



Spanish Lakes News

A Publication of the Spanish Lakes Homeowner's Association

Spanish Lakes Homeowner's Association

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President's Report

- The meeting was called to order at 5:30 PM and was adjourned at 6:51 PM. Board members Roger Zolldan, Joel Stark, John Fazio and Victor Pickering were in attendance.
- Joel Stark, a recent appointee, fills the position vacated by the resignation of Dave Fender.
- Joel Stark chairs a newly created Landscape Committee. Tom Lawson and Lynn Crawford join Joel as Committee members.

Committee Reports

Financial Report

President Pickering noted that expenses are under budget, there are no significant collection problems (other than fines), and that there is approximately \$107,000 available in addition to accrued interest.

Progress on the Reserve Study continues. The resulting Study will be distributed to Board members before the next meeting when the 2008 budget will be considered and finalized.

Landscape Committee Report

Joel Stark reported for the Landscape Committee. He noted that the first priority should be improving the plantings around the River Road entrance. Accordingly, \$4,800 was requested to trim the oak tree, replace missing plants, improve irrigation, move boulders, and add mulch and ground cover. The Board approved the expenditures subject to obtaining at least one other bid and making cost-reduction efforts. Improvement of the Park lawns was another Landscape Committee concern. A request of an expenditure of \$400 for aeration, fertilizer, and sprinkler repairs at the Park was approved.

Architectural Committee Report

Roger Zolldan, for the Architectural Committee, reported approval of an application for fencing at one property.

Water Company Report

Tom Lawson noted that work continues on the surge problem and progress is being made. He noted that back-flow-preventers are not actually required, but all homes here have such a device. Annual maintenance is simple and is strongly recommended. Jim Gerpheide can be contacted for maintenance assistance.

Future Board Meeting

The next meeting of the Board will be Thursday, September 20, 2007.

Annual Meeting and Barbecue

The Annual Meeting will be held in concert with the annual BBQ on Saturday September 22, 2007 at the Park. Three terms are up this year (Victor Pickering, Paul Nevosh, and Roger Zolldan). Craig Thomas may be a candidate and will serve as the Nominating Committee. John Fazio reported that planning is underway for the BBQ. Paul Nevosh is again providing wine for the event.

Board Meeting

Thursday September 20, 2007

Annual Meeting and BBQ at the Park

Saturday September 22, 2007

Other Board Business

Monument Signage

As all have seen, new signs have been installed at the entrances. Gary Mulholland did the design and quote preparation and Roger Zolldan and Tom Lawson supervised the contractors during fabrication and installation. Wilson Masonry built the brick pillars. The metal signs were fabricated and installed by Robinson's

Ornamental Iron Works. The Board has approved funds for low voltage lighting to be installed on the new signs.

Workday

A successful and productive workday was recently held. Removal of the remains of the outhouses has yet to be done. Perhaps usable lumber can be donated to The Habitat for Humanity. A dumpster may be rented to disposed of the remaining "lumber." More workdays and more projects will be considered in the future.

Speeding Survey

The Speeding Committee sent out a survey and has received 21 responses. Committee members are preparing a report for the Board prior to any action. In the meantime, discussion of this issue seems to have improved the driving habits of most residents. Please remind your visitors and delivery people to obey the speed limit.

Gate Code Change

A new gate code will be implemented effective Monday, July 30th. The new code(s) are enclosed as a separate attachment.

South Lake

Roger Zolldan noted that the pump and solar system are operating above expectation and that the South seasonal lake is now filling. He thanked all volunteers who installed the system and the piping. President Pickering commended Roger on the many hours he has volunteered to make restoration of the South Lake a reality.

Weed Abatement

A proposal was made by President Pickering to require weed mowing on lots by June 1 of each year. After discussion, no action was taken.

Lake Trespassers

Two homeowners reported continuing problems with lake trespassers. A requirement that a homeowner must accompany a user was discussed, but not implemented. An identification card system identifying "house guests" was discussed and may be implemented at some future date.

Landscaping Deficiencies

Continuing landscaping deficiencies was noted at two properties. It was reported that work is scheduled at one of the properties. The owner from the other property was present to discuss plans with the Board in executive session.

6.14.E.Landscaping: Landscaping of all lots shall incorporate drought tolerant native plant species. Front and side yard landscaping shall be installed within three (3) months of approval of any occupancy permit by the County. Extensions of this time require Committee approval in writing.

Editor's Report

House Numbers

If your house numbers are not easily visible, day, and night, the fire marshals may issue a citation. I have been painting white numbers on the curbs (for those that have them) upon request. If you would like that done, please call or E-mail me (Lynn @ 239-8997; spanishlakes@mac.com). Indicate if you want the numbers on the left or right of your drive entrance. Those I have done can be viewed along Calle Los Charros.

Computer Version of the "Newsletter"

My husband, Bill, the publisher of the "Newsletter," will experiment with providing an early copy as a PDF E-mail attachment. He has E-mail addresses for 33 homeowners and if some of the remaining 18 want early issues, let me know your E-mail address. As always, the dead-tree version will be mailed.

Focus on Our Wildlife

The California quail is a sedentary bird that congregates in large coveys in the fall and winter. It hybridizes with Gambel's quail when their habitats overlap. The quails are noted for its small head; one or two plumes are present in both sexes. This bird is small to medium in size (10 inches) with a grey breast and brown feathers. Mottled stripes decorate a plump body. The quail eats both insects and plants.

Because of its ground dwelling habits, the quail is threatened, in urban areas and in settings like Spanish Lakes, by feral and house cats. The quail has been introduced in California, Oregon, Northern Nevada, Baja California, and parts of Utah. It has even been introduced in Hawaii, Argentina, Chile, and New Zealand. These introductions have been largely successful.



Nietzsche is pietzsche but Sartre is smartre.