



Spanish Lakes News

A Publication of the Spanish Lakes Homeowners' Association

Spanish Lakes Homeowners' Association

President
John Fazio

Vice President
Lynn Crawford

Treasurer
Craig Thomas

Secretary
Joel Stark

Member At Large
Jim Hagen

Editor
William Crawford

Spanish Lakes
Systems 42 Ltd.
8330 Morro Road
Atascadero
CA 93442
(805) 461-1622 x12

September 20 Board Meeting

President's Comments

- The budget year has been changed to a calendar year.
- A 5% increase in monthly assessments was approved. On January 1, 2008, the rate will be \$113 monthly.
- The need for fishing licenses was tabled because of the apparent sharp decline in unauthorized persons fishing the lakes.
- A Trails and Open Space committee was formed.
- \$350 was authorized to add speed signs.

Committee Reports

Treasurer's Report

Paul Nevosh noted that expenses continue within budget, and \$98,000 is on hand. Two delinquencies were noted and Systems 42 was authorized to file a lien for the larger one and send letters to the other.

Architectural Committee Report

Roger Zolldan reported landscaping approvals for two parcels.

Water Company Report

Tom Lawson reported that chlorine might be required for our water supply. None is currently used to mitigate bacteria and pollutants. A possible 2008 rate change is being considered. The Water Company Board annual meeting will precede the next HOA Board meeting.

Traffic Safety Committee Report

The traffic control committee reported that most speeding problems have subsided. Signs will be posted by the gate code post as well as painted at strategic spots in the complex. Tell all contractors and domestic workers about our 20 mph speed limit. No action regarding speed bumps/humps was recommended at this time. A full written report has been prepared; is it available on request.

Landscape Committee Report

The River Road landscape restoration came in

under budget. An overhaul of the drip system was implemented along with planting, mulching, and tree trimming. Tom Lawson played a big role in these activities. Lights are to be installed on the monument signs at both entries. Trimming and planting will continue at the Creston Road entry.

Thanks to Our Volunteers

- Profuse thanks to the retiring board members for their many hours attending to the needs of our community. Their accomplishments are truly appreciated.
- There are other visible signs of the untiring work of our volunteers. You will see a continually filling south lake. Scores of Mallards have found the lake. Roger Zolldan has spent countless hours attending the pipeline. Jim Hagen, John Van de Wouw, and others also spent many hours on this project.
- Along the trails you see less barbed wire, debris, out houses, dilapidated docks, and woodpiles. This was accomplished by volunteers during and after the work day. Roger donated usable wood to Habitat for Humanity; debris was deposited in Vic Pickering's dumpster at no charge to the association.
- Walking up to get your mail you will notice landscape improvements noted earlier. We didn't have to pay Tom Lawson \$35 per hour for his many hours of work. This, in large part, is why the work came in under budget.
- Most of you have been notified of the new web site: www.spanishlakes.org. Bill Crawford did the work on this and is to be congratulated on a fine effort. He will continue to monitor it and add pictures and/or board approved items as needed. There are some new pictures up that might be of interest to you—turtles and birds, deer and squirrels etc. If you have other pictures for us, please send them. Bill will continue to donate his time and domain name costs, so the association doesn't have to pay for this at this moment.

Editor's Comments

Annual Meeting and Barbecue

The party was a huge success indeed. The caterer (Templeton Donuts) provided a wonderful spread, Paul Nevosh's wine was greatly appreciated, and Jeff Marsden's fire pit and picnic tables were much needed. John Fazio handled the delivery of the tables (as well as other last minute tables and chairs from homeowners), and yours truly (Lynn C.), handled the name tags and gifts with Jordan Nevosh helping with the games. Barbara Zolldan, Jim Hagen, facilitated set up and others already mentioned, and many homeowners helped with the clean up.

New Board members were elected at the homeowners' meeting prior to the barbecue. Those elected are Lynn Crawford, Jim Hagen, Joel Stark, and Craig Thomas.

Reminders

Homeowners are reminded that they are to supervise workers who abate weeds to prevent debris from wandering onto the streets. Such debris should in no way be left on our streets or open space off of your property. It is not permissible to dump yard waste behind your home on open space, and certainly not permissible to dump pet waste on the open space. Please inform your employees of these requirements.

Residents are reminded that firearms are not to be discharged in Spanish Lakes. (CC&Rs 8.01D) One homeowner has window damage from a shooting (air rifle?) that had to have come from within the complex. Please have a conversation with your grandmother who might have had a few too many wine coolers with friends of a Saturday night and decided to have some "fun." (Of course, we know the profiling isn't right, but didn't want to single out dependent males as most do.) Parents or guardians of those who damage property are financially responsible. So tell your 80-year old granny to lay down her arms forever, or you will take away her walking stick. It really is a serious matter, so please discuss it with all.

Report of the September 26 Board Meeting

Election of Officers

The new Homeowners' Board got started with their activities at an announced meeting at John Fazio's home. There was general discussion including comments from attending homeowners. After the general discussion the Board retired to elect their officers. The new officers are John Fazio, President; Lynn Crawford, Vice President; Joel Stark, Secretary; Craig Thomas, Treasurer; and Jim Hagen, Member-at-Large.

Quotes from Newly Elected Board

- "We should be a very transparent board and not make unilateral decisions without consulting the entire board." John Fazio
- "We should show professionalism in our approach to each and every community member and each other, be fiscally frugal, and have a positive response to problems that may arise." Lynn Crawford
- "We should be fiscally responsible and not spend discretionary

money until we see where we stand financially." Jim Hagen

- "How are we to measure our success as a board in a year? Can we smile at each and every neighbor and agree that this is a great place to live?" Joel Stark
- "We should have a homogeneous and friendly community and our mission statement should reflect this." Craig Thomas

Next Board Meeting

Next meeting will be held at the Senior Center at 6:00 p.m. on Thursday, November 15, 2007 with the Water Company annual meeting starting at 5:00 p.m.

Focus on Our Wildlife

We've all seen them soaring on the afternoon winds. Some of us saw them reduce, in less than two days, a dead deer to a skeleton. During that episode, a dozen or more of these birds sat on the adjacent vineyard fence protecting their meal—it was like a scene out of Hitchcock's "The Birds."

Those responsible for the soaring and eating are, of course, turkey vultures or, as some call them, buzzards. Their red heads and black plumage make them resemble, from a distance, wild turkeys. It is this resemblance that earns this creature its name. Turkey vultures feed almost exclusively on dead stuff (carrion). They are not picky—they will eat any dead animals from deer to snakes. They identify their meals by sight and smell from an altitude of 200 feet appearing in the sky when soaring thermals appear (late morning or early afternoon). They are aided in soaring activities by their 68-72 inch wingspans.

Turkey vultures are common; their range covers the entire continental United States and southern Canada. When snowy winters arrive and migration to warmer climates is required, they fly at altitudes between 4,000 and 5,000 feet. They are not pretty birds but are perfectly adapted to unpleasant chores. Wm Crawford with assistance from the Audubon Society's Encyclopedia of North American Birds.



Photos by the Munks and Cindy Lewis



"If both Mom and Dad say no, dial 1 800 GRANDMA"