



Lake Park Village Newsletter—May 2017

Xeriscape Project Approved

The Board has approved the Xeriscape project bid. This project will include gravel and paths between units 34-35, 48-49, 54-55, and 74-75. Gravel borders with curbs will be installed on the blank sides of units 1, 64, 65, 90, 102, 108, and 109. The blank sides of units 91, 103, 114, 116, 127, and the pool side facing East are not included. They will be considered as part of the central lake project which may need a border.

In addition, a gravel border with curb will be installed around the pool enclosure from the entry gate to the corner facing the lake.

There was little enthusiasm from homeowners for a gravel border behind the lakefront units, so that element was removed from the project.

While a definite schedule has not been received, we hope to begin work within a month.

If you have questions or comments, send them to the project leader, Don Kozak at

VicePresident@lakeparkvillageaz.com

Central Lake Projects Started

The project to replace the deteriorating landscape timbers around the central lake has been chartered. The Project Leader is Brian Goedken. He is being assisted by Scott Grove.

The first step will be to come up with a conceptual design that can be the basis for soliciting bids.

A second project has also been started to identify the costs and feasibility of installing a fountain in the center lake. The project leader for that is Tom Ruddy assisted by Don Kozak and Nancy Farrell.

Roof Repairs Starting Soon

Weather permitting repairs will be scheduled for May 15 to 19. The flat roof recoating will start on buildings 5 (units 49-54), building 8 (units 29-34), and building 16 (units 122-127). Air conditioning units may be shut down temporarily, and some damage may occur to satellite and other cables that run across the roof.

We apologize for any inconvenience. This work is done to each building every five years to prevent leaks and maintain our roofs in warranty.

Little Free Library

The book exchange box located in the pool area seems to be getting more use. If you haven't participated give it a try. Or if you have books that you think others might enjoy, please donate them by putting them on the shelves.



Dobson Ranch

Living at Lake Park Village we are also part of the larger community of Dobson Ranch. This entitles us to all of the amenities that Dobson Ranch offers. Check the monthly "Ranchers RoundUp" to see all that they have to offer.

Lake Park Board Members
President - John Dobel
Vice President - Don Kozak
Treasurer - John Dobel
Secretary - Karen Dobel
Member at Large: - Tom Ruddy - Brian Goedken
Reach all Board Members at Board@LakeParkVillageAZ.com
Property Manager
Bryan Palmaioli Tri City Property Management bryan.palmaioli@tcpm.net 480-844-2224 ext 114

Fishing

Since we have water surrounding our community and a center lake, it presents an attractive fishing spot. But being a private community, we are not open to having outsiders fish here. Catch & release fishing is permitted for residents and their occasional guests only. We do periodically stock fish at a significant cost but that is to keep our waters healthy. In fact we are planning to restock fish in the near future.

If you see anyone fishing that doesn't look like they belong here, you can politely ask them to leave. If they say they have a Dobson Ranch fishing license, politely inform them their license is not valid here whether they are fishing in the interior lake/moats or from the golf course side.



Flat Screen TV in Clubhouse

A 55-inch flat screen smart TV has been installed in the clubhouse. It has apps that can access Netflix and other services from the internet if you have an account. There are also HDMI ports where a computer or optical disk player can be attached. It does not have access to cable or antenna.

Possible uses during an event would be for a slide show of relevant pictures, Skype to include someone far away, and presentations (like PowerPoint). If you plan to use it during a clubhouse rental, be sure to mention it in your application so you can be briefed on setup.

Garage Lights

Did you ever notice that when your garage light goes out, it magically gets replaced. Well there is no magic about it. Actually board members go out periodically and replace those burned out lamps. In addition to keeping all the lamps lit, it is also done to keep them uniform.

We have been using CFL bulbs which are long lasting but they are being phased out in favor of the longer lasting LED's. Since the LED's are more expensive, we will be replacing the CFL's with the newer LED as they burn out.

On another note, the sensors for the lights are on the garage roofs and some have been burning out. As an alternate fix, some sensors have been installed in the lamp sockets and they seem to be working fine. The Board will be monitoring this fix.

We will also be painting the garage fixtures black to return them to their original color.

