

LAKE PARK VILLAGE VOICE



I hope that this finds everyone safe and healthy. It's hard to believe that the pandemic has entered its second year. But hopefully this year will be our road back to normal. My wife Marilyn and I were lucky enough to receive our first vaccine shot and are anxiously awaiting our second.

This past year has been a rough year for everyone, especially for us here at Lake Park, with the pool being closed for the better part of the year, and the clubhouse still closed. As a result, we've missed out on planned social events, and we are still unable to use our pool furniture. Our monthly board meetings have been held virtually, and many of our winter residents have been unable to return, due to local quarantine restrictions.

This year's annual homeowners meeting will also be held virtually which will be disappointing, since we won't be able to gather socially. But we still need to conduct the meeting, and it's important that every homeowner cast their vote, as we will need to establish a quorum in order to proceed.

I'm hoping that we can soon move past this pandemic, and get back to some sort of normality with a reopened clubhouse, a fully opened pool (with furniture), and the return of some social events.

In the meantime, continue to maintain social distance, wear masks in public, and consider getting the vaccine.

Until then, be safe!

Don Kozak

Two Community Elections Underway *Your Vote Needed!*



Voting is currently in progress for two separate LPV elections. The first election has been ongoing for several months, and involves proposed amendments to the community's rules and regulations. Voting materials and instructions were sent via direct mail to homeowners a few months ago. If you inadvertently discarded or misplaced them, simple instructions on how to place your vote can be found on the LPV website: lakeparkvillageaz.com. This election will remain active until the required number of approval votes are received.

The second election is for three positions on the Association's board of directors, and to approve the minutes from last year's annual meeting. Unlike the rules change election, ***this one is time sensitive***. Before the annual homeowner meeting scheduled for March 2 can begin, a minimum number of homeowners, or a quorum, must have placed their votes. Each unit gets one vote, and only homeowners in good financial standing (current on assessments and no outstanding fines) are eligible to vote.

In previous years, votes could be cast in person up until the start of the annual meeting.

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Due to the COVID pandemic, board meetings are being held virtually, via Zoom, which eliminates the possibility of in-person voting at the meeting. If on March 2, prior to the meeting start time, the required number of votes have not been cast, the meeting will have to be rescheduled and the election run again.

Please help us avoid the cost of having to rerun the election, by voting as soon as possible. Election materials were sent last week via direct mail, so you've probably already received it. Voting only takes a few minutes, and can be completed online or by mail with a paper ballot. If your annual voting materials have been misplaced or discarded, or if you didn't receive them, please contact Tri-City Property Management at 480-844-2224 ASAP for a replacement.

Streets to Undergo Maintenance in April

It's been nearly a year since we had our streets repaved, and to keep them looking great, our vendors will be back in April to reseal the asphalt and repaint the parking stripes and speed bumps.

To minimize impact on residents, we're hoping to have the work done in phases, as it was last year. Although this resealing project will be far less extensive than last year's total repaving, it will still require residents to park elsewhere on the day work is to be completed on their section. We will communicate more details as they are worked out.



Spring Clean Up

With the first day of spring just weeks away, thoughts turn to spring cleaning. The annual Dobson Ranch Spring Clean Up will take place on Saturday, March 13, and is a great opportunity to create some more space in your garage, closets or storage areas.

Dump It

Residents can "dump it" from 7:00 a.m. - 1:30 p.m. in the Los Altos parking lot (2524 W. Campo Alegre Circle). Residents are responsible for loading and unloading their own materials. Unacceptable items include: appliances, rock, block, concrete, tile, carpet, food, animal waste, engines, all hazardous waste, pressurized tanks, and gas powered vehicles.

Shred It

Residents can also "shred it" from 8:00 a.m. - 11:00 a.m. in the La Casita parking lot (2719 S. Reyes) or the Saratoga parking lot (2345 S. Saratoga). You may drop off your boxes of paper to be shredded at either location. Paper clips and staples are okay; NO plastic bags.

Unlike in previous years, this years event will not include garage sales. Residents will be required to follow all social distancing guidelines.



On the Cutting Edge

Last summer’s record-breaking heat had a devastating effect on lawns and gardens throughout the valley, and LPV was not immune. We are still working with Brightview, our landscaping vendor, to have a number of dead trees and shrubbery in the common areas (which includes the islands) removed, and in some cases replaced.

Homeowners with vegetation inside their courtyards or lower rear patios are personally responsible for maintaining it properly.

Palm Trees

Fronds should be trimmed regularly (at least once a year).

Fruit Trees

Ensure any fruit dropped from the trees onto the ground is picked up promptly, as it can attract insects and rodents.

Trees and Shrubs

Ensure vegetation that is visible from the exterior of your courtyard/patio isn’t overgrown. Also ensure it doesn’t encroach on structures or rooflines. Trees that touch the rooftops can provide a path for roof rats.

Additionally, dead trees/vegetation and weeds are not only an eyesore; they have a negative impact on everyone’s property values. Please make sure your personal outdoor spaces are properly maintained. It’s not only the neighborly thing to do— *it’s a requirement.*

If you have a tree in need of trimming, but you aren’t sure how to go about finding a landscaper to do the work, some possible resources include Nextdoor, Home Advisor, Yelp, or better yet your neighbors. You may also contact Tri-City Property Management to obtain a referral and contact information for one of the Association’s vendors.



COVID-19 POOL SAFETY

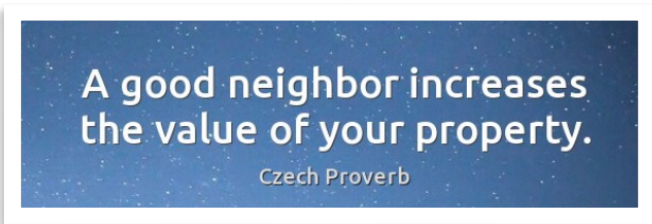
Pool Safety in the Age of COVID

As the weather warms up, more residents will likely be looking to relax poolside. A reminder that the special COVID pool rules that were enacted last spring will remain in effect for the foreseeable future. Those rules limit pool use to residents only (no guests); include a maximum capacity of 10 people in the pool area; and a requirement to socially distance oneself from others who don’t reside in the same household. A complete list of these rules is posted on the pool gate, and compliance is mandatory.

In addition, until the pandemic restrictions are lifted, pool furniture will not be provided and the clubhouse will remain closed, which means no restrooms or changing areas.

LPV Light the Nights 2020

Many thanks those of you who took part in the 2020 holiday decorating initiative. Your efforts helped turn LPV into a winter wonderland for all to enjoy. Forty units decorated this year, and were entered into a drawing for four \$25 grocery gift cards. This season’s lucky winners were units 10, 12, 77 and 121.



Pick up After your Pets

LPV is a pet friendly community, with a sizable number of residents counting dogs, cats or both as members of their families. And the vast majority of residents with dogs and/or cats are responsible pet parents. Unfortunately, there are also a few bad apples who fail to pick up after their pets, resulting in some “poop minefields.”

Two areas of our community that are particularly problematic are the grassy areas between buildings 3 and 4, at the northwest corner of the property; and between buildings 8 and 9, at the east corner (which, ironically, is located just feet from a pet waste station).

For our residents’ convenience, there are five pet waste stations located throughout our community. Our landscaping company is responsible for restocking bags and emptying the waste cans; however, picking up pet excrement from the grass **is not** their job, and all too often it’s picked up from the bottom of another resident’s shoe. If you should observe a station without bags or with a full waste can, please report it to Tri-City Property Management so it can be addressed with the landscaping company.

If you witness someone failing to pick up after their pet, consider offering them a gentle reminder (or even a spare poop bag). And if you don’t feel comfortable doing that, please report the incident to the property manager, or a board member. Their actions (or lack thereof) reflect poorly on other pet owners and our community as a whole. All LPV residents, both homeowners and renters, are responsible for following the same set of rules.

Also, a reminder that regardless of how well behaved your pet may be, all pets (including both dogs and cats) must be leashed or in a crate while in any common area of the property. **FYI**, an off leash dog park is located just a five minute drive from LPV, in Chandler’s Shawnee Park (1400 W. Mesquite, east of Dobson, between Elliott and Warner).



Bee - Ware!

Bee infestations remain a concern in our community. Last year, the majority of our general extermination spending (nearly \$10,000) was related to bee infestations. 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 swarms of bees in a particular area, or if you see bees flying in and out of a hole or under a roof tile, please notify the property manager as soon as possible.



Please... don't feed waterfowl.



REGULAR FEEDING CAN CAUSE:

- Poor nutrition
- Spread of disease
- Unnatural behavior
- Pollution
- Overcrowding
- Delayed migration

Many people enjoy feeding waterfowl, but the effects of this seemingly generous act can be harmful. If you care about waterfowl, please stop feeding them... allow them to return to their natural habits.

Support Federal, State and Private Organizations and their efforts to conserve waterfowl and their natural habits.

Lake Park Village Board of Directors

board@LakeParkVillageAZ.com



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Vice President
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Don Kozak
 Heather Cunningham
 John Dobel
 Karen Dobel
 Alexis Cabrera
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Help Keep LPV Clean

In an effort to keep our community clean, please bag and tie trash before it's placed in the trash barrel. Paper, plastic bottles and other light-weight waste materials can be easily picked up

by the wind as it's dumped from the trash barrel into the truck, and then scattered throughout the neighborhood. *Exception:* Only approved items should be placed in the blue recycle bins; recyclables *should not* be placed in plastic bags.



Tri-City Property Management

Bryan Palmaioli, Property Manager
pm@lakeparkvillageaz.com
 480-844-2224 ext. 114

Next Board Meetings:

Tuesday, March 2
 (Annual Homeowner Meeting)
 Tuesday, April 6
 Tuesday, May 4