



# AUGUST 2017

Community Association

www.thelakesassociation.com

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

### The 2017 Annual Meeting of the Members and Election

The Association will host its Annual Meeting of the Members on August 15th at 6 PM. in the Lakes Community Event Center. A ballot was mailed to each resident in July. The item on the ballot for consideration this year is the IRS ruling.

A "yes" vote on the IRS ruling gives the Association's CPA the ability to file the best tax option for the Association. There are only two options the Association has to file their taxes, one with a 15% tax bracket and one with a 30% tax bracket. 30% tax bracket guarantees no chance for an audit. The CPA will review the financials and make a determination on which is safest to file for the Association, with your vote.

Attention: The meeting can not be hosted unless quorum is received. The Association will need 232 ballots in order to achieve quorum. Please return your ballot via mail prior to the date of the meeting or via person on the day of the meeting.

### Beautification Letter

A general letter was sent to residents regarding the maintenance of their front yard landscaping and lawns. The information in the letter informed residents that the drought restrictions have been lifted and the Association would once again be sending violation letters for dying lawns, lawns with bare spots and homes that had no or minimal landscaping.

Please be advised that if you receive a letter, you will need to make the repairs or submit an application for submittal to replace landscaping. Failure to maintain your property can result in being called to hearing where fines may be imposed.

Please also keep your property weed free!

Doing your part to keep your property looking it's best helps to keep up the neighborhoods overall appearance and property values! It also reduces the cost for the Association when letters do not have to be sent!

Have questions? Let's work together to help keep the neighborhood looking its best.

### Did you know?

The Association has street sweeping once a month that is completed by the City of Menifee?

We ask that all residents on the 3rd Friday of the month refrain from parking vehicles on the street and remove all trash cans so that the Street Sweeper may clean the streets.

### **BOARD OF DIRECTORS:**

Jeff Moll  
Donnis Crawford  
Stacie Donahue  
Larry Liebel  
Beth Bruley

### **NEXT BOARD MEETING:**

**September 2017**

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.*

### **ANNUAL MEETING:**

August 15, 2017  
5:00 PM @Community Event Center

### **IMPORTANT NUMBERS:**

#### **ASSOCIATION MANAGER:**

**Donna DePledge:** 951-514-2777  
**Emergency After Hours:** 949-833-2600

Fax: 951-566-5250  
ddepledge@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 .

## August 2017 REMINDERS

- 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.

Street Sweeping Day - Third Friday of each month!

### Gate Codes:

\*\*\*The temp gate code changed on July 10th, 2017: 5389  
(press the key symbol twice then enter code).

The new gate code changes quarterly. The next gate code change will be October 2nd

### Vendor gate Codes:

Fed Ex/UPS: 1913

Newspaper Delivery: 2895

Homeowner Vendors (landscapers, housekeepers, exterminators): 9582

*The office will be closed on Monday, September 4th for labor day.*

### SOCIAL ACTIVITY CALENDAR:

#### AUGUST UPCOMING EVENTS:

Friday, August 4th: Coffee Talk from 9:30 AM to 10:30 AM in the small conference room

Friday, August 11th: Pool Party from 4 PM to 7 PM and Movie Night at 8 PM Dive in Movie featuring "Trolls"

#### SEPTEMBER UPCOMING EVENTS:

Friday, September 1st: Pool Party from 4 PM to 7 PM

Friday, September 1st: Coffee Talk from 9:30 AM to 10:30 AM in the small conference room

Saturday, September 9th: Movie Night in the Park featuring "Star Wars: A New Hope" Dress up as your favorite Star Wars character for prizes!

#### OCTOBER UPCOMING EVENTS:

Saturday, October 14th: Garage Sale from 7 AM to 1 PM

Saturday, October 21st: Halloween Dance Party! Details coming soon!

Halloween Decorating Contest: Details coming soon!

#### CROCHET CLUB!

Crochet Club has started meeting but is still looking for members. Residents that would like to have some fun and be creative with needle art are welcome! Residents must bring their own supplies! Anyone 8 years old and up are welcome to join, however, children would need to be with their parent or guardian! All skill levels are wanted from beginners and advanced participants! If you are interested please contact management via email at [ddepledge@keystonepacific.com](mailto:ddepledge@keystonepacific.com)

#### MOTORCYCLE CLUB: MEMBERS WANTED!

Do you own a Motorcycle? Would you like to start riding with a few of your neighbors? Contact management at [ddepledge@keystonepacific.com](mailto:ddepledge@keystonepacific.com) if you are interested!

### Resident ID Badges

The Community does not allow expired badges to be used in the common area. New badges started being issued in October 2016 and each resident had to re-qualify for a new badge. The old badge expired officially on January 30, 2017. Pool Monitors, and security can not allow you to use the common area with old badges at any time.