

SEPTEMBER 2020

Around the Lakes

Board of Directors

Norman Green	President	Term 2022
Joseph Sustello	V. President	Term 2022
Joseph Selby	Member	Term 2021
LaTonia Stocks	Secretary	Term 2021
James Thomson	Treasurer	Term 2021

Common Interest Mgmt.

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* Manager Information *

Manager

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vbrown@commoninterest.com

* **Customer Service***

Lisa Masterson

lmasterson@commoninterest.com

(209) 507-7850 or (925) 743-3080
Ext. 586

Accounting

accounting@commoninterest.com

Next Board Meeting

10/28/2020 at 6:00p.m. (tentative)

SEMI-ANNUAL GARAGE SALE

September 19, 2020

The Lakes at Discovery Bay is preparing for the sixth annual Fall Community Wide Garage sale on September 19, 2020.

If you are interested in participating we do ask that you RSVP online at www.thelakeshoa.com under events calendar on September 19, 2020.

Registrations will help us organize the sale, create maps to give out at the gate, and secure additional staff or volunteers for the event.

If you are interested in volunteering for traffic control at the gate on the day of the event, please send a request in writing to management at vbrown@commoninterest.com.

Seal Coating

The association will be performing street seal coating over the asphalt this fall on the following streets. Streets not listed were evaluated and determined not to need this work for a few more years. This work will require complete closure of the streets listed for most of the day. Residents will need to remove cars in the morning and park on an unlisted street if they will need to use their vehicles

that day. More details on dates and schedules will be sent to residents directly and placed at front doors prior to start of work:
9/21 to 9/24
Fallman Exit between Lakefront Loop and Bixler
10/12 to 10/23
Shearwater Cir
Free Port Ct
Davenport/Tidewater
Pescadero Cir
Boca Reton Way
Montecello Way

Key West Way
Pyramid Way
Westport Cir
Brookhaven Cir
Pine Hollow Cir
Harbor Haven Cir
Keyesport Way
Lakehead Ct
N. Lakefront Loop
Headwater Way
Tradewinds Cir
Calypso Ct
Harbor Cove Cir
Bay Harbor Way

Before you start the work! Get it Approved!

Did you know that all improvements made to the exterior of your home/yard need an architectural approval? That's right, before you can begin work on an exterior project, for front and back yards, you must receive an approval from the Association, as indicated in the Association's CC&Rs. Additions to your property without prior approval may require removal or modification after the installation and the exterior brought back to original state.

If you have changed your exterior without approval, submission is still required. Per the CC&Rs, all rear yards must have been landscaped or finished within 12 months of the original close of escrow from the builder. The association has started auditing lots to ensure a rear yard improvement plan has been submitted and approved. Please get those forms into management. The Architectural Form can be found on-line at www.thelakeshoa.com.

When submitting the form, it is vital that you include all details about your improvements including detailed measurements, especially from the property lines, color samples, plant types irrigation details, material to be used, photos of any pre-fabricated structures, etc. Plot plans should not be used as they can be hard to read. The association prefers simplified drawings. Please refer to the guidelines before you start your design plans so you understand the restrictions.

Emergency: 911

**Non-emergency
number for**

Contra Costa

County Sheriff's Dept.

925-646-2441

Upcoming Social Events

Halloween Home Decoration Contest:
10/30/2020

Winter Holiday Home Decoration Contest—
December— judging date to be announced

The Social Committee is continuing to look for volunteers to assist with these events. Please email vbrown@commoninterest.com if your interested in helping

HOA Auto Pay Set Up

For assistance in setting up bill pay, please contact Common Interest at: (925) 743-3080 x 6

After Hours Emergencies Common Area : (925) 831-2312

To report a Common Area water leak or sprinkler please visit www.thelakeshoa.com or call: (925) 743-3080 x 6

Main Gate:

For guest entry www.thelakeshoa.com (925) 513-4047

Patrol

Office 1-888-579-7977
Spearhead Protection

Quiet Hours

10:00pm to 8:00am

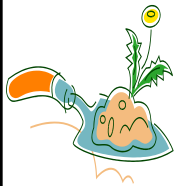
During the warmer months residents will be outside later and keeping windows open. Please be respectful of neighbors by keeping noise to a minimum and music content appropriate for all ages.

Social Media

Many residents may not be aware, but the Association Manager, Board Members and committee members are restricted due to legal constraints from monitoring and commenting on association matters on social media sites. If there are issues you want to see resolved, please notify the association through the formal community web site www.thelakeshoa.com. If issues are not reported to the proper representatives, a resolution cannot be achieved

Wasp Activity

Each fall we see an increase in wasp activity in the community. Please look around your homes and yard for nests during this season. If you see a nest in common area please report the location to management for removal.



Summer is in full swing and so are the hot temperatures. The Association is looking to Owners and Residents to help the aesthetic appearance of our community. Please take the next several weeks to weed, spray, and tend to your landscape, so we can work together to maintain attractive exteriors for the benefit our community. Below are a few specific recommendation:

- **Cut lawns weekly during the growing season, April thru October.**
- Trim plants away from sidewalks, fire hydrants, windows, driveways, and walkways.
- Use weed preventers and remove weeds after they turn brown/die.
- Fertilize your lawns to promote color and improve the root system.
- **Water in the early morning and in the late evening to reduce water waste. Set cycles to short but frequent intervals to improve water absorption.**
- **Test irrigation systems for issues and do repairs before you turn your systems on for the spring and summer months.**
- Replace plants that have died over the winter or during the drought.
- If you are thinking of re-landscaping your yard, apply for the changes first.

Community Playgrounds

Currently the state has an active executive order mandated by the governor to keep all playgrounds and basketball courts closed. While the association understands this is frustrating to residents and the children of the community, the closures are not by choice. As soon as state regulations are lifted, the Board will take immediate action to reopen these facilities for use.

Motor Cycle Drivers

Have you noticed the "MC" markings at the resident entry lane on Fallman? If you ride a motor cycle, these marking on the south side of the road denote the best route for motorcycles to use when entering the gate. By flowing the line, it will activate the gates sensors to make sure the gate and arms closed after the vehicle enters. Please be sure to drive along the south end of the entry.



Doggy Etiquette

One of the most frequently reported issues in the community is dog issues. All residents must be responsible for their pets. We ask that you follow these recommendations to keep the community safe and beautiful.

1. **Pick Up after your dogs.** No one else is cleaning up after your pets. If this matter is not resolved, the Board may have to hire a vendor to do this which will lead to an increase in assessments.
2. **Keep your pets under control and in your yard when not on a leash. If your fence needs repairs to do this, please make the necessary repairs.** Discovery Bay Dog Park is located 1601 Discovery Bay Blvd for open play.
3. **Keep barking to a minimum.**
4. **Playgrounds and Pickleball Court:** For safety and sanitary reasons, dogs are not allowed in the playgrounds or pickleball courts, even when unoccupied.

Unsubscribed to Discovery Bay Press

Some residents have stated they do not wish to receive the free Discovery Bay Press newspaper. If you wish to not have this paper delivered, please call the publisher at Janet Perriera • circulation@brentwoodpress.com • (925) 584-7773

Does Your Solar Meet Regulations!

One of the regulations for all solar improvements is that any wiring, piping or conduit that is mounted to the roof or walls must match the homes surfaces. While many projects meet this requirements, some have not.

This requirement is being enforced.

Please take a few moments to complete this final stage of the project. Paint piping/conduit along walls to match the homes colors and piping on roof to match roof color (black is also acceptable for roofs)

IT'S EASY TO UPDATE YOUR GUEST LIST

All guests entering The Lakes must have approval from an owner or authorized resident. It is easy to preauthorize temporary or permanent guests via the community website, www.thelakeshoa.com. The Lakes HOA Board is asking all owners and residents to update their guest list online rather than calling or stopping by the gatehouse.

Please log on to www.thelakeshoa.com to access and update your guest list. If you need help accessing your account (user name and password are required), please contact Lisa Masterson at (925) 743-3080 ext. 586 or by email at

Lmasterson@commoninterest.com

Preventative Maintenance of Your Home

Many of the homes in the community are at an age where owners need to consider some preventative maintenance. Below are some suggestions on how to keep your home beautiful and reduce repair costs in the long run.

- **Painting of Wood Elements**—Wood requires periodic painting or staining to reduce dry rot. If you have wood elements such as shutters, roof trim, and fencing, consider painting/staining them. No Arch application is needed if you are not changing the original color.
- **Mail Box**—with the hard water in the area, the metal mail boxes do need regular painting to reduce rust. Consider sanding off paint and using a rust resistant black spray paint to protect your mail boxes.
- **Repainting of Stucco**— You may start to notice your stucco fading. Every 6-10 years stucco will benefit from repainting.

While some owners may have received individual letters for these issues, the association asks all owners to fully evaluate their home and address these issues if they see fading or peeling paint.