

LOS LAGOS VISTAS NEWSLETTER

September 2023

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Happy Fall Y'all! While the temps here in Lake Havasu haven't cooled off as much as we would like, those days will soon be upon us along with the return of many of our homeowners! May we all enjoy the cooler weather and reunions of friends and neighbors!

FOB SYSTEM: The FOB system has been installed on the gates to the pool/rec area! We will have two distribution events. One in September and another one in November. If you will not be able to attend either, an announcement will be sent out with contact information and how to obtain your FOB. As a reminder, the first FOB is free and if you would like a second one, it will be \$25 due when the FOB is picked up. If you are an Owner with tenants in your unit, you will need to email the BOD with your name, your tenants name and the address granting permission for your tenant to pick up the FOB. If we don't have that on file, your tenant will be unable to obtain the FOB. A picture ID will also be required for all residents to confirm their identity at the pickup events.

PLEASE RETURN: Included in this newsletter is an owner information sheet. Please complete and either email or mail it back to Los Lagos as soon as possible so we can update our records.

PAYMENT REMINDER: As a reminder, HOA due payments should be received by the 15th of the month. For those using bill pay, please schedule the payment 5 to 7 days prior to the due date as it takes the bank processing departments that long to issue and for us to receive payments in a timely manner.

LANDSCAPING/HEAT: The heat this July and August has been extreme and due to that, a lot of our plants and trees have suffered. We are hopeful they will start bouncing back once the cooler weather settles in. Please make sure your A/C's are being serviced yearly to avoid any emergency repairs/down time.

DOG PARK: The Dog Park has been coming along this summer with leveling of the grounds completed and the fencing installed. There is still lots to do though to finish it off and it's anticipated that once most of the dog park committee is back this fall things will really start to get rolling. Stay tuned to the Los Lagos Website as announcements are made and forms are posted. What an exciting compliment this will be to our complex as a whole!

ALLO: The BODs were recently made aware that ALLO is nearly ready to tackle our complex and we will be meeting with their representatives soon to help them come up with a game plan. It is our understanding that their lines will be installed throughout the complex via boring, which we are grateful for as it is less intrusive. It does mean there could be things hidden under ground that could be impacted but we are hoping those will be kept to a minimum.

REMINDERS:

Tenant Registration Forms: If you rent, this form must be submitted to the Board for each tenant. Read the CC&Rs to ensure you are within the guidelines of renting your unit. Guests or family members that stay in your condo while you are gone must have a form submitted to the Board. Check the Website for the forms and more details.

A Message from Our President, Jason Hart:

For those of us that live here in the complex full time, we are excited that there is a light at the end of the tunnel that is not in the form of a hot sun but cooler temperatures with the still clear and beautiful blue skies coming soon. It has been a record summer for heat for our Lake Havasu City and adjoining areas. While June was considered pleasant by many, July came in like a roaring lion and made up for it. August was also brutal and as a result we saw a lot of distressed trees, shrubs, and grass though out the complex. We are fortunately seeing most rebound back, but some have fallen victim to the heat and will be addressed soon. We are also looking forward to seeing the rest of our crew show up as things get cold in their hometowns and they get the heck out of dodge and come back to the winter promise land.

A special thanks to our Board of Directors, Connie Vergine – Vice President, Jack Wilhelmi – Treasurer, Brandi Holder – Secretary and Jim Corbett – Chairman of the Architectural Committee for keeping the lines of communications open during the busy summer. I am proud to say that we held our first ever ZOOM HOA Meeting with Home-Owners present in June. While it was a good litmus test of things to watch out for, I feel overall it was a success. Unfortunately, July and August meetings were not held due to only two Bods' being able to be present in person and unable to have a quorum of in-person BOD's, which is important.

One of the challenges the HOA is facing is the upcoming raising of the utility rates by the city. Most of you are more than likely unaware of what all our utility rates entail. They are made up of two main components which are water and sewer. Contrary to popular belief the water is not a major portion of the bill. The sewer was nearly half and will soon be the dominant utility cost wise. The city has been working for over a year and a half with a consultant to determine what those rates should be raised to, and I was able to comment during one of the public hearings. Unfortunately, it looks like our sewer rates will be based on a flat rate of \$52.14 per condo instead of the \$18.67 we have been seeing. This means our sewer portion will raise approximately \$7,600.00 per month which is a nearly \$34 dollar per condo per month increase. As a result, your BOD is working hard to determine how to address this increase with the least impact on the HOA Fees currently assessed. Stay tuned.

With several of our dear friends passing away this year we are reminded of how fragile life is. It's important to myself and the BOD that we make life here in Los Lagos Vistas as enjoyable as can be and we encourage all to seek to live together as neighbors in a way that will help facilitate that type of atmosphere. Take advantage of the social events to get to know each other. Volunteer when the opportunity arises to serve and do positive things. Take advantage of our tennis courts, swimming pool, dog park, bocce court, horseshoe pits, Iversen park, walking paths, etc. Exercise always makes one feel good, and we have lots of ways to do it here at Los Lagos Vistas!

IMPORTANT NUMBERS and CONTACTS:

Board of Directors: bod@loslagosvistashoa.com - Send an email to this email address if you need general information or have a question or comment to the Board. Most emails are answered as soon as possible.

Marcy Zalewski, bookkeeper: 928-505-8612 Contact Marcy for business or billing information by phone or email to bookkeeping@loslagosvistashoa.com

Maintenance: 928-453-6759 Call to report maintenance or common area problems to our maintenance staff, Dave and Conner. Leave a message on the phone and messages are checked frequently or you can email them at tellus@loslagosvistashoa.com. Please do not interrupt their work with requests.

Architectural requests: Download form from Website. Put completed form in Association mailbox by Rec area. Attention Architectural Committee or fill out the form and return electronically via the Association email site.