



Spanish Lakes News

A Publication of the Spanish Lakes Homeowner's Association

Spanish Lakes Homeowner's Association

President
Victor Pickering

Vice President
John Fazio

Treasurer
Paul Nevosh

Secretary
David Fender

At Large
Roger Zolldan

Editor
Lynn Crawford

Mark IV
P. O. Box 1988
Atascadero
CA 93423-1988
(805) 466-6275

New Board Members and Officers

Members and officers for 2007 are: Victor Pickering, President, John Fazio, Vice President, David Fender, Secretary, Paul Nevosh, Treasurer, and Roger Zolldan, Member at Large.

New Architectural Committee

Members for 2007 are: Roger Zolldan, Craig Thomas, and John Fazio

President's Report

2006 accomplishments were:

- Developer issues settled
- Newsletter started
- Asphalt done
- Questionnaire studied
- Safety in common areas remedied
- Lake improvement initiated
- Contract for gophers, trails, weeds signed
- Insurance updated
- Landscape performance improved
- Budget increase approved
- Some drainage issues resolved
- Monument signs reviewed
- Social event implemented

Board's Report

Treasurer's Report

Expenses were generally in line with the budget. All fines and late charges have been paid or are being pursued. A reserve study is planned for completion in 2007.

Dues reminder: the rate is \$108 January 1, 2007.

Reserves Study

Reserve is about 60% funded. The board approved proceeding with the 2007 reserves study with an outside firm. A projection of reserve income and expenses as a part of the long-range plan was presented to the board.

The board will continue to study both finances and projects. Capital improvements will be referred to the owners for approval.

Landscaping

Owners of four new unsold or constructed homes will be informed by letter that landscaping is to be completed within 90 days of sale or occupancy.

Water Company Report

Irregular water pressure endemic to two homes is under study to resolve the problems.

Lower rates will continue to be discussed.

Chlorination of the water may be required in the future due to occasional minimal bacteria counts.

Entrances Monuments and Landscaping

A third design incorporating both the see-through and stucco elements attracted positive interest of the board. A fourth design, by one of our homeowners has also been proposed. Further action will require more input from the membership. A new mailing is under development.

Entry upgrades will be carried out in the spring to include landscaping and bark chips. The board approved painting of the wrought iron entry gates.

South Lake Update

Parts are on order for the South lake well project.

Speeding

Speeding continues to be a problem, particularly by the homes on Laguna del Campo as it approaches the Creston gate. The board disapproved the installation of speed bumps. The board will continue to study solutions including speed humps, and painted reminders on the street.

Trailers

The board discussed trailers on properties and noted that several homeowners have responded successfully to removal of trailers, travel trailers, and construction trailers. An apparent waiver for the remaining horse trailer will be extended; however, this waiver will expire when new owners occupy the property.

PG&E Easement

The triangle owned by the Homeowners' Association along the East boundary might be leased to a neighboring rancher. The fencing is down and the rancher's stock is using the area. A lease would keep the triangle in our jurisdiction. "No Trespassing" signs may be posted to put the owner on notice that no prescriptive easement is being created.

Welcome Letter

The draft of a "Welcome letter" to future buyers was approved. Mark IV will send the letter to new homeowners.

Web Site

A web site is in the early stages of development. It will include the CC&Rs and view of our surroundings. There are many other content possibilities under consideration. It is anticipated that the site will be available in late winter or early spring.

Any ideas from homeowners will be greatly appreciated. Send them by E-mail to "spanishlakesnews@mac.com".

Thanks for Support of Summer Social

The board thanks John Fazio and Paul Nevosh for their donations that helped make the summer social a stunning success.

Work Party

A workday in the spring was proposed; Roger Zolldan volunteered to organize this event so expect to hear from him. The event may be a sponsored event, with lunch provided to attract more participants.

Next Meeting

The next meeting will be 5:00 P.M.,
Thursday, February 8, 2007 at the Senior Center.

Editor's Comments

Sources for this Newsletter

This newsletter contains information derived from minutes and recollections from four meetings: August 31 board meeting, August 31 executive meeting, November 12 board meeting, and November 12 annual meeting.

At one of the open meetings a homeowner inquired if minutes were to be distributed by e-mail. While this was a past procedure, it was the current board's position that the News serves to inform the membership of board activities.

Walking Group

Is anyone interested in joining a walking group? You should contact Helen Hagen at 239-8184.

"I'm confused; no, wait, maybe I'm not."

Focus on Our Wildlife

Two neighboring homeowners have independently reported mountain lion sightings. Subsequently, and coincidentally, *The Tribune*¹ carried this three-column banner: "Mountain lion killed in downtown SLO." The *Tribune* article and Wikipedia² present important information about these creatures.

The cats we call "mountain lions" are also known as "pumas" or "cougars." They are range throughout South, Central, and Western North America. They are now protected in most areas, a policy exemplified by the SLO episode where killing was a last resort. If a tranquilizer gun had been at hand, the animal would have been relocated to a location remote from people.

Male mountain lions may weigh 150 pounds and may claim a 100 square mile range. They are solitary hunters and usually favor large animals like deer. They will, however, kill and eat smaller mammals. They can do a 20-foot standing broad jump and an 8-foot high jump.

The Tribune and Wikipedia agree on the following safety precautions:

- Do not hike in back country alone.
- Do not approach a mountain lion.
- When confronted, do not run (they can outrun humans)
- Face the animal and try to appear large and intimidating raising the arms, shouting, and throwing rocks and other missiles.
- Do not make eye contact, instead look toward the feet
- Do not climb a tree (they can climb better than humans)
- Keep pets from roaming; do not feed them outside



1. The Tribune: Saturday, November 18, 2006.
2. <http://en.wikipedia.org/wiki/Puma>