Name (s) on Rental Agreement:	
Home Phone (Optional):	Cell Phone (Optional):
E-mail Address: (optional)	
Lease Start Date	Lease Duration:

Additional Members of the Household (Optional)

Name:		Relationship to Owner:	
Name:		Relationship to Owner:	

Home Alarm System

Alarm: _____ Yes _____ No	Alarm/Fire/Both	Monitored By:
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Emergency Contact Information (Optional)

Name:	Phone:	Keys: _____ Yes _____ No
Name:	Phone:	Keys: _____ Yes _____ No

Household Vehicles

Year:	Make:	Model:	Color:	License #:	Oversized* _____ Yes
Year:	Make:	Model:	Color:	License #:	Oversized* _____ Yes
Year:	Make:	Model:	Color:	License #:	Oversized* _____ Yes

* If yes, occupants must declare vehicles that are too large to fit within the Unit's garage. Please contact management for more information.

Please return profile and/or forms to:

Lakeside Owners Association
3035 Maritime Drive, Elk Grove, Ca 95758
Phone 916.691.1226
Kyle.Bacchi@fsresidential.com