

# Lakeside Community

## NEWSLETTER | SPRING 2022

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## President's Message by Andrea Klinenberg

Dear Lakeside Neighbors,

As I sat down to write my final note as president of our association, so many thoughts ran through my mind. Until recently this has been one of the best experiences of my life. I learned so much about the complicated intricacies of how a Board operates. When I was a green Board member, the processes were maddening. Why does everything take so long? Why can't we just (fill in the blank). But as I spent more time learning the ropes, I began to understand. Understand that if there are two people in a room there are at least three opinions. Understand that everyone, including Board members, deserve respect. Understand the power of communication.

In my 5 years on the Board, we have accomplished a lot. We hired a new management team, refurbished the pool, deck, bathrooms and clubhouse. We created many new ways for neighbors to come together with events. We replaced dead and dying trees, fixed sidewalks and walls and so much more. The biggest project we undertook was finishing the revisions of the CC&Rs.

Continue reading, see **President's Message**, page 2

## Contacts & Important Numbers

Community Office: (916) 691-1226

Jessica Kerns, General Manager

[Jessica.kerns@fsresidential.com](mailto:Jessica.kerns@fsresidential.com)

Alyssa Delacruz, Compliance Manager

[Alyssa.delacruz@fsresidential.com](mailto:Alyssa.delacruz@fsresidential.com)

Billing Questions: (888) 354-0135

24/7 Customer Care: (888) 428-5588

Stonegate Patrol:

(888) 774-0035 (ext # 789)

Cosumnes Park Ranger - for off-leash dogs at the parks: (916) 405-5688

## Hours of Operation

Monday - Friday 9am - 5pm

## Board of Directors

Andrea Klinenberg, President

Peter Sakaris, Vice President

Philip Lantsberger, Treasurer

Mimi De Ville, Secretary

Amy Cox-O'Farrell, Director at Large

# President's Message

Continued from page 1

This project was started and stopped countless times over the past 15 years. We are proud to have a new document. Is it perfect? No, nothing ever is. Many good ideas that could have been incorporated if submitted through the regular process, were lost to social media.

If you see something on social media or in the CCRs you do not understand, please ask. Ask a Board member. Ask management. I promise any Board member will be happy to speak with you. All you have to do is ask.

We are preparing to elect new directors in April. Your choice in leadership is very important. Think about who you trust to guide our multi-million-dollar corporation. The responsibilities are tremendous and should not be taken lightly. Good luck to all of our candidates. May the best lead us efficiently and productively into the next year.

- Andrea



## Restated Governing Documents

Ballots have gone out so please remember to vote by April 25th!

It is imperative that you vote in the April election. We need at least 51% of the Homeowners to approve the updated documents in order for them to go into effect.

## Election

Our election is right around the corner, April 26, 2022.

You should have all received your ballots by now so please be sure to vote by April 25, 2022 as instructed on the ballot. Your vote matters!! Contact Management if you have any questions!

**As a reminder, it is very important to cast your vote. Quorum requires a minimum of 576 ballots (or 34% of membership). If the 576 ballots are not received before the deadline of 12pm on April 25, 2022, ballots will not be opened, board members will not be elected, the annual meeting will be rescheduled and the Association must re-send the election ballot (at a cost of approximately \$7500).**



# Board of Directors Election

## Candidacy Statements

Our election is right around the corner, April 26, 2022. You should have all received your ballots by now so **please be sure to vote by April 25, 2022** as instructed on the ballot. Your vote matters!! Contact Management if you have any questions!

[Click here](#) to read all the Candidate Statements and learn more about them.

**The views expressed are those of its author and do not reflect the views of the Association, its directors, managers, employees, or agents. The author is solely responsible for its content. The Association is required by law to publish the communication as written regardless of the content.**

**Candidate for Lakeside Board Lisa Petersen:** For those who don't know me, I have lived in Lakeside as an original owner for over 20 years. I raised my twin daughters here who are now off to college, and we have really enjoyed the community.

*I look forward to working harmoniously with the board and the homeowners and to bring a fresh perspective to the board. My focus would be realistic execution of rules and ideas with the homeowner experience in mind, while maintaining **quality of life and property values.***

Recently retired from Hewlett Packard Enterprise as a project manager, I worked with budgets, timelines, disputes, and customer experience. I have also served on other boards holding officer positions and have the necessary experience to add professional and thoughtful input to the board.

*I have seen many changes over the years in Lakeside. When changes are needed, I feel it is always a good idea to consider **perception of the homeowner** and be as **transparent and realistic** as possible. I look forward to being a great liaison for our board and members and am excited to be able to contribute to our great community.*

I am Philip Lantsberger, CPA and have lived in Lakeside since 2004. I was elected to the Board in April 2019. I am a shareholder in a CPA firm and the firm has about 250 Homeowner Associations as clients (HOAs). I am well versed in the laws, regulations, budget, reserve study and financial matters that impact HOAs and their operations in California.

The philosophy I govern by is simple, respect your neighbors and the Lakeside Community and realize the CCRs apply to everybody. I keep hearing transparency and wish we could disclose more, but CA law limits disclosure of many items.

The last three years even with COVID, I feel the Board accomplished a lot with our management company (First Service) and their staff. I pushed for reduced application fees for paint (free if use approved paint scheme) and architectural applications which was approved as we have on-site compliance manager. Kayaks were brought back to the Lake and I will push for paddleboat. We addressed a lot of the deferred maintenance. Lakeside is twenty-five years old and it was showing its age. The pool deck was replaced, new pool heater, remodeled clubhouse and sidewalks, streets and landscaping all saw major work performed. I walk and bike throughout the community and it looks great. Lakeside in my opinion is the desired location to live in Elk Grove.

I want to thank you for trusting me to serve on the Board these past three years. I ask for your vote in this upcoming election so I can continue to serve the community.

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Hello Lakeside Neighbors,

My name is Arti Lochan & I would love your help in making our community a better and more relaxed environment for **ALL** of us to enjoy. **However, I know it will be hard to please everyone, but I will try my best to listen to both sides and go with the facts.**

I believe that it is important to survey our community and hear the voices on both sides of the matter to make the proper incorporations to the CC&R & bylaws. If you have not voted yet **VOTE NO on the changes to the "Restated CC&Rs & Bylaws!"**

***A NO VOTE IS THE MOST CONSERVATIVE ACTION OWNERS CAN TAKE. Voting No: MEANS NOTHINGS CHANGED!***

So, if you are looking for someone **Fair & Honest** who will **NOT Lie, Mislead, or Blindside you** about the current "Restated CC&Rs and Bylaws" vote for me!

Also, thank you to everyone that replied to my email. It was great getting to know you!

**I am Arti Lochan & I approve this message!**

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Do you receive our Mass Communication emails?

If not, please go [HERE](#) to update your contact information!



# Our Community

## Clubhouse Rentals

We are in the home stretch! The clubhouse has gotten a major face lift and if you have not done so already, please stop by the clubhouse and check it out!

The Management offices have been moved to the clubhouse and we would love to share a cup of coffee with you. We are in need of a few more pieces of furniture to complete the space, and the kitchen cabinets need to be refaced, but we are almost there. Look for a mass communication and check out the website for more information in May regarding rentals, the capacities and rental charges. We are hopeful that beginning in May, we will be able to start accepting rentals for June onward. Thank you all for your patience as the Clubhouse has been shut down do to covid, construction, and delays. We are excited to share the space with you all!



## Overnight Parking

Per the CC&Rs, the garage should be utilized to ITS FULLEST capacity, and then you may park vehicles in your driveway. If you plan to have guests park overnight on the street, please let us know by requesting a Guest Parking Permit. [Go online](#) to complete the request.

**Quote of the Quarter:** *"Where flowers bloom, so does hope."* – Lady Bird Johnson

## Pool Opening!

For the first time, the pool will be open **YEAR ROUND** (on a trial basis). Effective April 4, 2022, join us Monday through Friday from 9am – 5pm for unsupervised lap swim. A liability waiver must be completed for each individual and will be available in the clubhouse from Management. Our **official staffed pool season opens Saturday, May 28th**. Join us daily from 11am – 9pm and enjoy the pool and the stunning views of the Lakeside Lake!



# Community Calendar

## Mark Your Calendars

We are so excited to bring back some of our most enjoyed events at Lakeside!

Our first event of the year, Family movie night, was super popular and we had 107 guests in total! Thank you for all who attended and withstood the cold weather for our first event of 2022! Please check the website frequently as we will be adding more fun filled events throughout the year.

### Easter Egg Hunt

Saturday, April 9, 2022 | 10am – 12pm

### Annual Garage Sale

Saturday, April 23, 2022 | 8am – 2pm



## Candidate Forum

Wednesday, April 13, 2022

6:30pm – 7:30pm

at the Clubhouse

### Concert on the Lake & Pool Opening

May 28, 2022 | Time TBD

### Teen Dive-In Movie Night at the Pool

July 12, 2022 | 8:30pm

## Food Truck Wednesdays!!

The first two food truck events were total hits!

Hefty Gyros sold out and Drewski's got close to selling out! We hope to see you at the next food truck event. Come enjoy some good food with neighbors.

Every other Wednesday in the Clubhouse Parking Lot from **4pm – 7pm**

**April 13<sup>th</sup> & 27<sup>th</sup>, May 11<sup>th</sup> & 25<sup>th</sup>,  
June 8<sup>th</sup> & 22<sup>nd</sup>**

## All Meetings

The Architectural Committee meets once a month to review all applications.

**Upcoming meeting dates:**

**April 13<sup>th</sup> | May 11<sup>th</sup> | June 8<sup>th</sup>**

## Board Meetings

**WE ARE BACK IN PERSON!!**

Please join us as we kick off being back in person at the Clubhouse with our **Annual meeting on April 26, 2022.** Ballots will begin being counted at 2:00pm. Regular Open Session meetings are scheduled for the last Tuesday of each month at 6:00pm.

**Upcoming Board Meeting Dates:**

**May 31<sup>st</sup> | June 28<sup>th</sup> | July 26<sup>th</sup>**

Need to speak to the Board of Directors? During Open Session, every month you are welcome to join in and take a few minutes to speak to the Board of Directors. You may also submit an **Open Forum Comment** for an upcoming board meeting online by **clicking here.**



Do you receive our Mass Communication emails?

If not, please go [HERE](#) to update your contact information!



# Lakeside Reminders

## Architectural Applications

This time of year is the perfect time to plan for improvements to your property but don't forget to submit an application first!

Want to paint your home? Add a shed in the backyard that is taller than the fence line? What about add some new flowers to the front yard? Just remember that all property improvements must be approved by the Architectural Control Committee if any part of the project will be visible from the streets or sidewalks. Please go to our website to access all applications and other helpful information regarding the most common projects. The Architectural Control Committee is comprised of fellow neighbors who volunteer their time to meet once a month to review all applications. **Please be sure to have your applications submitted in advance of the meetings so that they can be reviewed timely.** [Click here](#) for application deadline dates. Upcoming meeting dates are on Page 5.



## Lakeside Assessments

Lakeside Assessments have increased effective April 1, 2022. If you have Autopay, please remember to go online and update the amount being deducted to match the new quarterly amounts.

Assessments are quarterly & due on:  
**April 1<sup>st</sup> | July 1<sup>st</sup> | October 1<sup>st</sup> | January 1<sup>st</sup>**

**Please be sure you have updated the payment address.**

Mail assessments to:  
Lakeside Community Owners' Association  
c/o FirstService Residential California  
PO BOX 30354  
Tampa, FL 33630-3354

**WHY DOES TOPPING HURT TREES? [Click here](#) to understand.**

## Spring Maintenance Reminders

Spring is a great time to spruce up your home.

Management does several compliance walks a week. Our goal is to find NO violations. Help us meet that goal by cleaning the exterior of your house, weeding your planting beds (and those pesky expansion joints in your concrete) and mowing your lawn regularly. If you have any question, please reach out to me at (916) 691-1226 or [Alyssa.delacruz@FSResidential.com](mailto:Alyssa.delacruz@FSResidential.com).

