



Lake Park Village Newsletter—Winter 2017

President's Message

On November 8, the board of directors voted to increase the 2018 assessment 5% to \$306 per month. This was a painful decision, but was necessary to cover increasing costs of maintaining our aging property. There was no increase from 2016 to 2017, and since 2009, the average increase has been 2.7% per year.

Two areas are responsible for most of the increase.

The first is utilities which account for 29% of our expenses. The City of Mesa has increased their rates 3.5% for water and solid waste (trash) and 4% for waste water (sewer). In addition, our usage of interior water (not irrigation) has recently increased several thousand gallons per day over the level of the past few years. Since sewer charges are also based on interior water usage, that also has increased. In total, the utility budget is up \$11,400 over this year.

The second is reserve contribution which is up \$12,000 (10%) over this year. This is the amount we save for big expenditures like repainting, recoating or replacing roofs, repairing or replacing the streets, and so on. The Reserve Study that was done last year showed that even with this increase and another 10% increase next year, by 2019 we are at high risk of either deferring essential maintenance or needing a special assessment should something unplanned occur, thus it is essential to keep up the funding.

There are smaller decreases in some other areas, and we will carry cash over from this year to hold the increase to 5%.



The Holidays are almost here -- Time to Prepare for Visitors!



Parking

Please remember that the "Visitor Parking" areas are for "occasional" visitors ONLY. If you are expecting a guest who will need to park in "Visitor's Parking" for more than 3 days, you will be required to have a permit issued by the Lake Park HOA through our management company. This permit would be for a specific period of time (2 weeks or less). The permit will indicate the duration of stay, the vehicle license number and the owner. Please call our property manager, Brian Palmioli at (480) 844-2224 ext 114 or email him at pm@lakeparkvillageAZ.com to request a permit. We only have 25 visitor spots for 126 units (i.e. 1 visitor spot for every 5 units).

Lake Park Village Sewer Situation

In the past it seems that we have had more problems with our sewer system during holidays perhaps because visitors are not as careful as they should be in what they flush. So-called "Flushable" or "Sewer-and-Septic-Safe" disposable wipes are **NOT** safe for our system. Wipes do not disintegrate in water as quickly as toilet paper & can cause debris in pipes & the transfer station which can clog our sewer lines & the lift pump.

No matter what it says on the product labels, the only thing you should flush are human waste & toilet paper, in other words the **3 P's**.

Please help us avoid unnecessary expense due to "improper flushing"!

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

PM@LakeParkVillageAZ.com

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

Did You Know?

Your back-patio fence is the homeowner's responsibility to maintain. When the original buildings were built, the fence was a homeowner option. If your fence is rusted or in disrepair, you need to fix and paint it, or have it removed entirely.

The interior surfaces of your balcony are also a homeowner responsibility to maintain. When the buildings are painted, the association will paint the stucco and railings. However, the deck and any coating or covering on the deck are homeowner responsibilities to maintain and/or replace.

Trash and recycle barrels may be placed on the curb the night before collection. However, they must be hidden again the night after they are collected. If your neighbor isn't home, bring his barrel in when you bring in yours so our community looks as nice as it can.

The City of Mesa will replace damaged barrels if you contact them. See our website for details ([Community Info-Trash / Recycle](#)). If you'd prefer the smaller black barrel, you can also request that – and it saves money. The city charges more for a large barrel.

Problems With Pigeons

Recently there have been complaints about pigeons and pigeon droppings concentrated in some locations. Because it is not a problem everywhere in Lake Park, the board believes this problem is caused by people feeding birds on the grass near these locations.

The Lake Park Village CC&Rs section 6.03 states (in part):

No Nuisance shall be allowed upon the Property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the Property by its residents. All parts of the Property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. ... No Unit Owner shall permit animal feces to be deposited upon or remain upon the property or any part thereof.

The board has determined that feeding birds on the property is, in fact, a nuisance as defined above, and we will take enforcement actions against any resident feeding birds anywhere but in the lake or moats. In addition, any dead birds or bird feces on a balcony, patio or other part of the exterior of a unit, is the responsibility of the homeowner to remove as noted above.

Let's be reasonable and responsible, and eliminate the root cause of the problem without the HOA having to get involved. If you are feeding ducks or pigeons, please stop. If you absolutely must feed ducks, make sure that bread or other food goes into the moat, **not on the grass** where it is available to pigeons and rats. Do not leave pet food outside on the ground or on your balcony.

If your neighbor is doing these things, ask them to stop for all our sakes. If they don't, report them to the property manager.