

del Lago Newsletter

Prepared by the del Lago District Advisory Committee

Vol. 22, No. 6 – September 2023

Next Scheduled Quarterly del Lago Residents' Townhall November 9, 2023 at 10:00 a.m. at Montgomery Center

"The content presented within this newsletter, unless it is an actual Association document, is the views of the authors and not to be interpreted as the official positions of the Association Board." Apo: Apr202

Chairman's Message

Hello del Lago Community,

You have probably noticed that there is a lot going on in The Villages, including del Lago. Did you vote on the CC&Rs amendments? Did you attend the recent ABOD meeting? Have you looked at the Landscape and Functional Turf video? Did you attend the Ice Cream Social? There's an update on all of these topics in this newsletter.

Have you heard about the roofs in del Lago needing to be replaced within the next five years? The DAC has a committee following that issue, and the Villages has a point person assigned. There is an analysis underway with the hope that the currently planned replacement timing can be extended so that the dollars needed in the reserves can be collected at a lower amount over a longer period of time. More to come on this.

A fire safety analysis has been underway in each of the eleven villages. A town hall gathering on this issue is scheduled for September 28, from 4-6 p.m. in the Clubhouse.

Insurance premiums is also a hot topic. Good guess if you think the rates are going higher. The ABOD is studying options for mitigating the costs.

The Villages operates on a fiscal year that runs from July 1 through June 30. The budget numbers are in for July which, except for one timing issue and

increased insurance premiums, was otherwise fairly uneventful.

The Villages administration has hired three expert landscape consultants to assist and guide in the preparation of a drought related master plan. This plan will lay out how The Villages will comply with the now permanent turf watering restrictions. This will include plans for conversion of turf where appropriate and saving turf that is defensible as "functional" turf. Functional turf is that turf that meets criterion for watering as differentiated from "non-functional" turf that is considered solely decorative, making it not eligible for watering. Nonfunctional turf will eventually be replaced with California native plants and hardscapes. Residents will be presented with a variety of landscape options and asked their opinions. The DAC is working with the ABOD, administration, and consultants on a master plan. I recommend watching the video, Landscapes and Functional Turf, on the Residents' Portal. Dave Phelps, the presenter, is one of newly hired landscape consultants.

Dave Dimmick
Chairman, del Lago DAC



**ABOD Meeting Highlights
August 29,2023**

The ABOD:

- Has arranged for an upcoming Fire Safety Town Hall on September 28, 4-6 p.m. in the Clubhouse.
- Is checking that the current insurance coverage is cost effective.
- Has initiated a process for a master plan for turf reduction. Residents will be given an opportunity to weigh-in on their preferences for plantings.
- Continues to encourage residents to vote on the CC&Rs issues.

The ABOD August 29 meeting packet can be found on the Residents’ Portal under Governance.

del Lago Financials Balances

FY23 Report from July 1, 2023 to July 31, 2023 (1 month)

Operating Details (1 month):

Total Revenue \$98,343.

Total Expenditures \$111,955.

Operating deficit \$13,612.

We were budgeted to spend \$108,215, but primarily due to extra insurance expenses (\$3,445), we spent an additional \$3,740 over budget.

Surplus carryover from last year \$9,183.

Net operating deficit \$4,428.

Reserve Budget (1 month):

Total Reserves Contributed: \$69,999.

Total Reserves Expended: \$7,521.

Net contribution to Reserves: \$62,478.

Carryover from last year: \$2,483,984.

Current Reserves Balance: **\$2,546,462.**

Minutes Available from the August 10 del Lago Town Hall Meeting

Over 30 del Lago residents attended the town hall on August 10. David Cook, the current ABOD del Lago Liaison, was our guest speaker. It was a spirited meeting with many items discussed, such as turf reduction, landscape watering, roof replacement, fire safety measures, and insurance costs and coverage. Our General Manager, Theresa Ostrander was in attendance. If you would like a copy of the meeting minutes, go to <https://rebrand.ly/8-23-DAC> or contact David Dimmick, del Lago DAC chair at qadave49@gmail.com.

del Lago Village Enhancement Fund

As of July 2023, the del Lago Enhancement Fund was \$162.65.

Questions & Answers on the CC&Rs Vote

See page four of this newsletter to get answers to some of your questions about the CC&Rs vote. The voting deadline is September 25. The Villager newspaper, dated September 7, has del Lago with 45% of its residents having voted. Let’s get that number up!



More info is available on Channel 27 at 2 and 8PM.

Weekly articles and a video of the June 6 town hall on the proposed amendments can be found on the Residents’ Portal.

Next ABOD Meeting: Tuesday, September 26, 9:30 a.m. in Foothill Center and on ZOOM

Next CBOD Meeting: Tuesday, September 26, 1:30 p.m. in Foothill Center and on ZOOM

Holiday Decorating

Just a heads up that together with Sonata, we will be decorating our entry, boulevard, and roundabout on Saturday, November 25 starting at 9 a.m. This is a fun event that takes about two hours. Come on out to lend a hand and meet neighbors. All who want to help are invited.



Anahid Gregg, Monona Tang, Linda Dumont, Melinda Dobbs, and Cheryl Allmen serving delicious ice cream

del Lago/Sonata Ice Cream Social

On Wednesday, August 30, resident from del Lago and Sonata gathered at Gazebo Park for a summer ice cream social. This event is designed to introduce the residents of the two villages and make new friends! Over 100 residents attended the event. The weather was warm, but the ice cream was cold, and there was entertainment by super DJ Ed Knott. A big thanks to organizers Monona Tang, Anahid Gregg, and Cheryl Allmen, Linda Dumont, Melinda Dobbs and all the many other volunteers that helped with set-up, serving, and clean up.



The del Lago District Advisory Committee (DAC)

Voting members: Dave Dimmick, Chairperson, (650-804- 9378); Gary Lohr, Vice Chair (408-912-5124); Anahid Gregg, IT (732-742-4874); Emil Pisarri (669-609-0461); Melinda Dobbs (408-666-9713); Margaret Spatafore (408-532-1966).

Non-voting Associate members: : Cheryl Allmen (408-307-3979); Monona Tang (914-262-7266); Valerie Dimmick, Secretary, (408-813-3985).

Newsletter produced by Valerie Dimmick, valerie.dimmick@gmail.com; Editor, Emil Pisarri

To receive these Newsletters via Email, contact: Anahid Gregg at anahid.villages@gmail.com or by phone at 1-732-742-4874
DAC=District Advisory Committee, ABOD=Association Board of Directors, CBOD=Club Board of Directors, AC=Architectural Committee

Q&A on the CC&Rs Vote

It is important that every owner vote! Our CC&Rs need to be updated! See the Q&A below. If your questions are not answered, call your DAC. More information is available on Channel 27 at 2 and 8PM.

1. If I vote YES, do my HOA fees go up?
NO – There is absolutely nothing in the CC&Rs changes that will raise your HOA fees!
2. Why are there definition changes being made?
 - a. To clarify that we (residents) are NOT responsible for doorjamb repairs for our front doors.
 - b. To clarify that issues with bathtub, sink, toilet, and shower connections to piping and/or electric are the owner's responsibility. This is NOT a change – it's always been our responsibility; it simply clarifies the language.
 - c. Defining the abbreviations for Heating ("H"), Ventilation ("V"), and Air Conditioning ("AC"), where they were all previously lumped under "Air Conditioning".
3. Why is there a change being made to the approvals required for Common Area changes?
Currently, if you want to make a change to the Common Area outside your home, you must have 75% of the residents around you approve a change. This makes it easier for owners - now it will only be a majority of the residents in the required approval area.
This is an improvement for all residents.
4. What are the changes regarding insurance? Does it change the cost of Insurance?
NO – there is no change due to these two changes.
 - a. There is clarification that the Villages Master Policy covers owner installed upgrades (such as new kitchen countertops)
 - b. That the Villages Master Policy includes liability for Officers, Directors, Employees, and Owners.
5. What are the changes to damage assessments?
 - a. Overall Insurance coverage remains the same – **NO CHANGE**
 - b. To reflect the impact of inflation on the determination of whether the deficiency is "minor" or "major." Our current policy defines major damage as anything exceeding \$10,000. The only change is to raise that threshold to \$50,000, reflecting inflation.
6. Are there changes to the Maintenance policy?
NO – there are only clarifications made.
 - a. Duplication in sections 9.13 & 9.14 have been removed for clarification.
No change to maintenance itself.
 - b. Clarification that each owner is responsible for maintenance, repair, and replacement of windows & skylights in their unit.
This is NOT a change – it's always been our responsibility; it simply clarifies the language.
7. Why were there changes to the Architectural Control Committee (ACC)?
 - a. One change requires the ABOD appoint at least 5 members to the ACC.
 - b. Add the requirement that the ACC follows current legal requirements when a request is submitted for solar energy systems.