

SPECIAL POINTS OF INTEREST:

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- Lakeside Trees
- Volunteers Wanted!
- Lakeside Assessments
- Lakeside Compliance
- Security at Lakeside
- Dog-Walking in Lakeside
- Outdoor Trivia Night!
- Feedback!

For Billing Questions:
1-888-354-0135

24/7

Customer Care:

1-800-428-5588

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Office Hours:
Monday–
Friday
9-5pm

Community Website
LakesideHOA.net



LAKESIDE COMMUNITY



JULY, 2020

President's Message By Andrea Klinenberg

Hello Neighbors,

It has been so great seeing so many neighbors walking and riding bikes every day. It is truly the silver lining of this crazy time! Now that the shelter-in-place order is being relaxed, we are slowly beginning to return to some sort of new normal. We have had many questions about the reopening our amenities. Let's start with the big one-the pool. According to the County, the reopening of public pools is now permitted. While technically we *could* open the pool, we have determined that opening the pool at this time is not in the best interest of our neighborhood. It is the duty of the Board to protect our community from any unnecessary liabilities. Opening the pool right now would create a great deal of risk both in the safety of our swimmers and financially. Please know the decision not to open the pool was probably the most difficult decision the Board has ever made.

Because of social distancing rules and our desire to bring our management team back on site, we moved our professional staff into the clubhouse. Therefore, clubhouse rentals will be put on hold for the foreseeable future. If you would like to meet with our staff in person, please call or email to make an appointment. On a positive note, the fishing dock and grass areas are reopened. Please be careful while using these areas and remember to maintain physical distance and wear face coverings at all times.

So many of our community events have been canceled, but not forgotten. We are looking for new outdoor activities for the summer. Trivia Night is returning to Lakeside the evening of August 1st, 2020! This adult event will be held outdoors with proper social distancing. Of course in this difficult time, we may have to reschedule, so keep any eye out for email updates from management.

Finally, I'd like to remind you about our parking regulations. With the shelter-in-place order being relaxed, we are enforcing our Community rules again. As a reminder, you must use your garage to its fullest capacity. That means if you have a three-car garage and three cars, you must put all of your cars in the garage. You may not use a garage bay for a gym, boat or trailer if it means you must park a car on the driveway. You will have to find another place to store your boat or trailer. If you have more cars than your garage will fit, then, and only then, you may park on your driveway. (Just to clear up a question, we never tow from driveways.) The same holds true for those with a two-car garage. Please see the parking rules on Page 3 for more information. Contact Kyle or Brandon if you have questions or special circumstances. Our first goal is to always come up with a win-win compromise for everyone!

Stay safe and I look forward to seeing you out and about in our Community.

Lakeside Board of Directors

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

Lakeside Community Landscape Vendor:

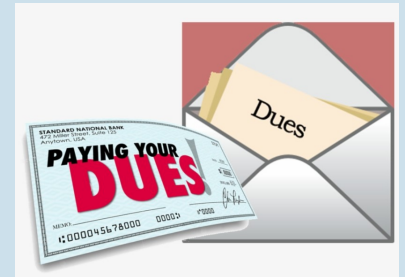


Since April 2nd, GP Landscape has taken over our landscape maintenance here at Lakeside, and has been doing a phenomenal job! For those of you in our gated-communities, keep an eye out at the entry monuments that are soon to be pressure-washed and re-vamped with beautiful new flowers and landscaping! Lakeside Management has been working hard with GP Landscape to not only increase the Community aesthetic, but to also save you money by converting parts of our irrigation to a drip system that is more cost effective.

Are you sending your payments to the correct address?

As many of you are aware after our recent March 2020 Newsletter, 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



Online Payment Provider

FirstService Residential uses ClickPay as our platform for accepting payments online by e-check (ACH) now for **FREE**, and by credit or debit card for a fee. You can enroll with ClickPay by creating an account at www.ClickPay.com/FirstService.

Should you need assistance with enrollment, please contact our 24-hour Customer Care Center at (800) 428-5588.

NEXT MEETING

July 28th, 2020
@ 6:00 PM

OPEN SESSION MEETING

Location: Zoom Virtual Meeting

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.



Parking: 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 Jauregui at Brandon.Jauregui@fsresidential.com 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.

You can help make the process more effective by having a current vehicle registration form on file. The vehicle registration form can be found at LakesideHOA.net in the “Homeowners” tab.

With the shelter-in-place order lifted, we are again able to tow vehicles that consecutively violate the Lakeside parking rules. We understand it may have been frustrating while our tow services were suspended, but we truly appreciate your patience and understanding during these challenging times as we continue to follow the State and County guidelines.

Please note that the Association does have the authority to ticket motor vehicles on private and public streets. The Association takes vehicle towing very seriously and is never done hastily, but only after a long process of written warnings.

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 Review 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.

To date the Association has processed over 500 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 Jauregui, 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.

Are you thinking of re-landscaping your front yard?

In an effort to continue improving our Community while also incentivizing the use of a professional landscape designer, all application fees will be waived if a resident decides to make use of a Landscape Architect. Not only will this likely result in a higher quality of design, it will also likely raise your property value!

Lakeside Trees

Are you making sure your trees are routinely checked by an arborist?

The greatest asset in your landscape can also be your greatest liability—**your tree**. With the proper maintenance and care, your trees can provide your home numerous benefits both aesthetic and functional. Did you know that a mature tree could help lower your air conditioning bills by as much as **25%** in the summer?! The goal of each homeowner should be to develop and maintain a healthy, mature tree.

Tree Pruning

Topping is NOT pruning

Topping is a “bad haircut” for a tree that will never grow back correctly. Topping is no longer considered a pruning practice by tree professionals or arborists. It will result in long-term damage to the tree and a potential liability for you.

When pruning your trees, no more than 25% of the tree should be removed at a time. Any more will or can throw the tree into a state of stress, possibly causing additional, unwanted growth. The tree pruning should focus on the removal of dead or crossing branches, as well as any limbs that may present a long-term liability. Trim low-hanging branches so you have a clearance of at least 6 feet. This will help keep your tree healthy and make mowing easier!



Volunteers Wanted!

Despite many of our Community activities being on hold at the moment, we still need your help! Lakeside is currently looking for residents to serve on a Committee, of which there are several to choose from. If you find yourself with a little extra time on your hands right now, why not give volunteering a try?! We will train you to serve on whichever Committee you choose.

Time commitments range from a single day to twice per month. Feel free to contact Lakeside Management for more information.

We look forward to working with YOU!



Lakeside Assessments at Work!



Do you ever find yourself wondering, *what are my HOA assessments going towards?* Well, you're not alone! The quarterly assessments each Lakeside resident pays go towards a plethora of items that our Management team manage on a daily basis. A snapshot of some of these items include the following:

- 1) Gates & Directories
- 2) Common-Area Landscaping
- 3) Pool Maintenance & Deck Replacement
- 4) Pool Equipment Replacement (now compliant with the County)
- 5) Misc. Repairs throughout Lakeside (i.e. Street Lights, Sprinklers, etc.)
- 6) Vehicle and Pedestrian Gate Repair & Replacement
- 7) Wrought-Iron Repair & Replacement
- 8) Clubhouse Maintenance & Painting
- 9) Tree Maintenance on 1,500+ trees
- 10) Compliance Enforcement for 1,692 homes
- 11) Monument Repair & Cleaning
- 12) Sidewalk shaving to remove all trip hazards (ADA Compliance)
- 13) Lakeside Events (i.e. Trivia Night, Concert on the Lake, Breakfast with Santa, etc.)

These are just some of the items your assessments go towards each quarter!

Clubhouse Under Construction

We are taking this time to make our Community even better when we re-open! Currently we are working on upgrading the Lakeside Clubhouse and its amenities, while moving our office staff into a larger space more conducive to serving our Community better! Stay tuned for more details as they become available.

Lakeside Compliance

Parking, unkempt yards, homes in need of cleaning and painting, and improper exterior modifications are just a few items that our FirstService Residential staff are looking for. When you see staff walking around with clipboards or tablets, they are working on keeping our community running smoothly by doing compliance walks and drives throughout the community. They are also ensuring that our policies and rules are being followed. If you happen to see them, feel free to stop them and ask questions. Have them explain anything you are unsure of. In fact, one of their favorite things to do during these walks is talk to residents!

After the walks, management reports their findings to the association's Board with photos and detailed notes. Most violations are easily resolved with Board action. However, if a violation goes unresolved, the homeowner may be invited to a hearing with Board members to work collaboratively to resolve the problem. If a homeowner still continues to ignore our policies, fines -or worse- may be levied.

When you purchased your home in our common-interest development, you became contractually bound to abide the covenants that protect the association and our neighborhood. You can find these covenants on our website at LakesideHOA.net

These compliance walks are a vital part of maintaining the beauty of our neighborhood. Please treat our staff with the same respect you would expect from them. After all, we are all on the same team!



Lakeside Security

Stonegate Protection has recently taken over the nightly security patrol, and has been doing an excellent job thus far! While their presence in our Community is meant to deter crime, the patrol service also has a responsibility to enforce our governing documents, such as the parking rules. In the event you have a guest staying the night and it happens to be after office hours or on a weekend, please reach out to Stonegate directly to have your guests' vehicle safelisted for the evening.

Please remember that if you witness a crime taking place, that you first notify Elk Grove PD prior to informing Stonegate Protection.

Feel free to also utilize the **Elk Grove Neighborhood Watch** link below:
http://www.elkgrovedpd.org/community/crime_prevention/neighborhood_watch

Stonegate Protection

Non-Emergency Dispatch
888-774-0035 (Ext. #789)



*For an actual emergency, please call 911



Dog-Walking in Lakeside

The Board of Directors would like to remind residents to please remember to pick-up after your dogs when on walks. With the increase in residents home during the day, we have also had an increase in reports of residents not picking-up after their pets. Please remember to be courteous of your neighbors' yards and to take advantage of the free doggie-bag stations throughout Lakeside.

We would also like to remind everyone that all dogs must be on leashes in the Common Area at all times. The leash requirement is a restriction in the CC&R's. As a result, when Management receives a report, it will be taking action. However, please understand that our staff will not place themselves in danger by confronting an owner with a potentially dangerous dog off-leash. Management is not required to physically walk out and order a resident to put their dog on the leash. Management will respond to the complaint in the Association's normal enforcement procedures, including courtesy notices, hearings, etc. Complaints will need to include identifying information such as the name of the owner and description of the dog in order to be addressed, as Management will need to know where to send letters.

For expedited responses, Animal Control may be contacted at (916)-714-5115 OR you may call 911, as an officer could be dispatched immediately.

TRIVIA NIGHT?

We are excited to finally announce Lakeside's
Outdoor Trivia Night!

This event will be held outside on the lawn area overlooking our beautiful lake.

Trivia Night will take place on **August 1st**, and begin promptly @ **7:00pm**.

For the health and safety of those attending, face masks will be required, social distancing enforced, and teams will be limited to your immediate household.

Trivia Night will be free and open to members of the Lakeside Community only, ages 18+ (please bring proof of Lakeside residency).

We look forward to seeing you there!

feedback



Let us know how we're doing!

Feedback is always a good thing, and often times it is the only thing that can create change. Please let us know how we are doing; if we are excelling in an area, or if we are failing to meet expectations, either way we would love to know! Feel free to provide feedback on our Management anytime at www.LakesideHOA.net/contact/

