

# LakePark Village Newsletter

## Lake Park Board Members

- President - Don Kozak
- Vice President - Brian Goedken
- Treasurer - John Dobel
- Secretary - Karen Dobel
- Member at Large - Tom Ruddy

## Property Manager

Bryan Palmaioli  
 Tri City Property Management  
 bryan.palmaioli@tcpm.net or  
 480-844-2224 ext 114



## Next Board Meeting

Wednesday, Feb 1<sup>st</sup>  
 at 3:00 pm  
 In the Clubhouse

## Pool News

Although the pool has not had much activity lately, it was a very busy year at the pool. A "Little Library" has been set up and we welcome all residents to check it out and take advantage of borrowing from and contributing to the library.



During the winter months the pool furniture is kept stacked up under the roof to protect it from the elements. If you wish to use it, please feel free to take it. We only ask that you place it back when you are done. This should also be done in the summer months when the furniture is neatly placed around the pool.

We also will be refurbishing the pool pergolas with new wood but this should be finished long before the swimming season.

**REMEMBER THE SPEED LIMIT AT LPV IS 13 MPH !**



## Message from the President

I hope 2016 was a good year for all our residents at Lake Park Village and that everyone had a Merry Christmas. We had several changes in ownerships here and welcome all those who are spending their first year here. It is encouraging to see that all of the new owners are planning on occupying their units and not turning them into rental properties. Again we welcome all those new residents.

2016 was a good year for LPV. We had very few costly emergencies and were able to complete several projects. During the summer we completed some xeriscaping between several of the buildings and plan to complete the rest during 2017. We also completed the curb and rock border at the rear of the outer buildings. It looks good and we are getting positive comments. Although it's not very visible from the front, it really improves our appearance from the golf course side.

Another project started was the wood trim repair, replace where necessary, and paint. This project was started in early December and will spill over into 2017.

We also passed a budget that allowed us keep our monthly assessment for 2017 the same as 2016 while able to schedule some additional projects.

We thank all those residents who helped make this a good year and wish everyone a Happy and Healthy New Year.

## Roof Replacements

To continue our policy of keeping our roofs under warranty, Renco will be recoating the following roofs in 2017.

Bldg	Units	When
5	49-54	May
8	29-34	August
16	122-127	August

More scheduling info will be provided to the units involved as we approach the start date for work.

## Solid Waste Barrel Repair/Replacement

If your Blue or Black Barrel is damaged, you can call the City of Mesa at 480-644-2221 to request a repair of the lid, wheels and/or body. If it cannot be repaired, it will be replaced with a like barrel.

Requests are processed Monday through Thursday, excluding city holidays. You can also go online at the following link to submit a request.

<https://secure.mesaaz.gov/custserv/solidwaste.aspx>

You will need the utility account # which is **507919167055** to make the request.

Go to Lake Park Village website to find all our community documentation: [www.LakeParkVillageAZ.com/Documents.htm](http://www.LakeParkVillageAZ.com/Documents.htm)  
 Send a request to be added to the email distribution list to [LPVWeb@LakeParkVillageAZ.com](mailto:LPVWeb@LakeParkVillageAZ.com) or [bryan.palmaioli@tcpm.net](mailto:bryan.palmaioli@tcpm.net)

## Tree Roots

We had an incident this year with tree roots finding their way into a drain line. This caused some sewage to back up into several units in one building. A plumber was called and the line was cleared and roots were cut.

Since the building drain line is approximately 15 feet below the surface, a dig out was deemed impractical.

The cause was suspected to be a tree in the front patio. The tree has since been removed. We are asking all homeowners with trees in their front patios to consider removal, since the roots can cause severe damage to drain pipes and water lines.

It is also the responsibility of the homeowner to keep all foliage within the patios neatly trimmed as to not rub against the building.

## Roof Rats

We have had several reports of roof rats in the area. They are usually attracted to citrus trees and pet food left outside. We ask all those with citrus trees in their front or rear patios to be extra observant and those with pets not to leave any pet food outside.

Any sightings should be reported to our Property Manager. Once the rats are here, they are difficult to remove.

## FHA Approval

We applied for and received FHA qualification for LPV. Being qualified makes it possible for a prospective home buyer to qualify for an FHA loan here at LPV, thus making it easier for a homeowner to sell his unit. There are several areas that are looked at, including number of owner occupied properties, governing documents, and health of our finances in order for us to qualify.

There is a cost involved but we feel confident that it will benefit our community by making it easier for homeowners to purchase here. We will also be listed on the FHA website as a qualified condominium.

## Communicating With Neighbors

We have a "Lake Park Village Neighborhood" utilizing a free online service called **NextDoor** which provides a private social network based on your address. This means that you can share information only within LPV or include neighbors from Dobson Ranch, if you want. You will find a link on our web site to facilitate joining or click the following link to join <https://nextdoor.com/invite/dxazksrbtqmndnwumcwa>

### What's the Benefit

- Online access to posted notices (e.g. from Maricopa County)
- Recommendations for local businesses & service providers
- Ask for help finding a lost pet
- Buy, sell or give-away items you no longer need
- Discuss community issues
- Publicize neighborhood events

### What About Security

- Everyone must verify their address
- Everyone signs in with their real name
- The website is securely encrypted (HTTPS)
- No information is shared with search engines (e.g. Google)
- No information is shared with third party advertisers

## Preserve Your Right To Vote

The Bylaws of Lake Park Village section 2.7 provide that:

*"In the event any Unit Owner is in arrears in the payment of any assessment, monetary penalties or other fees and charges due under the terms of the Condominium Constituent Documents for a period of thirty (30) days, the Unit Owner's right to vote as a member of the Association shall be automatically suspended and shall remain suspended until all payments, including accrued interest and attorneys' fees, are brought current, and for a period not to exceed sixty (60) days for any infraction of the Condominium Constituent Documents."*



The Board fixed January 31st as the date of record when eligibility is determined for the March 2017 meeting of homeowners.

In many cases the amount in arrears is fairly small – a fine, a late charge, or something of that nature. Please check your statement that will be included with the annual notice of assessment to see if you have forgotten something. Then square it up before January 31 so you are eligible to vote for members of the board and any other issues that appear at the annual meeting.



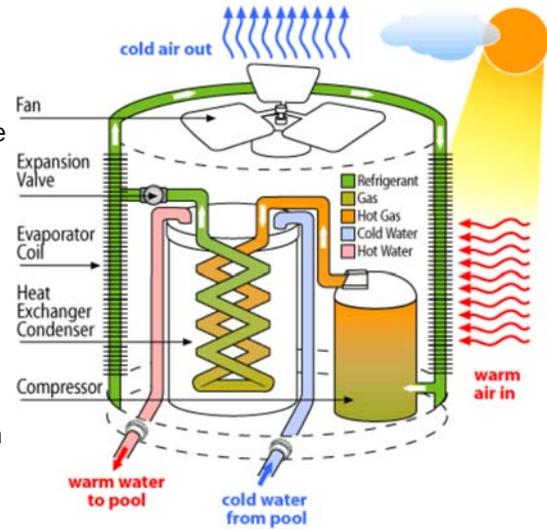
## Pool Heat is OFF

Our pool heater is a heat pump. Heat pumps use electricity to capture heat and move it from one place to another. They don't generate heat like a gas heater.

The warmer the outside air drawn in, the more heat is transferred to the pool. When average\* temperatures drop below 65 degrees, the heat added to the pool by the heat pump is less than the loss to the air so the pool temperature cannot be maintained. The electricity used is wasted.

Historically, average temperatures above 65 occur from mid-March through mid-November in Phoenix. In 2016, however, the warmer temperatures occurred in February, and the pool heat was turned on early. Generally, we want to see a forecast of average temperature above 65 degrees for at least a week to turn on the heat early because it takes several days to warm the water.

\* Average temperature is daily high plus low divided by two. For example,  $(80+50)/2 = 65$ .



## Safety First

Being a gated community that is surrounded by water LPV has always been a safe place to live.

We have a very low crime rate here but that doesn't mean that we are crime free.

It is up to all of us to maintain our own personal safety which includes keeping our car and home doors locked and reporting any suspicious activity to Mesa PD .

## Dogs

There have been several reports lately of dogs running loose in the community. We all love our dogs and they love to run loose but being a small community such as ours, it does cause problems.

We ask that all dog owners be courteous to others and keep dogs on leashes when outside. Also the doggie stations seem to be working as less dog poop has been stepped in lately.

Please pick up after your dog. You can drop the bags in the doggie station & our landscapers will take them away.

## Lake Park Village Lift Station

On December 21<sup>st</sup>, we experienced a pump malfunction. The first indication that we had a problem was the blinking red light on the Lift Station grey box. On the 23<sup>rd</sup> we had to lift the pump out of the pit by crane to see what had caused the problem. The picture on the right shows a technician pulling "rag" fragments (circled in red) out of the pump that had caused it to jam and trip the breaker. We were fortunate that he was able clean the pump and get it working.

We have a lift station because our buildings have basements below ground, meaning our sewer line is lower than the City of Mesa sewer line outside the front gate. Therefore, we need a lift station to pump our waste up to the city sewer.

Our pump can be clogged by improper items flushed into the sewer (see below for a partial list). These clogs can be very costly, often in excess of \$1,000 for the labor and equipment used. This represents dollars that could otherwise be used for items such as landscaping improvements, street repairs & other upgrades for the complex.

**No matter what it says on product labels**, the only things you should flush are **human waste & toilet paper**.

<p><b>YES</b></p> <p>Human Waste</p>	<p><b>NO</b></p> <p>Anything Else</p>	<p>Diapers</p> <p>Rags</p> <p>Paper or Shop Towels</p> <p>Baby Wipes</p>	<p>Dryer Sheets</p> <p>Feminine/Incontinence Products</p> <p>"Flushable" Wipes (they don't disintegrate)</p> <p>Cleansing Facial Wipes</p>
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