

SPECIAL POINTS OF INTEREST:

- Letter from our President
- Payment & Misc. Information
- Architectural Process
- Parking...What's the Rule?
- Lakeside Trees
- Lakeside Assessments
- Check Your Roof!
- Role of Compliance Enforcement
- Running of the Elk—Elk Grove Half Marathon
- Lakeside Egg Hunt
- Lakeside Community Garage Sale
- Leash Requirement for Dogs
- Feedback!

For Billing Questions:
1-888-354-0135

24/7

Customer Care:

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Monday–
Friday
9-5pm

Community Website
LakesideHOA.net



LAKESIDE COMMUNITY



MARCH, 2020

President's Message By Andrea Klinenberg

Dear Neighbors and Friends,

Have you driven the neighborhood lately? It looks amazing! Thank you to everyone who has painted or updated their landscaping. Because of people like you, our neighborhood is the best place in Elk Grove to live! We also have to thank our professional staff for working tirelessly to maintain our neighborhood. When we all chose to live in Lakeside, we chose to abide by our CCRs. That can be difficult at times, but they are also the reason Lakeside is still such a beautiful neighborhood. So, thank you and keep up the good work!

After two years of emphasizing compliance, we are now able expand our community building efforts. We are trying to do that by creating more opportunities for our residents to get to know each other. The Ladies Bunco Group continues to be a success and many new friendships have bloomed from that monthly get together.

We have an entire slate of spring and summer activities planned. Our first activity will be our annual Egg Hunt March 28th at 11:00am at our Clubhouse. Look for a flyer to be coming soon. The Annual Meeting will follow in April. While this Wine and Cheese event usually coincides with our elections, it will not this year. The state has passed a few new laws dictating how HOAs conduct elections. The new election rules have been finalized and sent out with the budget. After the 28-day comment period from our membership, we can begin the election process. Being on the Board is a very rewarding, worthwhile way to spend a few hours each month!

Our pool season will kick off Memorial Day weekend with fun, food and music! Be sure to head to the pool to rekindle some old friendships. We are also planning a few more poolside activities this summer including a new family dance party. August will bring our second Teen Dive In Movie Night. This was a big success last year with teens enjoying a movie from the comfort of their rafts and floaties in the pool. This is just a sampling of what we are planning to offer, so please check the website (Lakesidehoa.net) often. Have other great ideas?? Please consider joining our social committee!

Lakeside Board of Directors

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

Lakeside Evening Patrol: Stonegate Protection

The Board has heard your requests and has recently voted to hire on a new patrol team, effective March 13th. Updated contact information can be found on LakesideHOA.net

Lakeside Community Landscape Vendor: GP Landscape

After much deliberation and several interviews with local landscape vendors, the Board has recently voted to hire a new community Landscaper, effective April 2nd.

Are you sending your payments to the correct address?

As many of you are aware after our recent November 2019 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

March 31st, 2020
@ 6:00 PM

OPEN SESSION MEETING

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.

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.

- * 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 400 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.

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 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.

Recently, there have been questions regarding the towing of motor vehicles. Towing in the ungated portions of the community is handled by the City of Elk Grove. With that being said, 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 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.** The vehicle registration form can be found at LakesideHOA.net in the “Homeowners” tab.

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

Lakeside Trees

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!



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 complaint 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) Lakeside Events (i.e. Trivia Night, Concert on the Lake, etc.)
- 13) Sidewalk shaving to remove all trip hazards (ADA Compliance)

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



Roof Maintenance Tips

- 1) **Do a simple visual inspection from the ground to look for:**
 - Lifting or missing shingles
 - Loose, buckling or missing flashing
 - Sagging or broken gutters
- 2) **Clean the Gutters:** Gutters should be cleaned a minimum of 3-4 times per year, and is especially important before a large storm to avoid water backing-up and potentially rotting the fascia boards
- 3) **Trim your Trees:** Regular tree maintenance can help avoid tree branches falling or crashing down on your roof during a storm.
- 4) **Check for Moss:** Removing debris, keeping your attic properly ventilated, and trimming overhanging branches can help prevent moss growth
- 5) **Check the Insulation:** Proper insulation and ventilation of your attic can reduce moisture on your roof and help prolong the actual integrity of the roof itself.
- 6) **Professional Roof Inspection:** Consider having your roof professionally inspected every 5-7 years. Debris can gather in the valleys, clog the channels and lead to roof leaks.

The Role of Compliance Enforcement

Did you know one of the biggest responsibilities FirstService Residential has is compliance? They accomplish this by doing compliance walks and drives throughout the community. Our professional staff is making sure that everything is in proper working order and looks great. So when you see staff walking around with clipboards or tablets, they are working on keeping our community running smoothly.

They are also ensuring that our policies and rules are being followed. Parking, unkempt yards and improper exterior modifications are just a few items they are looking for. If you happen to see them, 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



9th Annual Running of the Elk: Elk Grove Half Marathon



The 9th Annual Elk Grove - Running of the Elk Half-Marathon will be taking place on Sunday, April 5th! More information on this event, including start & finish times, can be found at www.RunningoftheElkHalf.com. The proceeds for this event benefit the Elk Grove Youth Sports Foundation, a non-profit organization that was founded to ensure that the children of Elk Grove all have equal opportunity to be involved in youth sports. Come out to join the marathon or encourage the runners!



Please note that this is a City of Elk Grove event. Lakeside is not a sponsor and is not affiliated with the run in any way.

LAKESIDE COMMUNITY HOA



LAKESIDE EGG HUNT

Saturday, March 28, 2020 @ 11 a.m.

At the Clubhouse lawn for children 0-12 years old. Bring a basket! Children must be accompanied by an adult. Bring proof of residency and up to 2 guests per household.





Leash Requirement for Dogs in Common Area

The Board of Directors would like to remind residents 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.

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/

