

The Lakeshore Breeze

Valencialakeshore.com

May & June 2017

Summer is Almost upon Us

Every year we are reminded to change the filters in our heater and/or air conditioning units. Well summer is almost upon us. Have you made sure your “condensate line is clear?”

Every year, the HOA gets calls from homeowners or renters that water is running into the hallway and the carpet is wet. 99.44% of the time the problem is the condensate line. These lines become clogged so that the water does not drain to the outside, but onto the down stair carpeting and padding. Normal cost to remediate the problem is about \$345 if you call ServPro and this does not cover cost of flooring. The Lakeshore HOA is not responsible for these costs.

Rudy will be glad to clear your condensate lines in anticipation of summer, in his off hours, for \$50 per condensate line. It is recommended that both upstairs and down stairs unit have the line cleaned at the same time each year. It is the responsibility of the two owners to talk with each other and make arrangements for service. Obviously, you can call in your own plumber if you wish; there is no obligation to use Rudy.

If you want your condensate line cleaned by Rudy, call 818-669-9170.

REMODELING

You are to notify the Association of any remodel work to be done in your unit, prior to starting. (CC&R’s Article VII, Section 3)

Lakeshore Insurance

The Association’s general liability insurance does not take care of damage or loss to inside of unit. Please make sure you carry your own insurance. Please refer back to your By-Laws Article 10, Section A, CC&R’s Article 5-H

DOG OWNERS

LAKESHORE’S PERSONNEL AND LANDSCAPERS

DO NOT PICK UP DOG POOP

Owners, PLEASE PICK IT UP! FINE \$75.00

No Leash FINE \$50.00

SAVING WATER

LET’S SEE IF LAKESHORE CAN CONTRIBUTE TO SAVING WATER. Try to take shorter showers, turn the water off when brushing your teeth, and repair any leaking faucet or toilet.

Did you know one (1) Leaky toilet can waste 78,000 gallons of water per year. Lakeshore’s water bill is its largest utility cost and is nearly \$79,000 per year. Let’s all make an effort to reduce our cost. Washing cars on the grounds also adds to the overall usage of water and cost to all homeowners.

For LANDLORD’S, please inform your tenants of the same.

FENCING AND HARDI BOARD

Due to upgrades on the fencing, balconies and Hardi Board, please take the time to clean off all unnecessary items and storage containers from patios and balconies. Keep in mind that no plants should be placed on fencing without a water catcher, no nails or hooks should pierce the newly installed fencing and Hardi Board.

SECURITY

Please be aware of your surroundings and make sure your car is locked and there are no signs of loose change or valuable items.

TRASH PICKERS If you should see anyone inside the trash bins, or dumping trash, please contact security or the sheriff department. The City of Santa Clarita does not tolerate it nor does Lakeshore.

SCV Public Safety (Security) (661) 857 1353

Sheriff’s Department 911