



Lake Park Village Newsletter- September 2017

President's Message

At last the worst of the summer heat is over, and we can look forward to better weather. Along with lower temperatures, football, and falling leaves, Fall is also the season for making budgets.

We, the homeowners of Lake Park, jointly own the buildings, lakes, and land, but also the streets and the water and sewer systems which run under them. All of this is over 35 years old, so repairs and replacements are to be expected.

Elsewhere in the newsletter, articles describe possible improvement projects that are being worked on – a fountain for the center lake and rebuilding of the lake corner landscaping. We will be asking for your input on these items as we prioritize our limited spending resources among the needs and opportunities.

Front Gate

The front gates have been having intermittent problems for the past month. Most recently, cars have been unable to get in using the keypad. Our gate company, BSN, came out and found that the database containing the key codes had been wiped out. Attempts to re-enter the codes failed, so a board replacement was needed.

BSN suggested that a complete replacement of the main call box would be our best option, since parts were becoming harder to get due to the age of the existing box. The Board decided to go with this option . Since it needs to be a special order, wait time is about 3 weeks. In the meantime, the front in gate will remain open.

Pest Control

We primarily deal with three types of pests at lake Park: bees, roof rats and pigeons.



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 before they can establish a hive within the walls. Exterminating bees costs \$165. Removing the hive/honeycomb can cost thousands. Most of that cost can be prevented, if we take timely action to stop them by reporting the exact location where you have seen bees coming and going to our property manager.

We have had problems with **roof rats** and hired a pest control company to trap them, as well as, trimming community trees away from the buildings to help prevent access to the roofs. For more information regarding roof rats, access the following links: [Mesa Neighborhood Outreach](#) & [Maricopa County Roof Rat Information](#).

Pigeon feces is also a problem. One way to help control this is to **NOT** feed birds. Feeding the ducks leaves bread crumbs that attract the pigeons. Some homeowners have installed pigeon spikes which is a deterrent, but as long as food is present we will continue to have the problem. Pet food should also not be left out on patios, balconies or courtyards because it can attract both pigeons & rats.



Lake Park Board Members**President** - John Dobel**Vice President** - Don Kozak**Treasurer** - John Dobel**Secretary** - Karen Dobel**Member at Large:**

- Tom Ruddy
- Brian Goedken

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Overseeding

On the advice of our landscape company, Lake Park will not be overseeding the lawns this winter. This is needed to rest the soil and improve the quality of the turf. We all appreciate year-round green grass, but the lawns should all be healthier next year and beyond for having one season of rest.

This came about when we asked our landscaper about problems with the winter rye grass on the North side of the complex. For several years, the winter grass has been very sparse there, and, along with heavy watering, has been more mud than grass. When we proposed skipping the overseeding for this area, he suggested that we skip a year everywhere to rest the soil.

We have the same issue with the flower beds at the entrance. Every once in a while, we need to let them rest and recover with no flowers for a few months.

Palm Trimming

We will be trimming our palm trees again this year.

This year we will also start skinning the dead remains of fronds from the palm trunks. Not only does this make for a neater appearance, but should also reduce the cost of trimming and reduce palm debris caused by heavy winds. We will start with the palms that pose a safety risk from falling debris (eleven tall palms in the entrance, the three palms in the island near unit 91 and the eleven palms closest to the cart path along moat 2). Next the skinning will continue by the pump and waterfall to skin palms along moats 1 and 3 until the contracted footage is completed.

Skinning is a costly process so we will be doing it in phases. The first phase will include skinning 1000 feet of palm trunks.

We thank the Dobson Ranch golf course for allowing us the use of the course for access.

Water Usage

Since May of this year, we have noticed a large increase in water consumption inside the units. We have a separate meter for landscape irrigation where usage appears normal.

The increase is around three to four thousand gallons a day, so it's not a leaky toilet or someone taking long showers. It could be a leak somewhere past the meter (which sits outside the front gate, but we think that much water would come bubbling up out of the ground or show up in someone's basement).

We had a similar increase from 2012 to 2015, and we never found the cause. That much extra water costs us about \$8,000 or more per year, so if you know where the water's going, or have any ideas the Board would like to hear from you.

Fishing

Fishing in our lake and moats by outsiders continues to be a problem. Most of the violators are kids who are not current residents of LPV. Our waters are private and the Dobson Ranch fishing license does not apply here.

We periodically stock our waters with fish that help our environment and are not for the sport of outsiders. The Board is considering issuing a Lake Park fishing permit for those residents who wish to fish here.

In the meantime, residents are welcome to fish here, but let's keep an eye out for those who don't belong.

Lake Fountain

The LPV Board is considering placing a fountain in the lake similar to those that the Dobson Ranch Association has in three of their lakes. AquaMaster is a company that makes fountains for HOA's like ours. The proposed fountain would be a 1 HP size that would shoot a center spout about 10-12 feet high along with a smaller circular spray around the base.

As presented the total cost of the fountain and installation would be approximately \$10,500. Ongoing cost would mainly be for electricity and that would depend on the amount of time that the fountain is run.

LPV Homeowners who have been here since the 1990's will remember there once was a lake fountain here operating during the day that provided a pleasant visual along with white noise from the splashing water. The Board has heard from some homeowners already that the fountain should be brought back as it added a lot to the livability of LPV.

The Board is hesitant to sign off on this project as it is facing a number of other projects that are expensive; In the next 1-3 years, repainting the exterior of the HOA, resealing the roads/driveways in the complex, refurbishing the terraced corners of the lake and recoating six roofs in 2018. Plus, unforeseen expenses this year include replacing the fire hydrants at a cost of \$13,500 and fixing the front gate entry pads that recently stopped working at a cost of \$3,850 for a new call box . As our community ages, things are wearing out.

This fountain project may seem to some homeowners a luxury we should not consider. Thus, homeowner input is important to the board before a decision to go ahead with this project is made. There a link on the Home page of the LPV Website ([click here](#)) for access to a video showing the proposed fountain in operation and a link to send your comments to the Board.

Lake Corners Landscaping Rejuvenation

In 2016, the Board initiated a plan to rejuvenate certain areas of the community landscaping. We started with installation of xeriscaped borders around certain buildings vulnerable to irrigation water damage in 2016 and completed the task earlier this year. This mostly benefited those buildings that line the moat. The next phase is to spruce-up the three corners that define the center lake. We are coordinating with Clean Cut Landscape Management company, the firm we utilize for regular landscaping maintenance activities, to outline some options. To date, we have a rough bid to help the board scope what can be accomplished for a reasonable outlay.

The general thought is to maintain a tiered terraced profile that will replace the railroad ties with attractive hardscaped walls. Various types of colored flowers, bushes, plants, and potentially trees will adorn each tier for maximum visual impact. Given the anticipated costs of hardscaping materials, the Board took the initial step of reducing the overall footprint of the to-be-developed area from the current size by roughly 25%. By hardscaping the majority of the area, it should be more resilient and long-lasting making the upfront investment worthwhile over the long term.

Should the plan be authorized as currently envisioned, this will involve (1) demolition and re-shaping of the earth, (2) installation of appropriate water drainage and electrical facilities, (3) construction of the tiered walls, and finally (4) the plantings. We are also considering a lighted pathway to walk through each corner which will aid Clean Cut in maintaining the area as well as reduce damage from people walking across the area instead of walking around it as is currently occurring.

The Board still has much work to do to fine-tune the options and associated costs. As a general note, landscaping costs are provided for in the Operating Budget and are not separately allocated as a Reserve Account item. However, replacement of the landscape timbers on a thirty-year cycle was included in the 2017 reserve study. The first replacement was scheduled for 2017 for \$25,000 though, at the time the project had no definition whatsoever. The rough bid suggests that the final cost (as presently outlined) will be several times this amount. As the Board gathers a more focused definition, we may invite homeowner comments on the plan prior to final authorization. Ultimately, revitalizing the landscaping is a necessity to maintain home values.