



The Shoreline

A Publication for the Homeowners and Residents of
Lakewood Shores

West Nile Virus

A dead crow was recently found in our driveway, probably a victim of West Nile virus. If you find one, call 877.968.2478 for pick up, or using gloves, double bag the carcass and put it in the trash.

Mail Box Keys

Mailbox locks/keys are the homeowner's responsibility. If your's needs to be replaced a locksmith can do it or the Post Office will also do it for a fee.

Trash Bins & Paper Recycling

Please remember that 6 of our 8 trash areas have paper recycle bins in the back. The city of Lakewood gives us \$1000/month to use these bins. Please take advantage of this convenience for recycling paper. Do not throw regular trash in these bins. Also, if you are having work done on your unit, your contractor is responsible for hauling way the debris. It should not be put in the dumpsters! Please be a considerate neighbor!

How is our Fiscal Health as an HOA?

There are 3 main indicators of the fiscal health of a planned unit development such as ours: 1. % of funded reserves. 2. % of 60 day delinquencies. 3. % of owner occupants. Ideally funded reserves would be at 100%, but anything over 70% is very good. Our funds are well above the 70% level and continue to improve each year. Approximately 87% of our units are owner occupied which is excellent. Unfortunately due to the current state of the economy our delinquency rate is rising, but tends to be limited to a small percentage of our units. One other important indicator of fiscal health is the number of special assessments needed by the HOA.

I can only recall two in the past 17 years. A very positive sign!

**Per our CC&R's, owners behind in their dues are not allowed to use any of the amenities such as the pools, spas and tennis courts.*

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M-F 9 am to 5 pm

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Asst: Kris Fawcett x 312

kris.fawcett@transpacinc.com

Lakewood Sheriff

562.623.3500

Gate Openers & Keys

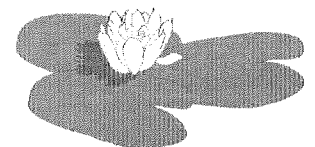
Rebecca Allen

562.402.4893

Entry Phone Additions

Carolyn Iwamoto

562.860.5818



Community Bar-B-Que

The Bar B Que we had in July was so much fun we are going to have another one Saturday, September 13th at the north pool.

Hot dogs and hamburgers are supplied by the HOA. Bring a little something to share and your own beverages. Just remember---

NO GLASS containers at the pool. See you there!



Some Thoughts on Community Living

- # The view from my patio is your patio....so please keep your laundry room doors in good repair and closed. Also the lights off when you aren't in there. Please don't use your patio for storage!
- # Every association has parking problems. PLEASE...park in your own stall. Tandem park when you can. As long as your bumper is within the white line, you're OK. Consider renting an available space from a neighbor if needed. Maximum speed - 10 mph in the driveway.
- # Got over sized trash? We can arrange to have that mattress or sofa hauled away for you. It's only \$10 per piece-the best deal in town! Let a board member know and we will set it up.
- # Going to be away for a few days? Leave a spare key with a neighbor or friend. Ugly stories abound of vacationers coming home to flooded homes or turned off electricity due to issues that could have been avoided if a key allowing emergency access had been available.
- # Pool Rules - The pool rules may not suit your style, but they are there to protect the HOA from liability. If ignored, the HOA will have no financial responsibility if an injury occurs.
- # Pool courtesy - Please keep in mind that a few units are built right next to the pools, and your fun filled yelps and splashes can be annoying. Please enjoy yourself, but keep in mind that not everyone is on your play schedule.
- # Need your air conditioning unit replaced? Do not replace your AC unit without contacting our mgmt co. to see what units are acceptable. You cannot place your compressor on common ground and it will be very expensive if you do. Pre plan to avoid huge \$\$\$ and disappointment.
- # Spider season is late this year. It is usually June, but we have spiders and webs everywhere. Please try to keep your place free from these annoying and unsightly webs. Also the ants are marching and hugely annoying. We use Antimite for pest control and if you call the management company they will arrange to have Antimite treat the outside of your place at no cost. They will also treat inside your unit for a nominal fee of about \$15. They claim this Rx is not harmful to pets.
- # All dogs must be on leashes when outside. If your dog poops---please scoop or \$\$\$!
- # No dogs are to be left on patios or decks unattended.

