



Los Lagos Vistas Newsletter SEPT 2019
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FALL IS IN THE AIR! Greetings to all Residents! Summer birds, Snow birds and especially our local Full-time birds! We hope your summer months have been both relaxing and enjoyable wherever you spent your summer on our planet. We look forward to the “return of the flock” in the fall! Meanwhile, here are some of the latest updates and news of the complex.

BREAKING SUMMER NEWS.... WELL, NOT REALLY “BREAKING” ...but maybe we got your attention:

DANNY BOY RETIRED AND RODE OFF INTO THE SUNSET! Ah yes, begorrah! Our Maintenance manager, Dan, chose early retirement in July, and despite a lot of fluttering, gasping, and a few tears amid handshakes....it became official. His retirement was a blow to many and a loss to Los Lagos. BUT...another door has opened, and it has given Dan a new outlook on life....and he loves it! He is happily retired, playing golf, fixing up his new home, and sends greetings to all his friends at Los Lagos Vistas. There will be a retirement party for Dan sometime in the early fall or winter, to pay our proper respects to a long standing and valuable employee. He was a fixture for most of us. Dang, even my dog will miss him and the treats he handed out!! Whoof!

THE OLD AND NEW OF IT.... Employees that is. Thankfully, Tony is still with us. Tony brings a wealth of knowledge to the complex, has an extensive history of working here with Dan, and is always there when we need him. We hired a new Maintenance person, Dave, who comes highly recommended not only for his skills, but also his excellent work ethic. We're lucky to have him! As an added bonus, he has first-hand knowledge of our complex' landscaping needs. He ran the crew at P.J.'s Landscaping, prior to coming here. Together, we believe that with Tony and Dave, we are in good hands.

OTHER SUMMER NEWS:

We hired a **professional pool company** to take care of the chemicals, testing and maintenance of the pool. We are certain this will be an added positive to the Owners. Grab your suits and towels and come on down!!!

The **Pergola** at the pool was completed late May, is awesome and a great addition to the Rec area.

The **streets were re-sealed** in June and the parking strips recently painted.

We currently have **26 new Owners** since January 1, 2019. Welcome to Los Lagos! We encourage you to participate in all that we have to offer. This is a place where neighbors soon become friends, and friends become family. We encourage you to get involved in our activities, social events, meet your new friends and neighbors and attend our monthly meetings. Please read your CC&'Rs, Rules Synopsis, and take a tour of our Website where you will find a myriad of information, Rules and Regulations, Forms and answers to most of your questions. Let us know what you are looking for, if you have questions. We continually are striving to improve all aspects of our complex, to make this a great place to live.

NOTES FROM OUR PRESIDENT, Jack Batten:

Roofing—We have received estimated pricing for a preliminary list of (roofing) work still needed for the 24 condo buildings in Circles 1, 2, 7 and the Townhomes within our complex that have not already been updated. Most of that work will consist of covering the fascia, soffits, and trim, replacing tile where needed, and increased guttering on all three building styles. The roofing committee will finalize the work specifics and pricing this fall, and start the second phase of our roofing program.

Long Range Plan—This past winter, we asked for volunteers to help work with us to put more meat on the skeleton outline provided by the LRP Steering committee. Several Owners volunteered and we will be tackling the Priority items, selected by the Board members, using a committee approach, starting this fall. Thank you to those who volunteered to serve on this committee.

NOTES FROM OUR VICE-PRESIDENT—Ed Teixeira:

Ed writes: “FYI-Los Lagos was closed this summer. 😊 Oh wait, it wasn't! “The asphalt was re-surfaced, a roof blew off (in a recent storm with extremely high winds), we had a big leak in Circle 4 and a few little things. The roofing project was finished in the upper circles, and the new work in the lower circles and Townhomes will be starting soon. Dan retired, and loves it. We hired a new guy named Dave, and Tony is still with us”. Ed would like to encourage Owners, particularly those who live here year-round, to consider stepping up to run for the Board. Being here year-round to handle unexpected issues is important. “Being on the Board is easy: no, really it is”.

****Whew!! Hats off** to Ed, Wayne, Dan and Tony for handling all the unexpected issues this summer. Thanks Ed and Wayne, for being there and taking care of what traditionally was only taken care of by Maintenance.

SPEAKING OF AN UPCOMING ELECTION: (NO..... NOT November 2020.....stay with me)

Two Director terms will be up for re-election this year. Those two individuals are Kathy Yager and Connie Vergine. In November, the Nominating Committee will ask for volunteers willing to serve a 2-year term. All candidate names will be placed on the ballots. Ballots are mailed to all Members in January, and elected at our Annual meeting in February. There are no specific qualifications required. However, candidates should: be willing to serve and volunteer their time and talents; remain courteous; be able to work well with others; prioritize the Association's welfare and needs of all Members above their own; and remain professional and respectful to others. Attendance is expected at regular and executive meetings from October through April. Being a full-time resident is not a requirement, but certainly an asset. The Board needs individuals who are good leaders as well as good people.... those who are insightful, purposeful and will strive to keep our Board successful, in order to protect our investments for the future.

TIME TO MARK YOUR CALENDARS!! OWNER MEETING DATES FOR 2019-20:

2019: *October 17, *November 21 and *December 19. * All meetings are on a Thursday.

2020: *January 16, *February 20, * March 19 and *April 16. All meetings are on a Thursday.

All Members are encouraged to attend the Owner Meetings. Owner Meetings are held October through April, at the Aquatic Center, 100 Park Avenue, at 7:00 P.M.

EMERGENCY!! EMERGENCY!! CONTACT INFORMATION FORM INCLUDED IN THIS MAILING.... PLEASE FILL OUT AND RETURN!!

This past summer, issues arose when we needed Owner Emergency numbers, and we did not have current Owner information. It was both time consuming and frustrating trying to respond to Owner needs or an emergency without that information. We generally update this basic information every few years, and so are updating it now.

Please return the enclosed form, regardless of whether you think there are changes in your information. It is imperative that we have the correct information for all Owners, and is especially critical during emergencies. The form is also available on the Website. You can return your form either by mail to: 1700 Montana Vista, LHC AZ; or download it and e-mail it to loslagosvistas2@gmail.com.

REMINDER!! TO THOSE WHO PAY MONTHLY ASSESSMENTS AT THE DROP MAIL BOX ON MONTANA VISTA!!

Our bookkeeper has specifically asked that Owners paying assessments and using the drop mail box on Montana Vista, please put your checks in an envelope! A few Owners are simply dropping their loose checks into the box, which creates a problem with privacy and a possible security risk. Pass the envelope please!!!!

WEBSITE—CHECK IT OUT!! www.loslagosvistas.com OFFICIAL WEBSITE FOR LOS LAGOS VISTAS.

WHAT YOU WILL FIND ON OUR WEBSITE:

POOL PARTY HOLD HARMLESS FORM; ARCHITECTURAL REQUEST FORM; TENANT REGISTRATION FORM (if you plan to rent your unit); OWNER CONTACT INFORMATION FORM; RULES AND REGULATIONS; SYNOPSIS OF RULES; RULES FOR PETS; RECREATION RULES; REVISED 2018 CC&R'S. And more. It's all there!

DON'T FORGET TO ATTEND OUR SOCIALS.....The Social committee is always working overtime to provide a fun event for you to enjoy!!! Our Chair Judy Jones has no doubt made a few plans and has some great ideas in the making!

SAFE TRAVELS TO THOSE RETURNING HOME THIS FALL.....WE WILL HIT THE GROUND RUNNING, DANCING, SOCIALIZING AND ENJOYING ALL OF OUR MYRIAD OF FRIENDSHIPS! Until then, smile, be kind to one another, and remember that each of you bring a unique and special gift to our complex. **YOURSELF!**

TULIPS to: Our 26 new Owners who have chosen Los Lagos Vistas as their new home! Welcome!

TURNIPS to: Owners who park in other Owners assigned carport without their knowledge or permission.

TULIPS to: Marcy, Ed and Wayne for an excellent job this summer of problem-solving numerous issues since June. Many hours were spent resolving these issues.

TULIPS to: Dan for the many years of service and all he has done for Los Lagos Vistas.

Want to contribute?? Just send your tulips or turnips to our editor at loslagosvistas2@gmail.com. We reserve the right to limit or edit your contributions. Thank you!