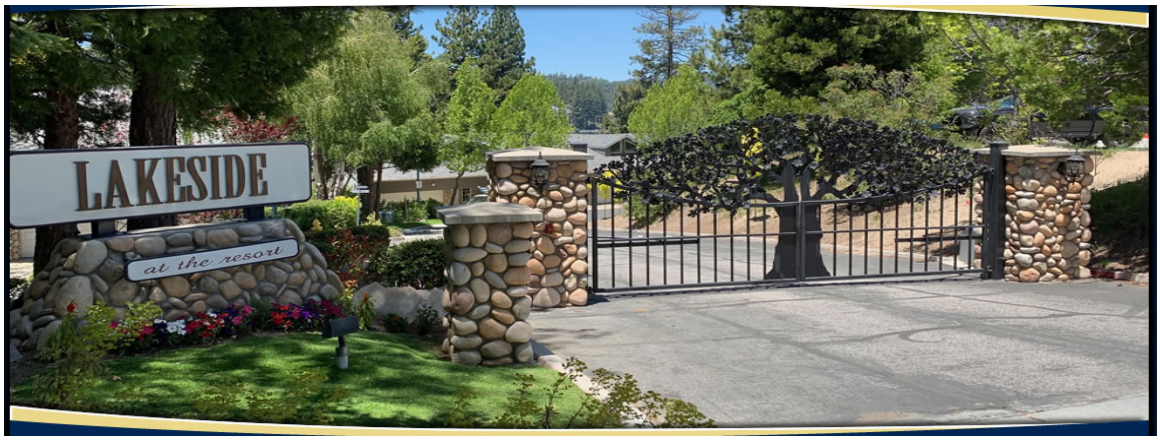

Lakeside at the Resort Tidbits – October 2022
"Special Compliance and Common-Sense Edition"

THESE TIDBITS DO NOT REPLACE OR CHANGE THE CC&Rs, RULES, REGULATIONS, AND OTHER CONTROLLING LEGAL DOCUMENTS GOVERNING OUR CONDOMINIUM DEVELOPMENT.

This is a special edition "Tidbits" regarding the need for compliance to the rules and common-sense in the development based on events the past few months.

ACCESS TO COMMON AREAS #1 – WATER SHUTOFF UNDER BUILDINGS:

- We had a plumbing break in a building mid-summer and residents responded to the situation but were not able to access the building's water shutoff down the stairs in the crawlspace due to an owner installing a personal lock on the door leading to the downstairs. Also, there was an inordinate amount of belongings in the downstairs closet impeding access to the crawlspace door to turn off the water supply to the building. An audit of all buildings was performed after this event to assure proper access to the common area water shutoff and several deficiencies were noted. **Please immediately remove any personal lock on the door leading to the downstairs unit and remove any excess belongings in the closet impeding access to the crawlspace door.**

ACCESS TO COMMON AREAS #2 – COMBINATION LOCKS ON SMALL DOORS:

- On the back and side of our buildings, there are small doors to access plumbing, fire, ventilation, and other common area equipment. These small doors all have a lock with combination 7322 or 1225. Many of these locks were recently cut; with some being replaced by an owner's own combination lock. The locks need to all have the same combination for access by authorized people. An audit will be performed, and the appropriate combination lock will be placed on the door if necessary. **Please do not remove the combination lock on the small doors, nor replace with your own combination lock.**

PARKING IN THE DEVELOPMENT #1 – EXISTING RULES:

- Parking in the development has been a problem with owners, guests, contractors, and others parking in the fire lanes, at the garbage structure, in the cul-de-sac (by the hotel), in front of fire hydrants, in other owners' assigned spaces, in guest parking spaces, and sticking out onto the road in the development while on the driveway. Not parking correctly is not only against the rules, but is also dangerous, jeopardizes our insurance, is unattractive, and is bad manners. **Please follow the existing parking rules and have common-sense.**

PARKING IN THE DEVELOPMENT #2 – GUESTS AND GUEST PARKING AREA:

- The guest parking area (in front of Building #2) has been an issue for years. The HOA Board took recent actions to eliminate ALA Members from accessing our development and parking in our guest parking areas. In addition, the HOA Board took action to develop clear rules and signage for the guest parking area. The signage was just installed and is shown below:

- The rules: 1) Guests of owners parking in one of the guest parking spots (in front of Building #2) **must** display the dashboard notice available on the HOA website. Owners **must** be present. 2) Guests of owners can park in owner's

assigned space(s) without posting a dashboard notice. The owner does not need to be present, but the guest **must** be staying in the owner's unit. 3) Owners are **not** permitted to park their vehicles in the guest parking spots. 4) Service trucks such as plumbers or electricians may park in the guest spots. If they do not have a company sign on their vehicle, they will need a dashboard notice. 5) All vehicles that do not follow these rules are subject to being towed. **Please follow the guest parking rules.**

DISTURBING BEHAVIOR BY OWNERS, FAMILY MEMBERS, AND GUESTS:

- There have been several incidents of loud and disturbing behavior from owners, family members, and guests that are against the rules and are incredibly inconsiderate to your neighbors. Examples include barking dogs, loud music, loud voices, pounding on the floors, slamming of the doors, loud talking and disturbances outside on the deck, diapers and alcohol containers not thrown away correctly in the garbage, disturbing behavior until 1:00 am, and other activities not fit to print in a family publication. Come on owners, we know better than to do this in our beautiful development! Also, what are you thinking allowing twenty- and thirtysomething family members and their many friends to come up and use your unit unattended, especially when you were previously told of the violations by these people?! The HOA Board and HOA Management Company are addressing the specific violation incidents. **Please follow the rules, limit who uses your unit, advise all guests of the rules, and be considerate of your neighbors.**

REACQUAINT YOURSELF WITH THE RULES:

- The Homeowner's Association Rules & Regulations can be found at the following link: http://www.lakesideattheresort.com/editor_upload/File/Rules%20and%20Regulations%20Updated.pdf **Please take a moment to reacquaint yourself with the rules.**

TIDBIT TIP: THIS IS A NICE PLACE. LET'S KEEP IT THAT WAY!