

LOS LAGOS VISTAS NEWSLETTER

June 2023

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Summer is finally upon us and with that comes the hot temperatures. Please remember to stay hydrated and stay cool in the shade or indoors on those triple digit days!

BOARD POSITIONS: We had 2 new members, Brandi Holder and Connie Vergine, join the board in February and one existing member, Jim Corbett, get re-elected. The current Board of Directors positions are as follows Jason Hart, President; Connie Vergine, Vice President; Jack Wilhelmi, Treasurer, Jim Corbett, Architectural and Brandi Holder, Secretary.

WELCOME NEW OWNERS: We currently have 10 new owners since the beginning of the year. Welcome to Los Lagos! We encourage you to participate in all that we have to offer. This is a place where neighbors soon become friends. Please take the time to enjoy our pool and courts, get involved in activities, meet your neighbors, and attend Owner meetings. You will find answers to most of your questions about this complex on our website which includes the CC&Rs, Rules (both the Synopsis and the complete Rules), forms and other pertinent information to familiarize yourself with Los Lagos Vistas.

POOL PARTIES/REC AREA RESERVATIONS: The BOD has been working to fine tune the process, clarify the expectations and charge appropriate fees to reserve so all is fair. If you would like to reserve any portion of the Rec Area, please go to the website to find the forms you need to complete, the new guidelines and the fees associated with it. <https://sites.google.com/view/loslagosvistashoa/forms>

ARCHITECTURAL REQUESTS: If you are planning any exterior changes to your unit (patio, doors, windows, etc.), you need to submit an Architectural Request Form (available on the website) to the Board prior to beginning any work. Most requests are quickly approved but are used to keep our community beautiful. There is also a form for customizing or changes involving Common Areas. Our Maintenance crew has done a great job updating and improving our Common Areas.

LEAVING FOR THE SUMMER: A new technique we would like to encourage people to use when they are leaving for long periods of time is to remove the handle off the water shut off valve once the water is shut off and before you leave. Maintenance has extra handles available upon your return if you are unable to reattach your existing handle. This will alleviate any issues with the water being turned back on by accident while you are gone.

KAYAK/PADDLE BOARD STORAGE: You have probably noticed our two new kayak racks down in the rec area on the left as you enter from Montana Vista. This is part of our pilot program that is now up and running for the rental of a space for your kayaks/paddle boards. You can find additional information and forms on the website.

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.

Contact information sheet: Please submit any changes in your contact information using the owner information form addressed to Marcy and dropped in the Association mailbox by the pool entrance. The form is on the Website under *Forms*. The information is private but needed for Association mailings and in case of emergencies.

Pet Owners: We are excited to announce that our new Dog Park Area is almost ready for use. We have had scheduling challenges with the fencing company but hope to see them here soon erecting the fencing so final touches can be made. Use forms are being passed around and are available on request. As a friendly reminder please pick up your pet's (Cat's and Dog's) waste and dispose of the bag in the dumpster. **Pets (Cat's and Dog's) must be on a leash at all times.** Let's all be compliant and keep our fellow neighbors happy and our pets safe.

Dumpsters: In a cost saving measure your BOD has opted to go to a one day a week pickup for the Summer. This makes space important so cardboard boxes should be flattened, and all garbage should be in garbage bags. **If your dumpster is too full you may want to take excess garbage to the one near the maintenance area.** The dumpsters should not be overloaded with construction material. Please take your construction waste to the dump or distribute between dumpsters. Garbage is picked up early on Tuesday of each week. If the dumpster in your circle fills up before that, please call Maintenance and let them know so they can come by and smash it down.

Carports: Our rule is that we cannot store anything in our carport areas except cars. We have been cautiously allowing the storage of bikes and water toys, however with the new kayak rack you are strongly encouraged to utilize it for their storage. It is essential that you keep your carport neat and clean. Please be respectful of your neighbors and friends.

Vehicle Registration: Please be sure that cars parked within Los Lagos Vistas are properly registered and maintained. Arizona DMV states that a car must be registered in Arizona if the owner lives in Arizona seven months or more per year.

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 of the Association email site.

IMPORTANT NUMBERS and CONTACTS: (Continued)

Tenant Registration forms: Forms may be downloaded from the Website or obtained from a Circle Captain or Board member. Completed forms can be mailed or dropped in the Association box by the entrance to the Rec area.

A Message From Our President, Jason Hart:

Greetings from your Los Lagos Vistas Board of Directors! There are exciting things going on here and a whole lot of things going on despite the usual exodus of a good portion of our members to their summer time residencies. You would be surprised though to see how many are still here as we get more and more year-round residents.

I am so pleased to inform you that our new BOD is clicking on all cylinders and progress is being made all over the complex. Our number one goal is to serve you and meet the needs of the complex. While we realize we can't please everyone we are doing our best to look at everything we address from a big picture standpoint. While we miss our dear friends who are away for a short time, we are still having fun with the recent Memorial Day celebration down in the rec area which involved a bucket challenge!

One exciting new project is the conversion of our keyed rec area to a FOB system. The initial work has been done with trenches dug, conduit and wire placed for each gate. We are setting up one of the newer sheds as an equipment/office space for the necessary equipment needed to run it smoothly. As we work with the company back here to make the final connections and setup, we are brainstorming how best to distribute the new FOBS once we have them. Remember the first is complementary but the second comes at a cost of \$25. We'll let you know when all is ready to go!

Another new project is the Dog Park Area. A "Dog Park Committee" was formed, and a good group of volunteers showed up and cleared the area that we will be utilizing. This is in a previously not used area that will work out nicely. Funding was raised and fencing has been purchased. We are working with the fencing company to get on their schedule sooner than later. Once it is up, some final touches will be made including a path and signs with rules, etc. Forms are being distributed and available on the website for those wishing to use it. What a great addition!

Lastly would be improvements to our swimming pool! We have heard you loud clear and had the pool's circulation system and heating system evaluated. A recommendation was made to purchase two new larger variable speed circulation pumps that are three horsepower to help increase circulation. This fall we will be installing a larger heater to help keep things warm in the winter season. Vast improvements!

Please have a safe and sound summer and let's keep working together to make Los Lagos Vistas a great place for everyone!

Have a
Great
Summer!

