



# Divots & Tidbits

## 2011 Board of Directors Elected at Annual Meeting

The 2010 Annual Meeting was held at the Lakeview Golf Club clubhouse on September 15th. During the meeting, we elected the 2011 Board of Directors for our Homeowner's Association.

Returning to serve again are Alan Dempsay, Nick DiPietro, Vance Campbell, Loren Townley, and replacing Justin Pirtle— who will be unable to serve again in 2011, is Jim Borton, our prior president. We will miss you Justin!

Other items discussed at the meeting included neighborhood violations, parking enforcement, activity at a neighboring Association and concerns about the number of rentals in our Association.

After multiple complaints and a lengthy discussion, it was decided by the majority that the Board of Directors needed to enforce the Parking Rules as specified in the CC&Rs. (article VIII.) As it is evident that there are currently numerous repeat violators of these

regulations, we have summarized what you need to know on the next page. (See the separate *Parking Article*, page two.)

The concern was also raised that as we experience more foreclosures in our neighborhood— we would have more properties that would fail to be maintained as they should. It was decided that the Association should encourage the legal owners of properties to maintain their yards and homes— and failing that, that the Board should intervene and take care of the unsightly properties until a new owner moves in. While this would initially be an expense to the Association, ultimately the property's legal owner would be billed for the upkeep. Additionally, it was pointed out that by ignoring the problem, the resulting blight would merely spread, reducing all of our property values in the process.

Another complaint raised at the meeting was the concern about the increasing number of

rental homes in our Association. As there is no specific requirement that homes in our Association be owner-occupied, there is little that the Board can do regarding this matter. However, the CC&Rs require that all renters be provided a copy of the CC&Rs at move-in, and that the property owners are still held responsible for their tenant's compliance. In speaking with some of our neighbors, it is evident that some renters are not being provided a copy of the CC&Rs when they move in. Anyone who would like to review the CC&Rs may do so online at [www.laclhoa.com](http://www.laclhoa.com). Please also keep in mind that being a "homeowner" does not necessarily guarantee that the individual will take better care of a property than a "renter" will. Finally, it is the Board's opinion that if the home is cared for in accordance to the CC&Rs, it shouldn't really matter who owns the house anyway— *we are all neighbors, aren't we?*

### Year in review, and looking forward...

As we come to the end of another year, we would first like to thank all of you who got involved and helped make this year a successful one. As always, we are looking for even more help—so it doesn't matter if you can't make a long-term commitment, please let us know if you are able to lend a hand!

Secondly, it was a pleasure getting to see each of you at either the Annual Meet and Greet Picnic or National Night Out— and look forward to an even better turn out at next year's events.

At these events, getting the opportunity to mingle with each other, and getting to know the people around us really helps build the feeling of community that we have here in our Association. It's really nice being able to put a name with the faces we see on our streets!

Finally, if you are new to our Neighborhood— or haven't had a chance to join us at any of our events— we would like to extend you a hearty welcome— and personally invite you to the 2011 BBQ or NNO. *It's your party— and we hope to see you there!!!!*

#### 2011 Board of Directors

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(Positions to be determined...)

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## CC&R Enforcement, and what you need to know...

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Our CC&Rs are designed to help preserve our property values, encourage consistent and fair use of our properties, and to define what is acceptable to the Neighborhood as a whole. All of us agreed to these rules when we purchased our homes in this Association.

At the 2010 Annual Meeting, those in attendance made a motion that compels the Board to aggressively enforce the CC&Rs. This motion was passed by the majority, and reaffirms that the members of our Association want consistent application of the regulations.

Our Association is blessed with great members who get along with each other and generally adhere to the rules. We are proud of our neighborhood and each and every one of us should strive to keep it the community we are all so happy to call home.

We have found that the majority of the violations that occur in our neighborhood are merely because the individual is not fully aware of the Regulations, and once the CC&Rs are explained, as well as the correction procedures— an amicable resolution can usually be reached. However, our

Association does have a thorough compliance procedure that allows the Board to take corrective action and effectively enforce the CC&Rs—ensuring that willful violations are dealt with swiftly and fairly.

In the interest of educating all of the members of our HOA— we have featured a few of the common violations below, so that you can be made aware- before a notice of violation is sent to you. Please review the following Regulations, and if you have any questions regarding the CC&Rs, please send us an email at [board@lactlhoa.com](mailto:board@lactlhoa.com).

## Parking: on-street parking & commercial vehicles prohibited.

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Cars and Trucks *used for everyday transportation* are required to be parked in the garage or driveway. **Homeowners and Tenants are prohibited from parking on the street.** Even temporary parking on the street by visitors should be discouraged. Any **commercial vehicles must be parked in the garage or hidden from view.** Vehicles repeatedly noted as being

parked on the street will be cited and corrective action will be taken against the homeowner.

Recreational Vehicles & Trailers must be parked in the garage or otherwise hidden from public view, with the exception of during the process of loading or unloading and preparing for use. This is typically limited to overnight— however repeated

abuse of this allowance shall result in corrective action. Utility and Vehicle trailers must be removed or parked out of sight when not *currently* in use. (Actively loading or unloading.)

**The use of any property for commercial endeavors is prohibited.** This includes, (but is not limited to—) the overnight parking of commercial vehicles.

## Landscape & Property: Maintenance & Upkeep Required.

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The quality of property and landscape maintenance in our association has a major effect on neighboring properties and our association as a whole. All properties must be maintained in a manner that meets or exceeds the following guidelines:

**All yards, including front, back, and side yards must be landscaped with sod, perennials, shrubs, and trees.** All plants,

bedding areas and lawns must be **adequately watered, cut, fertilized, trimmed and weed-free.**

All buildings and lots must be maintained and kept in good order. This includes **proper care, operation, and maintenance of exterior paint, decks, glass, lighting, and fences.** All painting and exterior modifications *require approval of*

*the Architectural Control Committee.*

No garbage, weeds, trash or rubbish shall be allowed to accumulate on any property.

**All trash cans and recycling containers may only be visible on collection day.** These containers may not be stored along the side of the house unless behind a fence or landscaping— and completely hidden from view.

## Odds-n-Ends: Miscellaneous Rules & Regulations.

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Our CC&Rs cover many other situations and conditions, and address many problems that may occur in our Association. You may review them in their entirety by visiting [www.LACLHOA.com](http://www.LACLHOA.com) and clicking on Forms, Documents & Maps.

Other regulations that are worth mentioning are as follows:

No Lot (property) shall be used except

for *single-family* residential purposes, and no lot or property shall be used for the conduct of any trade, business, or professional activity. This means **only one family per property/dwelling— and no businesses may be run from homes located in our Association.**

**Inoperative/Unlicensed vehicles must be repaired or removed in 48 hours.**

Only currently operating vehicles used in daily transportation may be parked on the driveway.

In addition to our CC&Rs, Meridian City Code addresses many similar violations, including disturbing the peace, unsightly properties, and illegal parking— and the help of the Meridian Police and Code Enforcement will be enlisted as necessary.

*Visit us online for contact information, copies of CCRs, forms, updated news, etc...*

**<http://www.lakeatcherrylanehoa.com>**