



Lake Park Village Newsletter—March 2017

President's Letter—by John Dobel

The Board has elected new officers as noted below. Write and let us know what you're thinking, what you like, what should be changed at the email addresses listed below.

Following Don's ten-year service as your president is a challenging task. We are all grateful for his efforts for and commitment to our community. Fortunately for all of us, but especially me, he is continuing as vice-president. The rest of the board is also continuing our service to the community.

For the time being I will continue to also act as Treasurer, but I would certainly welcome someone to be my replacement – as soon as practical.

There are four major new community projects for which we have budgeted money this year. In most cases, a project involves identifying exactly what we want done, finding one or more vendors to bid on doing the work, choosing among the vendors, and supervising the work to completion while dealing with any unforeseen issues that arise. Board members are unpaid volunteers who have other community responsibilities in addition to project management tasks. We meet regularly only eleven times a year so it can take a very long time to get projects done.

The Board could use help. Your help.

If you have a passion about any of the projects listed on page 2, want to have a lot of influence on how they are done, and would like to contribute to your own community, please volunteer to be a team member.

Without additional help, these projects will likely get done, but perhaps not this year nor as well as they could be with your help.

Annual Meeting Notes:

Gift Card Drawing

The winner of the gift card drawing was Diane Wheeler.

Results of Election

Two incumbents (John Dobel & Karen Dobel) were running.

The two incumbents were elected by acclamation.

The revised Rules & Regulations were also approved.

Lake Park Board Members

President - John Dobel

Vice President - Don Kozak

Treasurer - John Dobel

Secretary - Karen Dobel

Members at Large:

Tom Ruddy

Brian Goedken

Property Manager

Bryan Palmaioli

Tri City Property Mgmt.

Phone: 480-844-2224 ext 114

Email Addresses:

Board:

President@LakeParkVillageAZ.com

VicePresident@LakeParkVillageAZ.com

Treasurer@LakeParkVillageAZ.com

Secretary@LakeParkVillageAZ.com

MemberAtLarge@LakeParkVillageAZ.com

Or reach all Board members at:

Board@LakeParkVillageAZ.com

Property Manager:

bryan.palmaioli@tcpm.net or

PM@LakeParkVillageAZ.com

Wood Painting

The wood trim on all buildings has been freshly painted. Rotted wood was replaced. The wooden pergolas in the pool area have also been refurbished and repainted.

This had been scheduled every eight years, but the board has decided to schedule it every five years so that it doesn't deteriorate so much between paintings.

Go to the Lake Park Village website to find all our community documentation: LakeParkVillageAZ.com

Send a request to be added to the email distribution list to LPVWeb@LakeParkVillageAZ.com or bryan.palmaioli@tcpm.net

Projects (continued from page 1)

1. Granite Borders and Xeriscaping

This is the completion of the work done last year behind the buildings along the moats and three of the between-building areas. We have bids for the work and have made most of the decisions about design and color. This will just require some confirmation of scope and coordination of the work.

2. Tree Trimming, Removal, and Replacement

We have a detailed proposal for tree trimming and removal from CleanCut. We have a general proposal to plant 24 new trees. However, this project will involve deciding exactly what kind of trees and exactly where they should be planted. Since these will mostly go directly behind units, homeowners should have the opportunity to comment on the trees planted near their units.

3. Center Lake Landscape Renewal

This is the least defined project, and will probably take the most work. The landscape timbers which shore up the banks at the corners of the center lake have deteriorated badly and need to be replaced. Our thought is to use stacked stone walls to replace the timbers. We should also take the opportunity to look at refreshing trees and shrubs, irrigation, and other features in those areas. We need to obtain one or more designs, refine and choose among them, and coordinate the work. People who live on the lake and will be able to look for years with pride upon the results would make good candidates.

4. Main Waterline Valve Replacement

In contrast to the other projects which might appeal to someone's artistic side, this is an engineering project. We have eighteen major valves on the water line to shut off segments of the main line or branches going to individual buildings. Unfortunately, many of these valves have not been used and are frozen or buried. So, when we have a water leak, all water to the entire campus has to be shut off. Replacing the valves is very expensive, so the board decided to budget three a year for six years. In addition to choosing the vendor and coordinating the work, the challenge in this project is to decide where to start – namely, with the valves that will enable us to isolate a portion of the main line for shut off while maintaining water for most of the campus.

Swimming Pool.

Warm weather has allowed us to heat the pool much earlier than usual this year. The heat was turned on February 2 with the water temperature at 55°. It took about 10 days to come up to temperature, (85°) but it has remained in the 80's ever since.

Wi-Fi is available in the pool and clubhouse area to residents who are current in their assessments. If you qualify and would like the password, send an email with your name and unit number to LPVCLUB@LakeParkVillageAZ.com

Front Gates

We are fortunate to live in a gated community. Although gates don't keep outsiders out 100% of the time, they do act as a deterrent.

To prevent gate accidents from happening, it is always wise to stop and make sure the gate is fully open before proceeding, especially when following someone in or out. The gates are mechanical and are slow to respond. It's always better to be cautious.

We keep the gates open during the busiest times, weekdays from 7-9am and 4-6pm. This helps prevent wear and tear.

Parking

Since there are lots of visitors here during the Spring, it's important to keep our 28 visitor parking spots available, since they are shared by 126 units.

Anyone who uses visitor's parking for more than 3 days consecutively, or more than 4 times in 4 weeks should obtain a parking permit from TCPM.

The HOA only issues permits to actual visitors for a period of two weeks or less. Repeat offenders may be fined or towed away.

Bees

Warm weather can out bring swarms of bees. While a large swarm clinging to a building looks scary, it is not really 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 somewhere, please call the property manager and we will have them removed.

If the bees stay very long, removing their honey gets very expensive. And a hive of Africanized bees could pose a danger to people and pets.