

del Lago Newsletter

Prepared by the del Lago District Advisory Committee

Vol. 20, No. 4 – April 2022



**Next Scheduled del Lago DAC Meeting
May 12, 2021 at 6:00 p.m.
via Location or Zoom (to be determined)**



Chairman's Message

Greetings to our del Lago residents. For the first time in a while, we are facing some significant head-winds in del Lago and the Villages at large. We are in a severe drought and for the time being our lakes are not being refilled with potable water. Also, due primarily to increases in the cost of insurance, landscaping and water, and the increased contribution to our reserves to pay for re-roofing starting in 2029, our projected HOA fee for next year is going up about 16%. On the other hand, we live in one of the most beautiful villages, and if we work together, we can minimize some of the negative effects of the challenges we face.

Our lakes are very important assets and need to be protected under the current conditions. Our management is aware of our concerns and is looking into ways to protect them. We are asking the City if we can use potable water to maintain our lakes at the minimum level to protect the liners at the bottom of the lakes and to keep the pumps running. In addition, because of the projected cost increases, all non-essential projects are put on hold.

Let's work together to keep del Lago in the best shape possible. Let's all be vigilant of problems around our villas, especially those that waste water. Let's be mindful of our neighbors and try to meet each other's needs. Report anything to your DAC Leadership that you believe would improve the living conditions in del Lago.

Emil Pisarri
DAC Chairman

Del Lago Enhancement Funding – Got \$5 to spare?

As mentioned in the March 2022 newsletter, DAC Leadership has created a fund to which all del Lago residents can contribute. The funds will be used strictly for del Lago amenity projects. Thank you so much to those of you who donated \$545 to date. If you “can,” there is still time to donate \$5 or \$10 to assist in the beautifying of our lovely del Lago Village. A system

has been set up to collect and account for the funds, including a checking account at U.S. Bank, and the reporting of revenue and expenditures in our monthly newsletter. You can donate in cash, or if it's more convenient, your donation can be billed to your address. Note: This donation is not tax deductible. If you would like to donate, you may use this link:

<https://rebrand.ly/delLagoDonate> . If you have suggestions on how to use these funds, please contact anyone on the del Lago DAC Leadership committee.

del Lago Financials

YTD Report for FY22 from July 1, 2021 to February 28, 2022 (8 months)

Operating Budget: Total Revenue to date \$581,884; \$44 favorable to budget of \$581,840. Total Expenditures to date \$576,618; \$15,505 favorable to operating budget of \$592,123. Net variance \$15,549 favorable due primarily to savings in water, maintenance, and insurance. January did have “unfavorables,” mainly landscape, electricity and trash due to cost increases.

Reserve Budget: Revenue: del Lago always receives full revenue from monthly assessments. YTD deposits: \$388,926, toward a year-end plan of \$591,200. YTD expenditures of \$183,646 (30% of total budget) 67% into the FY22 reserve plan of \$618,740. Favorable are three items with no expenditures year-to-date, having an annual budget of \$205,600. Biggest unfavorable contributor is Irrigation System expense, in order to upgrade our controllers. However, net variance is still \$205,280 favorable (YTD revenue less YTD expenditures).

Note: We need to accumulate enough money in our Reserve Budget to re-roof in the FY's 2030, 31 and 32. As a result, the projected del Lago Reserve contribution will increase 16.5% next year.

Next Quarterly DAC Meeting:

Thursday, May 12, 2022, 6:00 PM; in-person or via teleconference to be determined.

Solar Lighting Project Experiment

We installed solar driven light strings on two trees on Lake Garda Drive. One consisted of bright white LEDs and the other a softer yellow LED string. Most everyone from del Lago and Sonata who saw the lights on at night had positive comments. However, we learned a few things plus the ABOD may not give us permission anyway.

Here's what we learned: The light strings are independent of each other and come on and go off at different times. The "on" time is a function of how dark it is at each tree. The "off" time is a function of how much charge the battery accumulates each day based on sun exposure. The lights stay on at least four hours. If the battery goes completely dead during the night, the light string may come up in a different lighting pattern the next night such as flashing or "dancing." If a car goes by at night and its headlights hit the solar panel, the LED's go off then back on when the car passes. Bottom line, solar powered lights can be unpredictable.

We have not given up on the idea of solar lighting, but we need to investigate the availability of solar lights that fit our needs. The light strings that were put up, have been taken down. We are open to your ideas and feedback.

Sonata/del Lago Ladies Spring Luncheon

If you missed the annual Sonata/del Lago Spring Luncheon on Saturday, March 26, 2022, you missed a lovely spring day outing for the 75 ladies who attended and enjoyed each other's company! Even though we were disappointed that our speaker on the lives of bees was unable to be there because of COVID related issues, we still had a wonderful time – chatter was alive and well from table to table. With the 'bee' décor created by del Lago's very own Dianne Guisinger, bees were everywhere starting with the charming bee-shaped pins, greeting cards made by Dianne, and the ice-breaker game that tested our knowledge of bees. There was even a game prize of a decorative 'bee' pillow! Yellow and black tissue added to the white orchid centerpieces, and bright yellow napkins and black placemats completed the theme. This wonderful luncheon was arranged by Sonata's Irene Estelle. Not to be missed, watch for the date on next year's 2023 calendar.

Make Way for the Mail Truck

We have a wonderful letter carrier in Anthony; but most people don't know that the instruction from the local Post Office is to stay in his truck and skip delivery to a house if the truck can't pull up to the mailbox. Anthony ignores this instruction and has never skipped delivering mail; but people who park before, in front of, or just beyond the mailboxes, extend his day unnecessarily, as he leaves his truck to reach the mailboxes. Please be aware of where you park (especially between 1:30-4:30pm) so you don't "block the box." Visitors are supposed to park in the areas designated for visitor parking, whenever possible. A tip from Anthony: If you have mail to be picked up, remember to put up the 'red flag.'

del Lago Battery Disposal

One year later and **550** pounds of household batteries environmentally disposed safely. Thank you so much del Lago for your response to this project in support of sustainable living practices. We appreciate each and every pound you've contributed! Keep it up.

Highlights of ABOD Meeting, March 29, 2022

(Excerpts from summary by ABOD Secretary Richard Holmboe)

Treasurer's Report for Month Ending February 28, 2022

Operating Budget: Total revenue year-to-date (8 months, 67%) is \$6,880,500; \$3,100 favorable to budget of \$6,877,400. Total expenditures year-to-date (8 months, 67%) is \$6,695,100; \$309,800 favorable to budget of \$7,004,900. Net variance is \$312,900 favorable to budget, mostly due to water, insurance, and planting expenses; offset by an increase in BrightView landscape contract 1/1/2022.

Reserve Budget: Revenue: The Association always receives full revenue from monthly assessments. Total expenditures year-to-date (8 months, 67%) is \$3,559,000; 44% of year's reserve plan of \$8,023,000. The portfolio balance is \$12,827,913; average interest rate earned is 0.48%.

(Cont'd on Pg. 3)

*Happy
Easter*



Highlights of ABOD Meeting, March 29, 2022

(Excerpts from summary by ABOD Secretary Richard Holmboe)

(Cont'd from Pg. 2)

From the President

President David Cook's message for us was that we need to be prepared for significant increases in budgets starting July 1. There are so many contributing factors forcing costs upwards - worldwide pandemic, drought, war and resulting inflation. Minimum wages have doubled in the last decade. The top three cost areas for all Villages - landscaping, water and insurance - are way up. The ABOD has lowered our use of water, eliminated discretionary expenses, continued our preventive maintenance programs, and invested in turf reductions and drip irrigation conversions. The ABOD mission is to Protect, Maintain and Enhance our common areas. This year we will not be doing much in the way of enhancements. The ABOD sets aside (reserve) funds for necessary spending over the next thirty years but not for anything more.

Resolution Honoring Villages' Volunteers: April is National Volunteer Month. The Board approved a resolution commending Villages' volunteers, thanking them for their dedicated, selfless, and compassionate efforts. (A special 'thank-you' to all the numerous del Lago volunteers.)

General Manager's Report

Tim Sutherland noted that Tom Muniz, Director of Facilities and Maintenance Services, is asking the City for clarification on its rules for not using potable water to top-off our lakes during the drought. If allowed to run dry, UV membranes and concrete gunite shells in our lakes can be damaged. This can cause very large repair costs to The Association. (This question and the resulting answer are highly relevant to the "health" of our del Lago lakes and costs to del Lago should there be damage.)

Breaking News: Tim Sutherland has submitted his resignation effective the end of April.

Reminders to DACs from the ABOD (relevant to all del Lago residents)

Project Progress: General Manager, Tim Sutherland, reminded everyone that his Resident Portal blog, "The General Manager's Office," has up-to-date status of projects in each village. Tim also reminded everyone that questions regarding project and work order status should be directed to Maria Hernandez.

Temporary Decorations in Common Areas (Rule 2:24 Outside Decorations): A change is in the works that would allow DACs to request of the Board to allow temporary non-political decorations during non-holiday periods for up to three weeks. The rule change could go into effect after a necessary 30-day publication and comment period.

Budget Updates and Approval Meetings: Open Board meetings are planned for April 12 and 26 for latest updates and ultimate approval of the FY-23 Operating and Reserve Budgets. These will be Zoom meetings.

Next Regular Association Board Meeting: Tuesday, April 26, 2022; 9:30 AM, via Teleconference



*Easter Sunday
April 17th*

The del Lago District Advisory Committee (DAC) voting members are: Emil Pisarri, Chairperson, (408-781-4216); Judy Bushey, Deputy, (408-930-2985); Valerie Dimmick, Secretary, (408-813-3985); Everett Jacobson, Newsletter (408-629-7210); Melinda Dobbs (408-666-9713); David Dimmick (650-804-9378); Anahid Gregg (732-742-4874). Associate members: Cheryl Allmen (408-307-3979); Gary Lohr, (408-912-5124); Margaret Spatafore (408-532-1966. We welcome your comments and questions.

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DAC=District Advisory Committee, ABOD=Association Board of Directors, CBOD=Club Board of Directors, AC=Architectural Committee