

Lake Park Village Newsletter

Lake Park Board

board@lakeparkvillageaz.com

President

Don Kozak

Vice President

Heather Anne Cunningham

Treasurer

John Dobel

Secretary

Karen Dobel

Member at Large

Alexis Cabrera

Property Manager

Bryan Palmaioli

Tri City Property Management

pm@lakeparkvillageaz.com

480-844-2224 ext 114



Next Board Meeting

Wednesday, May 1st

Message from the President

Since the last newsletter, the Annual Homeowners meeting was held. It was well attended, and the incumbent board members were re-elected to serve another term. We thank all those who voted and those who took the time to attend.

The monthly HOA Board meetings are an important part of our community and a good place to find out what is going on in Lake Park. While the meeting's purpose is for the board to conduct the business of the community, we also rely on the input of homeowners present at the meetings.

As many of you probably have noticed, RenCo is continuing to work on our tile roof repairs (see Tile Roof Repairs below). We also have approved bids for the 5-year warranty maintenance work for Building 10 (units 11-18), Building 15 (units 116-121) and the Clubhouse. As the warranty work is scheduled, we will notify the residents in these units. Our commitment as a Board is to make sure the roofs are in the best shape possible.

Lake Park Village, traditionally, has been a very safe neighborhood, but as Summer is quickly approaching and people escape to cooler weather, we ask those who remain here to be vigilant and report any unusual behavior. This includes outsiders fishing in our moats and lake. We are a private community and our waters are **NOT** part of the Dobson Ranch lake system.

The Board and I are looking forward to serving in 2019 and making LPV a great place to live.

Clubhouse Internet Improvements

The board received comments at the April meeting that the clubhouse internet service is too slow to use on the pool deck. Since we were at the end of our two-year commitment, we signed up for service that is three times faster at a minor cost increase.

We also have installed an internet extender which placed an additional Wi-Fi transceiver closer to the pool area. Initial measurements showed the signal strength at most locations around the pool was two to ten times stronger. There are still stronger and weaker signal areas, so if you are having problems, moving to a different chair might help.

The service is available to residents of units who are current in paying all their assessments. You can send an email to LPVCLUB@LakeParkVillageAZ.com to request the password. Be sure to include your name and unit number.

This email is only for Wi-Fi requests. Other requests or questions should be sent to PM@LakeParkVillageAZ.com (for the property manager) with a copy to Board@LakeParkVillageAZ.com (for all the board members).

Tile Roof Repairs

Tile repairs for damage done to tile roofs last August is proceeding slower than any of us would like. There are 75 tile sections that needed some repair, and so far about one-third have been done. The board addressed the speed of repair with the roofing company. There are several issues, but ultimately, we want the job done well even if that's not as fast as we would like.

We are not aware of any leaks under these tile sections because they have a tar paper underlay. If you become aware of a roof leak, notify the property manager as soon as possible so repair of that segment can be prioritized.

Go to Lake Park Village website to find all our community documentation at lakeparkvillageaz.com/documents
Send a request to be added to the email distribution list to LPVWeb@LakeParkVillageAZ.com or pm@lakeparkvillageaz.com

Landscape Improvements

The board recently approved a plan to replace missing plants in the areas between parking spaces. As you know, many had trees which were blown over last August. Others have had plants die for various reasons. Overall, 37 of the 61 "islands" are included.

Eight different varieties of shrubs were selected for their color, suitability for this climate, and full-grown size as appropriate for the narrow islands. The number of trees blown over last August showed that the islands are too narrow to allow trees to develop a proper root structure, so we will not plant new trees in any of the narrow islands. We are placing a tree in two of the wider islands (between buildings). Islands that contain a transformer or light pole are not included because of SRP rules about access to their equipment.

The gravel around plants in the entry way was recently refreshed. A similar refresh is planned for the parking islands after the new plants are in place.

New Rules: About Signs and Flags

Homeowners and the board approved a revision to the Rules and Regulations at the annual meeting. Most signs visible from the outside of a unit are now prohibited. Specific exceptions are:

1. Real estate signs (For Sale or For Rent) which must be attached to the gate and/or back railing but not on a post in the ground.
2. Political signs ONLY from 70 days before an election to 3 days after. Political signs specifically advocate a vote for or against a candidate or a proposition. They do not include anything else and may only be attached to the gate or back railing.

Flags and banners are also restricted to those specifically allowed by state law (US Flag, Arizona Flag, etc.) and sports team flags. Other flags and banners of a non-objectionable nature may be approved by the board for display. Submit an Architectural Control Request with a picture or diagram of the flag you wish to fly.

The property manager will begin sending violation letters soon. If you have a sign (e.g. alarm company), please remove it and save everyone trouble.

About the Pool

Based on a poll of homeowners, the smoking rule was changed to "No Smoking or Vaping in Pool Area".

A new sign for the gate will be posted soon.

Bee Aware

Bees are beginning to be active and seeking a new home. We have had three reports of a bee problem so far this year. It is very important to recognize when bee activity should be reported.

Luckily two problems were discovered before a honeycomb was built. Warm weather can bring out swarms of bees. While a large swarm clinging to a building looks scary, it usually is not a problem. Bees building a hive inside the stucco or under the roof tiles are a problem.

If you notice bees coming and going regularly from a location, please call or email the property manager so that we will have them removed.

If the bees stay very long, removing their honeycomb gets expensive (\$1,400 - \$1,600), whereas exterminating the bees costs \$169. Also, a hive of Africanized bees could pose a danger to people and pets.



Reminder

Trash cans and recycle containers may be set out for collection as early as dusk on the night prior to collection and must be withdrawn and be hidden from view by midnight of the day of collection, for safety and appearance.