

LOS LAGOS VISTAS NEWSLETTER, DEC 2018

Phone: 928-453-6759 Website: www.loslagosvistas.com

WELCOME TO "WINTER" IN THE LAND OF THE SUN!! Welcome returning winter residents and guests!! The flock has landed! Snowbirds are already celebrating, renewing friendships and enjoying our beautiful surroundings. Speaking of the flock, in case you missed it... a flamingo "return of the flock" party was held on November 28. Food, music, karaoke and a good time was had by all. Los Lagos has many activities and upcoming events planned to enhance your stay this winter. We truly are a place where friends become family. Getting to know your neighbors is what makes this community so special. In addition to the social activities, we also encourage you to attend our monthly HOA meetings.

LATEST NEWS

Roofing: 14 roofs have been completed to date, with the hopes of 2 or more being completed before the end of the year. Our budget has supported paying for new roofs without a special assessment.

LRP: The Pima Wash project was completed last spring. The rocking project was completed behind buildings #28 and #29. The next project will be the roofing and metal fascia in Circles 1, 2, 7 and the Townhomes.

Updating Rules and Regulations: The Board is currently drafting a SYNOPSIS" of the Revised Rules and Regulations. The complete Rules will be available on the website in January, and once approved, the synopsis will be ready for placement in welcome packets. Please read the synopsis of the rules and refer to the website for additional information. Topics covered are pool and rec area use, architectural requests, parking, renting, etc.

Survey: Something new this month! Enclosed in your December mailing, you will find a survey that we encourage you to complete, and return to the Board. The intent of the survey is to allow Members to submit ideas, comments, thoughts and concerns. Your input provides guidance to the Board in developing the Long Range Plan, as well as how best to serve YOU in the future. The survey is anonymous unless you prefer to sign your name.

Nominations: Three positions on the Board of Directors will be open for election for 2019-20. If you are interested in serving your Association, it is a great opportunity to pay it forward to ensure that Los Lagos remains a great place to live and play. Reasons to serve on the Board include: Be the voice for others; be part of the solution in solving issues by collaborating with ideas other than your own; be part of a team whose purpose is to make Los Lagos a better place for all. The nomination form is included in this Newsletter and can also be found on the Website. Contact Connie Vergine, this year's Nominating Chair, if you have questions.

REMINDERS

Renting: If you rent your unit during the year, remember that you are permitted to rent your unit for a period of between one (1) and six (6) months during any twelve (12) month period. This applies to ALL Condos purchased after January 23, 2008. Weekend and/or nightly renting is prohibited. Please review rental guidelines on our website under the CCR's: Article XI, Section 12.

Tenant registration: Renting your unit includes turning in a [tenant registration form](#) which is available for copy on our website. The tenant registration form is required by the CC&Rs and provides the Association contact information, phone numbers for emergencies, etc. Homeowners please provide your tenant with the form to complete, and then turn in the completed form to your Circle Captain, or mail it to the Board address: 1700 Montana Vista, LHC, AZ 86403. Our Circle Captains are ready to greet new homeowners and renters with a welcome letter and can answer questions your renters may have. Circle Captains also check to make sure there is a registration form on file if there is a new renter. **Your Circle Captains are** (listed in order of Circles): **1 & Townhomes**—Carla Woolington, Mary Abbamonte; **2.** Char Lawrence, Jane Jackson; **3.** Joan Gribben, Pat Orn; **4.** Judy Jones, Rosie Weston; **5.** Bette Hauber, Joanne Bartnik; **6.** Ardith Richards, Connie Vergine; **7.** Elaine Nelson, Carol Rumann.

Pet CC&Rs rules: If you have a pet, or have a renter with a pet, please check out the website for the complete rules on pet ownership. No more than 2 dogs per unit are allowed. Dogs must be on a leash at all times. Waste must be picked up immediately and placed in a dumpster. Patios are not considered an area for pets to relieve themselves, nor a storage place for pet waste, and are cause for an immediate fine. Owners observed not picking

up will be fined \$75.00 per incident. We strive to keep our complex free of unsightly pet waste. Report all observed violations to any Board member.

Please provide the Association with an emergency contact name and phone number, and the name of the person who is checking on your unit during periods your unit is empty.

HOA dues are due by the 10th of each month. Please make sure your financial institution mails or transfers your monies on time. We do not have electronic transfers available for payments.

Change in your address, phone number or email? Please notify Marcy! Thank you!

Speed limits in the complex is **15 MPH**. Please be courteous and slow down for the safety of all.

ASSOCIATION MEETING SCHEDULE: The scheduled regular Association meetings are at 7 P.M. and held at the Aquatic Center, 100 Park Avenue. The February meeting is our ANNUAL MEETING with election of Board members, Adoption of the budget, and review of the past year's accomplishments. We welcome and encourage all members to attend and participate at our Association meetings. Executive meetings are held the first and third Mondays of each month. Locations and times are posted on the Circle Boards.

January—January 17

February—February 21 (Annual meeting)

March—March 21

April—April 18

NOW FOR THE SOCIALS! Saved the best for last!

Our **Social Committee** (Judy Jones, Chair) has planned many fun and exciting events for all you social merry makers to attend! Get ready for a bundle of fun and giggles...

Christmas caroling Dec 16, Coffee every first Saturday at the Pool, Potluck dinners (poolside) Wednesdays during February and March, the now infamous St. Patrick Day party, Beer and Bocce Ball, wine tasting party...and for you athletes and competitors: hiking, bocce ball, line dancing lessons, tennis, pickle ball, and... bridge. There are special events planned all season. Social calendars are posted on the Circle Boards with dates and times.

Check out our Los Lagos Vistas Website! At www.loslagosvistas.com you will find our current CC&Rs, rules and regulations, forms to fill out, and a host of other information about our community. Our website is updated frequently and we welcome your comments and input including pictures that you may wish to contribute.

Want to send an email? Contact us at loslagosvistas2@gmail.com.

TULIPS AND TURNIPS

TULIPS TO: Our returning Owners and visitors that make our stay in the winter so enjoyable.

TULIPS TO: Jan and Dave for planning the Return of the Flock party!! FUN!

TURNIPS TO: Dog owners who violate the pet rules!

TULIPS TO: New Owners getting involved and displaying a positive influence in our Community.

TURNIPS TO: Speedsters who ignore the speed limit on Montana Vista and in the Circles!

TULIPS TO: The BOD for 2017-18 accomplishments and continually striving for constructive and cohesive working relationships!

TULIPS TO: Dan and Tony for their constant care and management of our complex.

Want to contribute?? Just send your tulips or turnips to our editor. We reserve the right to limit or edit your suggestions.

Thank you to all Owners for your support of the Board, and for helping to make Los Lagos Vistas a better place now and in the future. Please remember to fill out the survey and mail it back.

Have a wonderful Holiday Season! Bless each and every one of you and your families. As we end 2018, let us give thanks for all that we have and remember to be kind and good to each other. No act of kindness, no matter how small is ever wasted. Goodness is about character—integrity, honesty, kindness, generosity, moral courage and the like. More than anything else, it is about how we treat other people. **Hello to 2019!!**