



Spring 2020

## 2020 Improvement Projects Include High Impact Items

### *New Retaining Wall and Walking Path at South Corner of Lake*



One of the first things residents and visitors notice when they enter our community is the lake. Unfortunately, the landscaping at the south end of the lake was well overdue for an upgrade. Thanks to our dedicated landscaping crew from Bright View (formerly Clean Cut), our neighborhood's crown jewel has new shine. The worn railroad ties were replaced with a two tier retaining wall, separated by a walking path. Prior to the changes, a walk circling the lake required one to trek up the hill and to the street at the south end. In addition to the retaining wall, new trees, shrubs and rock provided the finishing touches.

### *Street Repaving, Curb Painting and Striping*

Thank you for your patience during the street repaving project. It had been 21 years since the streets were last repaved, and hopefully everyone will agree that the results are worth the few weeks of inconvenience we each had to experience.

In addition to replacing the asphalt on all of the streets, driveways and visitor parking areas, approximately 100 feet of broken curbing was repaired and the red curbs, speed bumps and parking stripes were repainted.

Please note that the diagonal visitor parking spaces in front of the clubhouse have been painted with a baseline mark at the foot of each stripe. Vehicles parked in these spaces **must not** extend beyond the baseline marks. These spaces are 20 feet in length, which will safely accommodate most average size vehicles. Oversized cars, trucks, SUVs, etc. may be parked in any of the other visitor parking spaces throughout the community. Please advise your guests accordingly.

Now that repaving is complete, please help protect our investment by ensuring your vehicles are properly maintained, so they don't leak oil or other fluids onto the new pavement. Individual homeowners will be responsible for the cost of remediation of oil spot damage to the new asphalt.

### *New Trees and Shrubs Dress up the Pool Area*

New vegetation was added to the area around the pool, that when mature, will provide a little more privacy for swimmers and sunbathers.



## Changes to Front Gate

Public health experts tell us that minimizing touch points is an important way to slow the spread of COVID-19, which is why we've made some changes regarding the front gate.

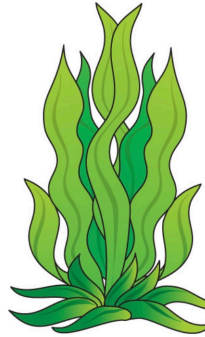
Previously, the gate has been locked open during morning and evening "rush hours" (Monday-Friday) in order to decrease wear and tear on the gate opener. For the safety of our residents, as well as delivery drivers, the evening open hours have been extended by two hours, to accommodate dinner deliveries. The new "open gate" hours are 7-9 a.m. Monday - Friday, and 4-8 p.m. seven days a week.

If you must use the keypad, for your health and safety, and that of others, please wash/sanitize your hands before and after.

We strongly urge any homeowner who doesn't already have a gate remote opener, to purchase one from Tri-City Property Management at a cost of \$35. **Thrifty tip:** If your vehicle has a built in garage door opener, you might want to borrow a neighbor's gate remote in order to program the one in your vehicle.

Renters are asked to contact your landlord or rental agent regarding a gate remote.

## SWAMP THING



We're currently working to control the unsightly algae growth in moat #1. We've enlisted the services of Arizona Lake and Pond Management to identify the type of algae, determine the cause for the rampant growth and devise a solution. At present, their efforts are slowly beginning to show promise.



## Bee - Ware!

An ongoing problem we strive to stay ahead of is bee infestation, which can be more of a problem this time of year. The stucco walls of our buildings can be appealing to bees, and small holes such as golf ball divots provide an opening to interior hollow spaces where the bees can set up shop.

If the issue is addressed early on, the bees can be removed for a few hundred dollars. However, a honeycomb built inside a wall can cost thousands of dollars for removal, repair and construction.

If you notice bees flying in and out of a hole or under a roof tile, please notify the property manager as soon as possible.







## Recycling Suspended

A few months ago we shared with you information about Mesa's "NEW" recycling program, which greatly reduced the classes of materials accepted for recycling. Now we've learned that the city of Mesa has temporarily suspended its recycling program altogether citing financial concerns surrounding the coronavirus.

Mesa says it will continue to pick up blue bins on Wednesdays, but the contents will be sent to a landfill instead of a recycling facility. The city is asking residents to continue to only put recyclable items into the bins, so that when service resumes there won't be additional interruptions. It's unclear how long the change will remain in place.

For die-hard environmentalists who are disappointed by Mesa's decision, the city of Tempe is still operating their recycling program, and has several drop off locations. The closest locations to LPV are:

- Tempe Pyle Center/Library (southwest corner of Rural & Southern)
- Kiwanis Park Recreation Center (S. All-America Way, between Guadalupe & Baseline)

## Smaller Barrel = Savings for Association



If you find that your household doesn't generate enough trash to require the large size (90 gallon) black or blue barrels, you can request a smaller one (60 gallons). The smaller barrels take up a little less space in your courtyard, in addition to saving your Association

money. At this time, approximately 25 units are using the smaller bins, resulting in a savings of over \$900 per year for the Association. To swap out your black or blue barrels, call 480-644-2221. When making the request, you may be asked for the utility account number, which is 507919167055.

## Architectural Controls

*Approval Ensures Conformity and Promotes Property Values*

Our governing documents require that the Association approve all proposed architectural, design and landscaping changes *before* any work is started. This includes virtually anything visible from the exterior of your unit. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our **community as a whole**. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values.

Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, **it is a requirement!** The Architectural Control Committee (ACC) submittal forms are available for download on our website: [LakeParkVillageAZ.com](http://LakeParkVillageAZ.com)

If you have any questions, please do not hesitate to contact Tri-City Property Management at: [pm@lakeparkvillageaz.com](mailto:pm@lakeparkvillageaz.com) or the board at: [board@lakeparkvillageaz.com](mailto:board@lakeparkvillageaz.com)

## Pest Control for Homeowners

Our current vendor for pest control is **Great Western Pest Control**. They offer a monthly pest control service to homeowners at a discounted rate of \$25/month. If you would like to take advantage of this offer, here are the steps for homeowners to sign up:

1. Call their office at 480-507-7803
2. Let them know that you are a resident of Lake Park Village and would like to set up regular service at the discounted rate.
3. Provide payment arrangements

Service is typically conducted on the third Thursday of each month.





I hope that everyone reading this is doing well as we try to cope with this worldwide pandemic. As a lot of us are housebound and working from home, we are spending more time outdoors either walking, hiking, biking, or just sitting on our patios. I just hope that everyone is taking the necessary precautions when out in public, such as social distancing and face masks. It's for all our protection.

As everyone has probably noticed, we have completed two major projects in the past few months. First, we completed the first phase of the lake update with the new retaining walls and walking path on the lake south corner. The other two corners will be done as funds become available. Secondly, the long awaited road project was finally completed. Although there were inconveniences during the repaving, the end result made it all worthwhile. There were many who helped during the project, which made it a definite community event. To those we say thank you.

We also continue to do our regular duties such as roof maintenance, landscape maintenance and improvement, and building repair.

Due to Covid-19, the April Board meeting was held in virtual mode. Using Zoom, not only were Board members able to conduct the meeting online; homeowners were also invited to observe and provide input. Several decisions were made based on this input. The next meeting is scheduled for Tuesday, May 5 at 4:30 pm. Check your email, NextDoor, the LPV webpage or the bulletin board for login instructions.

With the hot weather quickly approaching, many would like to use the pool. But because of Covid-19, and since we don't have an attendant on hand to regularly and properly sanitize, your Association's attorney and insurance provider have advised us to close down the pool and deck area. This move has also been recommended by the Maricopa County agencies which regulate community pools. I realize that this is hardship, since most of us are confined to home, but hopefully things will ease up soon and we can start to get back to normal. In the meantime, be safe and considerate to those around you, and stay healthy.

*Don Kozak*



### Lake Park Village Board of Directors

[board@LakeParkVillageAZ.com](mailto:board@LakeParkVillageAZ.com)

- |                         |                    |
|-------------------------|--------------------|
| <b>President</b>        | Don Kozak          |
| <b>Vice President</b>   | Heather Cunningham |
| <b>Treasurer</b>        | John Dobel         |
| <b>Secretary</b>        | Karen Dobel        |
| <b>Members at Large</b> | Alexis Cabrera     |
|                         | Jon Hasselman      |
|                         | Margaret Daly      |



**Tri-City Property Management**  
Bryan Palmaioli, Property Manager  
[pm@lakeparkvillageaz.com](mailto:pm@lakeparkvillageaz.com)  
480-844-2224 ext 114

### Next Board Meetings:

- Tuesday, May 5 at 4:30 p.m.
- Tuesday, June 2 at 4:30 p.m.
- Tuesday, August 4 at 4:30 p.m.