



# Spanish Lakes News

A Publication of the Spanish Lakes Homeowner's Association

## *Spanish Lakes Homeowner's Association*

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### **President's Report**

As you are aware, the governing documents of the Association contain several protocols and rules relating to the lots and to the common areas. These protocols, policies, and rules, and consistent enforcement are important for all of us because they not only help maintain a harmonious living environment but also help to sustain our property values.

The current Board believes that more attention must be paid to enforcement of the rules from this point forward. We want to clarify that certain past overlooked violations will not necessarily be allowed in the future. A summary of the homeowner's questionnaire supporting this position follows. A document featuring all comments by question items is available on request.

### **Summary of Questionnaires**

Your Board was pleased to receive responses to its recent questionnaire. These responses were, with a few exceptions, upbeat and positive. The responses have been assembled into a single document. Some Board members considered distributing this document to the membership; however, this was considered to be inappropriate because prior approval of the respondents was not sought.

Since the questionnaire consisted solely of open-ended questions a general impression of the respondent's comments was all that could be attempted. Reviewing the comments, it was possible to discern strong support for some of the questions and mixed reactions to others. Based on 19 completed questionnaires the following are the areas that resulted in these assessments:

#### **Strong Support**

- Lakes as an important part of Spanish Lakes
- Maintenance of dams (qualified support)

- Grape vines on private property for personal non-commercial use
- Changing gate codes frequently
- Enforcement of CC&Rs
- Fining violators of CC&Rs and Rules

#### **Mixed Reactions**

- Fencing standards
- Architectural guidelines
- Artificial filling of the south lake
- Change to "full-service" management
- Update to governing documents
- Social events
- Attached guest houses

#### **Two Notable Comments**

- "We would like Spanish Lakes to have the perception of the surrounding communities and cities that it is among the nicest planned development in the North County, one with beautiful homes and friendly, involved homeowners."
- Spanish Lakes has "high-end country estates homes in a safe, quiet, peaceful, natural setting."

### **Board's Report**

#### **Actions**

- The treasurer's report was given. Since costs seem to be rising straight across the board, a modest increase in dues effective January 1, 2007 was approved. New dues will be \$108.
- The well water report showed no adverse signs for use, so the go ahead with the previously approved purchase and installation of the pump for the south lake was given as well as approval for two video surveillance cameras and two monument signs (to be determined by ballot of the entire membership), to be installed at each gate.
- There was much discussion about rules enforcement warnings; letters will be sent out through Mark IV soon. Drainage issues were also discussed, and bids are

coming in to mitigate the worst areas of erosion. There was also some discussion of installing speed lumps to slow traffic, but no action was taken. It seemed to be the general consensus that all owners should give input on this before proceeding.

### **Paving**

Work is set to start with cleaning and repairing on September 25, with paving starting on October 2 and continuing through the following week. A schedule will be mailed under separate cover. Thanks for your patience. If your curbs have already been cleaned and need to be touched up, we will take care of that.

### **Nominations and Annual Meeting**

Election of officers for next year will take place on October 24th at the park at 5:00 p.m. The nominating chairperson is Jim Gerpheide. Please contact him if you would like to run. There are two seats on the Board available. We encourage all to get involved.

It will be colder (and darker), so we plan to have a very short state-of-the-complex report preceded or concurrent with wine and cheese, chips and dip (we need everyone to bring something if possible). Bring a chair and, let us know if you have folding tables you can bring.

### **Gate Code Change**

Gate code change will take effect on October 1. Save the new code and guard it with your life!

### **Dates to Remember**

- September 23rd, Saturday, 11 a.m. to 4 p.m.: GALA PARTY at the park
- October 24th, Tuesday 5 p.m. Meeting at the park

## **Editor's Comments**

### **A Thank-You**

The Thomas family would like to thank the homeowners and the Board, (particularly Jim Hagen for gate control) for allowing them to host a party in June at the park. The participants remarked on how beautiful our complex was.

### **Carpool Request**

The Fazio family would like to know if there is anyone interested in carpooling to the elementary or intermediate school in Templeton once the school year gets started.

### **A Special Problem: Unsafe Speed**

I, as editor have been asked to comment on speeding through the complex. Perhaps some background might help to explain our need for slowing a bit.

We are considered to be in an environmentally sensitive area for endangered species and other wildlife. This is why the county determined the low speed limit for us. We definitely have a kit

fox crossing on one of our main streets. Last night I saw a red fox skip in front of my car on the road. Of course, you know of the quail crossing on Calle Los Charros and the many deer crossings on all of our roads.

Another reason for our slower pace should be that we have people who walk the roads and trails with canes, with baby strollers, with dogs and puppies, and with small children. We have young bikers who also deserve our consideration. There are no sidewalks, so we must learn to share the roads. As my father-in-law once said, "If you get there quicker because of your excessive speed, what on earth do you plan to do with those extra 20 seconds?"

It is our responsibility to let our invited guests, driving age children, and workers know of our need to slow down. Please report speeders to Mark IV so that letters can be sent out if needed. All the living creatures here will appreciate your diligence.

## **Focus on Our Wildlife**

There has been a weasel sighting in Spanish Lakes. Weasels are carnivores and love to munch on rodents, squirrels, rabbits, gophers, voles, rats, etc. Weasel relatives are mink, marten, otter, skunk, badger and wolverine. The weasel is about 7 to 14 inches in length, is brown in color, and often features a black-tipped tail. In cold climates the winter fur is white (ermine), but not in our area. While the weasel has musk glands, he can't propel the stench like the skunk. The short-tailed weasel, about the size of a chipmunk, is probably the one you will see here. It is ferocious and, ounce for ounce is considered about the blood thirstiest of creatures. With reckless courage it often picks fights with larger animals. One dead weasel skull was found locked into the neck of a dead eagle. Our little carnivores use the holes of other animals for their dens, so beware when you see what you think is a squirrel hideaway, it may be housing a weasel.

*"If all the world's a stage, I want better lighting."*

### **Upcoming Social and Annual Meeting Dates**

Party at the Park on Saturday September 23  
from 11:00 a.m. to 4:00 p.m.

Annual Meeting and Election of the Board at  
the park on Tuesday October 24 at 5:00 p.m.