

# Lake Park 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.palmalioli@tcpm.net  
480-844-2224 ext 114



## The Next Board Meeting

Will be held  
Wednesday, May 4<sup>th</sup>  
at 5:30 pm  
In the Clubhouse

## Message from the President

In March of this year we held our annual homeowners meeting. Although live attendance was down, the absentee ballots were up which far exceeded our need for quota. We thank all those who took the time to send in their ballots which eliminated the need for us to go out and knock on doors. Those who attended enjoyed the food and refreshments.

The election of Officers was held and the incumbent Board members were re-elected. I wish to take this time to all those who voted for myself and other returning Board members. I am personally honored and humbled to serve another term. Being a Board member is sometimes more work than any of us had imagined but is very rewarding when we see our projects come to fruition. This year we plan to have several landscape projects completed (see Landscaping Updates on page 2) which have been in the planning stages for the last few years. We finally have the funds to get them going. We appreciate everyone's patience and remember, the goal is to have Lake Park Village "the best place to live".

## Drone

Recently we had a need to check the roof of one of our buildings. Since none of us wanted to climb up a ladder onto the roof, one of our homeowners volunteered his services to fly his drone, equipped with a camera, over the building and record a video. The results far exceeded our expectations and we hope to use his services in the future. The results can be observed on <https://youtu.be/DN5Fpu-c9tY>. Thanks, Matt

## Parking Update - Clubhouse Parking

Since we have limited visitors parking and the clubhouse is seldom rented, the Board has decided to convert the clubhouse parking to "Visitors Parking". New signs to indicate the change will be going up shortly.

In addition to the usual rules regarding Visitor Parking there will be a few additional restrictions. For safety, because these spaces extend farther into the street than others, no part of a parked vehicle may extend beyond the end of the painted lines. Larger vehicles parked there present a hazard for those going around the corner. Also, when the clubhouse is rented for an event, the parking spaces will be reserved for attendees of the event and not open for visitors.

Any vehicles that don't comply with these rules will be tagged and fined.

## Roof Rats

Recently a contractor working on a section of tiled roof reported being bitten by a roof rat. This is the first report we've had of roof rats in our community.

There is a lot of good information from the city of Mesa at

<http://mesaaz.gov/residents/neighborhood-outreach/roof-rats>.

While we hope this was an isolated incident, it is important to make Lake Park unattractive to roof rats. The main prevention is to keep the property clear of food and nesting places. They love citrus, so harvesting citrus completely is important. They will also eat pet food left out at night, and even dog droppings (which should be picked up anyway). Any rubbish left on a balcony or patio could be an attractive place for them.

They climb very well and spend most of their time above ground, so balconies are as important as ground level areas to keep clean.

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.palmalioli@tcpm.net](mailto:bryan.palmalioli@tcpm.net)

## Spring-Time Cleanup!

This is the perfect time of the year, before the summer heat gets here, to spruce-up your front and back patios (upper and lower) areas. These areas are to be appear kempt and free from inappropriate materials.

The things that we have noticed the most that need to be addressed are inappropriate items such as fish tanks, ladders, mops, fishing poles, shovels, tools, children's toys, window screens and clothing draped for more than two hours. Also, garden hoses are to be coiled-up and not strewn across the ground. Let's each do our share to keep the community looking good.

## Bee Wary

This is the season for bees to find new homes. If not discovered quickly, thousands of dollars in roof/stucco repairs can be spent due to honeycomb removal inside our building walls. So far this year we have 3 removals costing up to \$1000 each. If bee activity is reported quickly, an extermination only costs \$165.

If you see bees flying in and out of a crack or opening in the walls or roof on a regular basis, that means they have found a home, and we need to evict them.

Please call our property manager promptly. Give them the exact location where bee activity was sighted.

## Fishing

One of the amenities we have here is our water features. Since we stock our lake and moats with fish it does make a good place to fish. Being private property, fishing is reserved for our residents **ONLY**. Lately, people from the outside have been coming here to fish. Not only does this create a liability for us, it also invites unknowns to wander around our property. It is the responsibility of us all to remind those who don't live here that this is private property and not open to public fishing. For those of us who do fish here, we just ask that you be respectful of the other residents and not to fish directly behind their units.

## Little Free Library

Little Free Library is a national organization that has as it's purpose promoting reading. A main focus is to encourage neighborhoods to build & stock small structures with free books. The idea is to take a book of interest to you and also replace it with a book that you think another person might enjoy reading. In this way the free library becomes a sustained part of the community. Both adult and children's books can be circulated and exchanged in this way.

At the February monthly meeting the board of directors passed a resolution to encourage a Library box be built by community homeowners and to allow installation in a common area of our complex.

Following the spirit of the national organization that stresses conversation and using materials "At Hand", the project was recently completed with the assistance of a number of homeowners. Carol and Dick Kennedy (unit 9) were happy to find a use for quality lumber that was stored in their garage for years. Using that lumber Kennan Gillson (unit 23), who has enviable carpentry skill, constructed the library box. Tom Ruddy (unit 10) applied several coats of polyurethane to the structure to help preserve the wood. Tory Long (unit 106) used his artistic talents to put the lettering on the library box. Plans are to place the finished library box in the swimming pool area under the veranda to keep it out of the elements. This final step will be accomplished with the help of Don Kozak (unit 86).

## Stolen Car

A car was reported stolen from Lake Park about 8AM last Thursday. One resident noticed an individual behaving suspiciously at the time. If you have information, please notify Mesa police.

It's always a good idea to keep car, house, and garage doors locked even in a relatively secure environment like ours.

## Landscaping Updates

On Monday May 9 work should begin on the first phase of our xeriscaping project. This phase will provide a rock border between the grass and the buildings along the outer ring of buildings (units 1 to 90) and xeriscaping between units 10 and 11, units 18 and 19, units 40 and 41, and units 80 and 81. The rock border will reduce or eliminate damage from sprinklers to stucco and iron work on the back of the buildings. It also reduces the area of grass we are irrigating. The dry landscaping between buildings should improve the appearance of areas where irrigation has already been shut off to stop building damage. The narrow areas are also difficult to grow anything because of lack of sun.

The next phase which we hope to do in 2017 will cover the area behind the inner ring of buildings (units 91 to 127) and the remaining narrow areas between buildings in the outer ring. We also want to address the deteriorating landscape timbers around the inner lake.