

August 9, 2019

Dear Lakes Residents,

Just a few updates and reminders from the board:

**Management Contact Information:** Please make sure that you have current contact information for our property manager, Linda Civitello-email: [Eldoradolakes@hoapremier.com](mailto:Eldoradolakes@hoapremier.com), phone: (424) 999-4711 x 4. Some emails have been going to the old email address at Allstate, which she no longer has access to.

**Occupancy Forms:** All owners must complete an occupancy form annually-even if you feel no information has changed. This is in our rules, and the law (Civil Code 4041). Owners who have not submitted a current occupancy form should do so as soon as possible (forms are on the bulletin boards or contact our property manager), or risk receiving a violation letter, or ultimately a fine. The owner/tenant email addresses from the forms is also used for the email alerts that she sends out.

**Special Assessment:** The special assessment is due on or before 9/15/19. You may break it up in two payments, as long as the total is paid in full by 9/15/19.

**Noise Issues:** Please be considerate of others when using the pools- loud radios, screaming and yelling are not allowed; please remember that your neighbors' homes are only feet away. Please do not let the front pedestrian gates slam shut, and please refrain from yelling or speaking loudly at night. Residents in the front are being kept awake by other residents being dropped off then engaging in long, loud conversations, slamming doors, and other unnecessary noise.

**Rules:** We encourage all residents to familiarize yourself with the rules of the community if you have not already. It is everyone's responsibility to know the rules. Linda can email an electronic copy to anyone who asks.

**Maintenance:** Linda has been working very hard on staying on top of the many maintenance issues that our community faces. There have been numerous emergency issues that were dealt with in the past month, and each one requires a series of phone calls, emails, and paperwork. Although all of us feel that our own issue is the most pressing issue at that point in time, please be patient if it is not a true emergency. Feel free to thank her and any of our hard working vendors for all the hard work they do on a daily basis. We are fortunate to have such a great team!

**Animal News:** Thanks to some great teamwork, the stray kitten that was living in the driveway was trapped last week and is on his way to a new life. He was overall healthy, and became friendly once he got settled. He received vet care and is scheduled to get neutered and his shots. One of the vets treating him is currently considering adopting him (way to work it little guy)! As you can see in the photo, the little charmer wasn't too upset about being caught by some ladies who immediately doted on him! Thanks to all who helped and were looking out for him.

A family of four raccoons was spotted in the complex. As with any wildlife, just give them space, avoid them and above all, do not feed them.

During the summer months especially, the blacktop on the driveway can get extremely hot, as opposed to the light concrete walkways in the complex, which stay cool. Please test the temperature of the blacktop with your hand or bare foot (flip flops make this easy) before walking your dog on it. You would be surprised at how hot it can get, even early in the day. If it's too hot for you, it's too hot for your dog, and can cause your 4-legged friend pain and injure paw pads.



### ***El Dorado Lakes Board of Directors***

*Lisa Massacani•Kim Holcomb•Janell Hiebert•April Ward*

*Dominic Dougherty•Sam Kilian•Maryann Barreras*

\*Remove on or after 8/20/19