



Spanish Lakes News

Publication of the Spanish Lakes Homeowner's Association

Spanish Lakes Homeowner's Association

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President's Comments

At the last board meeting I was tapped to be the Association's President for 2006. Joining me are Roger Zolldan (Vice President), Paul Nevosh (Treasurer), and Jim Hagen (Member at Large). As we go to press, John Van De Wouw has submitted his resignation. John has served for a number of years and we thank him for his many hours of service. The Board is considering appointees to fill the balance of John's term. I have prevailed upon Lynn Crawford to serve as Editor of the News. I also thank outgoing Board members for their dedicated service: Ron Colvin, John Gerheide, and Linda Koman.

I will conduct Board meetings by standard practices with which I have experience. Accordingly, while Board meetings will be open to all residents, deliberations will not be subject to unsolicited interruptions. There will, however, be an opportunity for residents to bring their concerns to the Board's attention. Please write Mark IV directly with your concerns; they, in turn will notify Board members. I look forward to a productive year.

Board's Report

Past meetings resulted in accomplishments and challenges:

Second Water Tank

Congratulations to Craig Thomas for managing the project to get the second water tank in. And it was done very close to budget! The current water rates will be held through the year.

Entrance Signage

We are looking into putting up two monument signs at the gates. These proposed signs would help direct friends and vendors to "Spanish Lakes."

Drainage Problems

During the recent storms some drainage issues have been discovered. We are working to resolve these problems before they get out of hand. Please bear with us as we redirect the water. Some drainage and erosion are solely in common areas and some originate on individual lots and flow into the common areas. Please be alert to contributing problems on your lot and cooperate promptly by correcting these deficiencies for the benefit of all.

Developer Issues

You all know of the few remaining issues we have with the developer (barbed wire, dry lake, water tank, reserves, etc.), and we are working to resolve these issues. A new attorney is looking into possible action. More later.

To Scoot or Not to Scoot

Some homeowners want to allow electric carts on our roads; however, the CC&Rs prohibit it. We are enclosing a ballot asking you to express your opinion. Depending on the response, we may proceed with modifying the CC&Rs. Ballot should be returned to Mark IV.

The California Oaks

Most Central Coast residents are aware that California statutes protect California Oaks and that lawsuits are commonly brought against those who destroy or endanger them. We have initiated a stiff penalty of \$10,000 for tree trimming or removal. California Oaks cannot be trimmed or constructed near without prior approval of the Board and, ultimately, from appropriate State agencies.

Presenting Concerns to the Board

To repeat, please write Mark IV directly with your concerns; they, in turn, will notify the Board members.

New Gate Code

If you forgot the new gate code (different as of January 15), please notify Mark IV to get the correct one.

Association Dues

Dues of \$90 and expense levels are planned to remain the same through 2006.

Financial News

2005 operating expenses were approximately \$800 under budget; however, we have only \$67,000 in reserve, a figure 67% short of the standard required reserve funds. A year-end (2005) accounting will be mailed from Mark IV soon.

Upcoming Board Meeting

The next Board meeting is Tuesday March 7, 2006. Topics will include developer claims, lake water replenishment plan, entrance monument signage, and general and architectural rules. All are welcome to observe the Board meeting.

Board Meeting

Tuesday, March 7, 2006

5:30 P.M.

Atascadero Mid-State Bank

6950 El Camino Real

Atascadero CA

From The Editor

Many have recommended development of a newsletter to inform residents of the activities of their homeowners association. So, news is the first priority, a priority emphasized in the selected name of this publication: Spanish Lakes News. As a publication of our Association, our president and our Board will provide most of the news. Accordingly their reports will dominate the newsletter.

However, there is another purpose of this newsletter and that is to focus on the positive aspects of living in Spanish Lakes—its environment and its families. Put another way, we wish to promote a sense of community, of shared interests, and of shared concerns. Some might be interested in contributing items for future newsletters. Submissions describing wildlife encounters and hints about living in a rural area might be of general interest. In addition, information of a more personal nature, such as occupation, education, family, and what brought you to settle in Spanish Lakes could be of interest. Finally, some may have

activities, like bridge or choral groups, in which they desire others to participate. Letters to the editor are also welcome (subject to Board approval and editorial review).

If you have such information to submit, please call, E-mail, or stop by.

Lynn Crawford, Editor
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Spotlight on Our Wildlife

Oh, yeah, we've got skunks!

One early evening after Christmas our dog came scampering in from the back yard with that unmistakable musk smell. It sent all of us out of the room, caused us to open all the windows, and finally got us into the shower with the dog in an attempt to erase some of the stench from his fur.

Skunks do a lot of good; they eat bugs, frogs, mice, and other small rodents. They breed in April/May, having a litter of up to 10 young. Both adults and the very young have the ability to spray any attacker with two nozzles located in their rear. The spray is accurate to fifteen feet.

The spray is waterproof, and while the odor goes away when it is dry, when the fog or rain rolls in, the odor returns. This explains why our doggy still stinks when he is wet--and this has been a month after the original spraying. The best thing to do for the odor is a tomato juice (it just replaces the tomato aroma for the skunk's) or ammonia rubdown, though I think these remedies are part-myths.

Another remedy is 1 quart of 3% hydrogen peroxide, 1/4-cup baking soda, and 1 teaspoon of liquid soap. Then there is "Skunk-Off" or "Skunk Odor Remover" that vets and pet stores sell, though I cannot vouch for any of these. I will let you know after the next "skunking" how they work.

Clothes sprayed? Forget it; bury them.

So, did we glean anything positive from the experience? Well, it did send our house guests home early.

Lynn Crawford