



April 2017

Community Association

www.thelakesassociation.com

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

LANDSCAPE MAINTENANCE AND YOU!

All homeowners recently received the Associations Beautification letter along with the Water Tolerable Landscape Architectural Rule Change.

In an effort to continue our efforts to get homeowners involved in beautifying the community, please start planning your spring make overs! Here are a few suggestions:

- Remove all weeds (one weed is too many weeds!). Front yard, side yard and rear yards should be kept weed free. *Weed free is the way to be!*
- Cover up that bare dirt. Do not let dirt run off your property. Add mulch or replace with water tolerable landscaping. See submittal process.
- Add spring flowers to planters!
- Letting your grass die? Keep in mind that if the root ball is dead, it's time to remove and/or replace your dead grass! Grass will not come back once the root ball is dead and you must remove all dead plant material.
- Bare dirt patches in your grass? Add mulch to prevent dirt run off and keep weed free!
- Don't let your trees die due to your drought watering schedule! They are important and should be kept alive.
- Replace front and rear yard landscaping with water tolerable plant material. See submittal process.
- Keep your rear yard clean of trash, animal waste and storage items.

URGENT PARKING REMINDER!

The Association continues to have issues and concerns regarding parking. Residents should be reminded that street parking is *not* allowed! You **MUST** fully utilize your garage and driveway for the parking of your household's vehicles. Violators who receive two (2) tickets in a six (6) month period will be TOWED on the 3rd ticket!

- Commercial vehicles are not allowed at any time! They may not be parked in your driveway or street.
- RV's and trailers must be safe listed when parked in the community and may only be parked for 48 hours (load in and load out). If you do not safe list you will receive a ticket.
- Garages have to be cleared out of all items that would prevent the parking of vehicles.
- When parking in your driveway, your vehicle may not extend over the sidewalk .
- Owners are responsible for providing the parking rules to their tenants.
- You may only safe list each vehicle up to 10 days in a 90 day period. Call 951-676-3954. Do not contact management for safe listing.
- Parking permits are only given to residents that have more vehicles than parking spaces. You must qualify for the parking permit by completing a form and providing management with all vehicle registrations.
- NO parking permits are given over the phone, temporarily or due to the inconvenience of residents needing to move vehicles due to schedule conflicts in home.

BOARD OF DIRECTORS:

- Beth Bruley
- Jeff Moll
- Stacie Donahue
- Larry Liebel
- Donnis Crawford

**NEXT BOARD MEETING:
MAY 2017 Exact Date TBD**

5:00 P.M. @ Community Event Center
The final agenda will be posted at the community board outside the on site office You may also obtain a copy of the agenda by contacting management at 951-514-2777.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:
Donna DePledge: 951-514-2777
Emergency After Hours: 949-833-2600
Fax: 951-566-5250
ddpledge@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 951-514-2777

**PARKING AND SAFE LISTING VEHICLES:
Securitas: 951-676-3954**

All guest vehicles parked in the street after midnight must be safe listed with security. Please have make, model and vehicle license plate.

RV's and Trailers parking in community for loading and unloading purposes should safe list their vehicle with security. Trailers and RV's may not park longer than 48 hours

April 2017 REMINDERS

Keystone Pacific Closed in Observance of Good Friday - Friday, April 14th *the onsite office will remain open*
The onsite office will be closed on Monday, April 17th in on of the Easter Holiday.

For after-hours association maintenance issues, please call 949-833-2600
 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Gate Codes:

*****The temp gate code will change on April 3rd, 2017: 3268**
(press the key symbol twice then enter code).

The new gate code changes quarterly. The next gate code change will be July 6th, 2017.

The Gate Code for the Lennar Community is: 9551 (press the key symbol twice then enter code).

Please note that the Lennar gate code will change on April 3, 2017.

Fed Ex/UPS: 1913

Newspaper Delivery: 2895

SOCIAL COMMITTEE CORNER:

The Lakes at Menifee Social Committee has a Facebook page for Lakes Community Residents only. Please go to <https://www.facebook.com/groups/671854106292946/> or search the Lakes Social Committee Group Page on Facebook to be added to the group page!

APRIL UPCOMING EVENTS:

Garage Sale – April 1st, 7:00 A.M - 1:00 P.M.

Homeowners who would like to participate may use their individual driveways to host their own garage sales. Individual homeowners may also advertise accordingly and hang directional signs (please remove all signs the same day). Please do not give out gate codes! The Association will open the gates to allow access and advertise online and in the Press Enterprise.

Coffee Talk! April 7th at 9:30 AM to 10:30 AM

Bring a mug to make some coffee and the Association will be providing free donuts while they last! This is a chance for you to come socialize with neighbors and management. This is an ongoing event to be hosted the 1st Friday of every month.

Easter Egg Hunt: April 8th, 10:00 A.M. - 12:00 P.M. @ Bristol Gate Park (Lennar Area)

The Lakes Community Annual Easter Egg Hunt will be hosted on April 8th from 10:00 A.M. till Noon! We will be accepting donated (wrapped) candy filled eggs starting March 27th – April 3rd. Please drop off all donations at the onsite office during business hours!

Slides Open for Spring Break: The water slides will be open April 8th-16th during Spring break. Times for slide operation will be posted at the onsite office and in the April newsletter.

RESIDENTS WANTED TO START A POKER NIGHT!

Residents have expressed interest in having a poker night. Pre that request, the Association is currently seeking interested residents. The Poker Night Event would be hosted in the event center. Residents would need to pre-register and would be asked to bring a potluck dish. Prizes would be awarded to winners. Please contact Management via email at ddepledge@keystonepacific.com if you are interested in participating in a Poker Night!

Reminder: Chickens and Ducks and other type birds are not allowed to be kept in homeowners backyards or on their property.

Per section 7.2.7 in the CC&R's livestock, poultry, birds and other exotic animals are not allowed within the project.

Dogs must be on a leash and under the control of the owner at all times when in the common area and in your front yard. CC&R 7.2.7

The Association has had several complaints from residents regarding dogs running loose in the neighborhood or being charged by unleashed dogs as they walk pass homes.

ATTENTION ALL RESIDENTS:

Easter Egg Donation Reminder!

The Easter Egg Hunt is scheduled for

April 8th, 10:00 A.M. - 12:00 P.M.

@ Bristol Gate Park (Lennar Area)

**We will be accepting donated (wrapped)
candy filled eggs starting**

March 27th—April 3rd.

Please drop off all donations at the onsite
office during business hours!