



Spanish Lakes News

A Publication of the Spanish Lakes Homeowners' Association

Spanish Lakes Homeowners' Association

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Board of Director's Meeting

The June 6th meeting was convened at 6:00 p.m. All Board members were present. After brief comments by the President Fazio, the Treasurer made his report that included the following:

- The proposed 2008 budget was reviewed by the board and approved as submitted.
- Operating expenses were less than budgeted, due, no doubt, to more favorable annual contracts and the many hours of volunteer time put in by several homeowners.
- As of the end of 2007, reserves were 93% funded as required by the 2007 Reserve Study.

The Architectural Review Committee reported that revised plans for a property on Vista De La Vina (lot 7) have been submitted; they are now under review. Other committee chairs made additional reports; their contents are covered below.

Ongoing Work

Several **drainage issues** are being addressed: (1) at the end of Rancho Caro, (2) by the pump house at the intersection of Laguna Del Campo and Calle Los Charros, (3) over the trail leading down to the lower lake (4) at the bottom of Vista De La Vina.

Also we are getting ready to address the **dam reinforcement** between the upper and middle lake. Money is budgeted for both drainage and dam issues.

We are continuing to keep up and beautify the **gate areas and park**, and, while there is currently no money to add to the trees at the park, if there is money left over from the drainage repairs, this budget item will be looked at in late Spring. Thanks to Tom Lawson for his continuing efforts in working to keep the landscape in fine condition.

You have already seen the signs added to slow **traffic** for which the Zolldans are to be profusely thanked. The entire Traffic Committee has put in several hours to try to slow traffic in our complex, and many of the contractors as well as owners have

taken heed. Shortly you will be given Post-It notes to place on your bills to workmen to remind them of our speed limit. The more we can remind those who use our roads of the need for safety, the better. Of course, it is also necessary for owners themselves to be forceful with workmen, guests, and children who repeatedly "forget to slow down."

Weed abatement will be forthcoming soon on the roadsides, and spraying has already taken place in some of our landscape areas. Each homeowner is reminded to comply with county regulations regarding brush removal as the weeds die out. Deadline is June 1 for brush clearance; street sweeping will commence on June 5th. Some of you have already begun the spraying process so that weed whacking will not be necessary.

Maintenance work is being done on the gates, as they sometimes do not operate as they should. The gate code will be changing as per attached also.

The **website** now has the Association Bylaws, the Open Space Agreement, and the Biological Mitigation Plan. It would be so wonderful to have you all read these documents. Perhaps you will see then why many of us take very seriously our need to protect this unique environment we are so fortunate to be a part of. Thanks to Bill Crawford for his work getting the documents scanned and finalized so that you all might have access to these as well as the CC&Rs and "Rules." One homeowner present at the March 6th meeting put it this way: "These documents will help to clarify why many of the owners and board members are upset when owners or their workmen dump green waste or otherwise disturb open space in any way."

We are getting ready to have another volunteer **workday** on Saturday, April 26th at 9:00 a.m. We would like to have a volunteer to host a lunch for our workers and to arrange for volunteer sign-up. Perhaps if you cannot volunteer your time, you might want to take part in the lunch and possibly contribute food to this effort. Anyone?

Editor's Report

Gate Code Change

Enclosed is the gate code that will change on Monday, March 31. Please guard it closely, and do not give it out to everyone on the planet.

Reporting Violations

Some of you wish to know the procedures for letting us know of violations we might not be aware of, particularly of those excessive or continuous speeders, be they owner or contractor. A simple phone call or email gives us a heads up so that we may take appropriate action. The more specific you are the better. You may contact a Board member, or, if the information is specific enough, Systems 42 directly. We will try to get back to you as to our progress with remediating the issue as soon as we can. The information that is required is (license number, time of day, type of car, where it went, who might own it, who was driving, etc.). Remember, it is really hard to do much if we get this: "Someone in a white truck was going fast yesterday."

Spring Has Sprung! (By Joel Stark)

"A society grows great when old men plant trees whose shade they know they shall never sit in." --Greek proverb

With the rain has come wonderful new growth of both the desired and the unwanted. And now, in the warmth of the spring sunshine, it's time for all of us to take a good look at our landscaping.

"Each owner is required to maintain in an attractive condition the grounds and landscaping within their lot (front and side yards). All landscaping shall be neatly trimmed, properly cultivated and maintained in a neat and orderly condition and in a manner designed to enhance its appearance." Spanish Lakes CC&Rs 6.14F

Landscaping needn't be extravagant to be attractive. Landscaping that is neat, trimmed and weed-free can be very appealing.

Please help keep our neighborhood beautiful. Take a good look at your property and...

- Remove dead or dying plants and trees
- Remove weeds from your garden
- Trim shrubs and replace bark
- Straighten trees that are leaning
- Remove piles of sand and rock
- Remove piles of landscaping debris
- Plant a tree or two

Thank You and Happy Gardening!

Focus on Our Wildlife

The Southwestern (Western) Pond Turtle, listed in the Biologic Mitigation Plan as a "sensitive biologic resource," may be seen around our North lakes. In fact, a picture of one has been a feature of our website for some time. In this picture the turtle is basking on a log, a standard location for this animal.

The Southwestern Pond Turtle is an aquatic reptile that is found

more often in streams, rivers, and marshes than in ponds. Our habitat is the exception to that rule. This turtle once ranged from Washington to Baja California; however, it is extinct in some areas of the West. Most are found below 5,000 feet in elevation. They eat aquatic plants, insects, worms, small fish, and carrion. They lay their eggs in the spring and summer.

The Pond Turtle is in decline along much of its range. Much of this decline is attributed to collecting for food and "pets." Our Biological Mitigation Plan states that there should be "A development setback of 100 feet plus a native habitat setback of 50 feet is required from the edge of wetlands..." It also states "Drifting logs shall be moved to the shore of the lake and grounded but not removed from the water to serve as habitat for pond turtles." Finally, the Plan requires that "A 100-foot setback from the edge of wetlands or high water line, whichever is higher, shall be free of any development."

We are fortunate to have these creatures in our development. Look at them but do not disturb or remove them.

*"A sailor who has a girl in every port
soon has a girl in every court."*

About Newsletter Images

Images destined for printed pages require over four times the resolution (number of dots per inch) than images destined for computer viewing. Most of the images that are available for newsletter have too few dots per inch (72 dpi) to look decent in print—at least 300 dpi are required.

As a result of these facts, I have decided to restrict the print version of newsletter to text. On the other hand, I have created a web version of the newsletter that will have color images that should look great on your computers.

The web version of this newsletter is now available by clicking on a link on the Spanish Lakes website home page (<http://www.spanishlakes.org>) titled "March 2008 Newsletter." It also can be accessed by clicking on "Newsletters" and then on "March 08." Future web versions will reside in this page.

Bill Crawford