

LCAHA Newsletter

Sept 18, 2010

Clean up Saturday

Summer is over, fall is here, and it is time to clean up the neighborhood. We plan a clean up day on October 2. Please meet at the mail box area on Camino Cerritos at 8:00 am. TJ Maloy will be coordinating the effort.

Potluck Lunch and Discussion

We will have a lunch time potluck and discussion immediately following the clean up. Please come and join us, even if you can't make the clean up. As part of the potluck, there will be open discussion on items of interest to the neighborhood, and in particular the special assessment. Please come, or contact a board member if you have any questions or concerns. We'll meet in the commons at the end of Camino Cerritos loop at about noon.

Special Assessment

There has been some confusion about the purposes and details of the special assessment. We can discuss this at the discussion, but some details may be helpful here.

- a. The assessment is for maintenance of existing paved roads in the Pines and along Camino Cerritos. Work to be done includes crack repair, replacing small sections of failed roadway, chip seal, and fog seal. The work should help us maintain these portions of the road for some time. Failure to do this work in a timely manner will result in failure of the asphalt, and serious additional cost to the neighborhood.
- b. The assessment is not intended for regular maintenance to the gravel roads throughout the subdivision. This work is also scheduled and will be performed using regular dues collected. The work involves grading, addition of gravel in areas of poor condition, and road treatment (dust control/surface stabilization). There is a limited amount of money to do this work, so gravel placement and other maintenance are prioritized based on the road committee audits.
- c. We have been challenged on the legality of the votes for the assessment. All of the board believes we have acted in good faith and in accordance with the bylaws and covenants. We have ample evidence of the vote and of the votes cast by proxy. We have also sought legal advice on this and other matters.

The special assessment of \$220 was due to the association in August. The semiannual dues were due September 15. Many are in arrears on one or both of these payments. We realize that these are challenging times for many. If you lack the means to make the full payment, please contact the treasurer to make special arrangements. The board will be required to begin filing liens against the properties of those who are not current. These funds are critical to keeping our roads maintained.

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