

del Lago Newsletter

Prepared by the del Lago District Advisory Committee

Vol. 23, No. 5 - November 2024



Quarterly del Lago Residents' Town Hall
Wednesday, February 5 at 6:30 p.m.
tentatively 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,

I want to thank all of our residents who attended the recent Town Hall meeting. We had a great crowd and a very interactive meeting. Our residents asked great questions and our management gave very thoughtful responses. The majority of the meeting covered the re-roofing of del Lago several years from now, the changes in insurance coverage, and the requirement to have a plan for turf reduction in order to decrease our water use. All of these subjects are covered in articles which follow. This may be a newsletter you will want to save because it covers many important topics which will affect our del Lago residents.

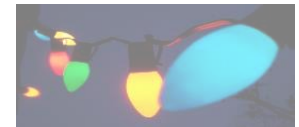
If you have questions or concerns about the coming events, please contact your DAC. If we cannot answer directly, we will ask our management for you and try to give you accurate feedback. If you hear something about what is happening and you are not sure, please contact us. We want to keep misinformation from spreading that could upset some of our residents. A great way to learn about what is happening in del Lago is to attend our Town Hall meetings. Our next Town Hall is on Wednesday, February 5, 6:30 PM in Montgomery (if we get it). You can ask your questions and hopefully get good answers.

Your DAC Chair.
Emil Pissarri

Holiday Decorations

Light up del Lago!

Join us and help light up del Lago! We will meet at 10:30 AM on Saturday, November 30th to light up the median! Please come to the median and the team leaders will show you how to string the lights. We have some new additions for our entrance, and look forward to delighting everyone driving by our beautiful Village. After completing the work, Dianna Marchant has once again graciously opened her garage to us for a group celebration! If you haven't attended before, please make sure to join us. Dianna is a wonderful baker, and makes all kinds of treats. Plus, you can meet and chat with more of your neighbors.



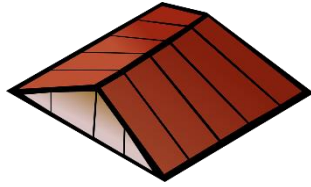
del Lago Roof Replacement

Here is a summary of the Town Hall update on Roofing presented by Ryan Bell, the Assistant General Manager (AGM) for Public Works:

It was nearly a full house for the quarterly DAC Town Hall, no doubt largely driven by the key issue of del Lago re-roofing. Ryan Bell, who is tasked with the job of planning and overseeing the re-roofing provided an update as follows (with some additional clarifying information provided by the DAC.)

A random sampling of our roofs has been inspected for the report which is still under development. The

preliminary findings were that there was variability in the state of the roofs. Some were found to have serious issues primarily with the underlayment, and others looked just fine.



Additional sampling may be warranted. It was noted by the audience that there were multiple contractors involved with the original roofing and there might have been differences in the quality of their work. Ryan committed to researching this further.

The costs were the subject of much discussion. The total project costs were reviewed a couple of years ago by a consulting group (Browning) with an estimated cost of \$12 million, to start in 2029 and end in 2032. Through more accurate measurement of the roof area, Ryan has brought that figure down to \$10 million which is in the current FY24-25 reserves budget plan. The work is now anticipated to start in 2031 and end in 2035. Unfortunately, for whatever reasons, the past growth of the balance in the reserve fund is insufficient to pay for the project, requiring increases in the HOA fees each year until 2035 when it comes back down below current levels. Of course, these costs might be further reduced if either existing roof tiles can be reused or if an alternate less expensive roofing material is chosen. These options were also brought out in audience comments (Note: this is an area that the DAC is monitoring closely for potential cost reduction).

Ryan is completing his report and will be presenting the findings and recommendations to the ABOD which is the decision maker on the re-roofing project.

Insurance

Here is a summary of the Town Hall update presented by Dave Dimmick, ABOD and Insurance Committee member:

Each of us has two policies for property insurance

(also known as fire insurance). The first is the Master Policy that is managed by the Villages that covers all of the ABOD overseen properties, including all of our condos. The second is our personal H06 policies that each of us maintains with our private insurance carriers. The current personal liability required is \$300,000, and the current loss limit required is \$50,000 to cover the Master policy deductible. The Master policy pays for the rebuilding of losses caused by fires and a few other calamities. Our H06 covers the other pieces such as our personal liability (if we cause the fire), our deductibles for the Master policy and a few other things.

The challenge we all face with insurance is the steep rise in rates driven by climatic events such as wild fires and hurricanes, which by all counts are increasing in number. Insurance rates have climbed so much that they are now the single largest expense in our monthly HOA fees. Here are some numbers for reference. A few years ago, our Master property insurance bill was around 1 million dollars. That is about \$35 a month for each of us. This year the bill is 5 million dollars, or \$180 a month. Unfortunately, these rates are heading even higher due to raising calamities, rising costs, and higher valuation of our properties (we must keep

our property valuations up to date

to be able to present to the insurance providers so they will offer proper insurance coverage).



Do we need to insure every single penny of valuation (currently \$889,000,000 for all Association properties)? Could all of it burn down at one time? Not likely, but our CC&Rs require that we have 100% coverage. So, could we, should we, insure for a more reasonable loss? Perhaps 50% or even less? We could if we change the CC&R's (requires vote of all condo owners). But there is a consequence; home loans are typically sold to government backed Fannie Mae or Freddie Mac institutions. These institutions require 100%

valuation coverage and without that coverage Fannie Mae and Freddie Mac would not currently acquire loans from The Villages' future condo buyers (we are hoping and lobbying for change in that policy), the consequence of which is that new buyers would have to pay all cash (which many do today), or find alternate financing which is available but at a premium, and not all new buyers would qualify for these loans.

As our valuations go higher and rates climb, in order to afford insurance, we may find ourselves in the position of having to change the CC&Rs (yes, another vote), and insure less than 100% of our asset values. Rossmoor (Walnut Creek) and Laguna Woods (SoCal) both larger than The Villages have already dropped their coverage to far less than 100% valuation. The insurance committee is in touch with these communities and they have been helpful in sharing how this has affected them. Stay tuned as this moves forward.

Turf Reduction

Our third speaker, Steve Gilbert, ABOD member and liaison to del Lago, addressed the issue of turf reduction in our village.



The first thing he talked about was the turf reduction Beta Project which is occurring at this moment. The Beta Project will give all of us an idea of what turf reduction will look like around our condo. Steve also said the amount of turf reduction in each village is a function of the money available for that item. In del Lago, because of the roof replacement project cost, there is little money available for other projects for the next couple of years. If there is any turf reduction, it will most likely be a small project. However, for anyone who is anxious to re-landscape the turf around your condo at your own expense, you can turn in a plan to the Architectural Committee for approval. To minimize delay, it

probably should follow the plant palette for del Lago and could cost roughly \$8 to \$10 per square foot.

del Lago Landscaping

Now that Bella Vista is the Villages new landscaping contractor, you are probably beginning to notice changes in trees being trimmed, weeds disappearing and lawns turning green and when 'catching up' with gardening that needed to be taken care of months back, del Lago will start to look like it did when many of us moved in several years ago.

We are fortunate that the Beta Project started with us and as it is being completed with plants being planted and the addition of walking paths in various areas (the design of architects Dave and Sarah), our area will be the welcoming entrance to the Villages.

As it was explained at our Town Hall a week ago, it will be close to two years before more turf reduction will take place in del Lago, so it was mentioned that if homeowners would like to do any additional landscaping themselves, submit plans to the Architectural Committee for approval of these changes. Condo owners will be responsible to pay for these changes. This is so different from past rules that no changes could be made to the Common Areas of our Village so enjoy your creativity and follow the rules about watering. Functional turf will continue to be cared for by Bella Vista landscaping.

With Holiday decorating almost here and our landscaping nearly complete, it's going to be a beautiful season with the lights.

Water Use

California had a good rainy season last year, but did you know that we are actually categorized as D0 – "Abnormally Dry" right now? Hopefully, we will

have another wet winter, although current predictions are for an equal chance of below-average, average, or above-average rain and snowfall for December through February.

Regardless of rain, water usage remains one of our highest expenses in The Villages. Our water usage is up a total of 14% for del Lago 2024 vs 2023 – 5% for residences, 26% for irrigation. We have posted the water report on our del Lago website – <https://dellago.vgcc.club/>. This will allow you to see comparisons to other Villages, and see the water usage for your own condos. If you see high water usage, The Villages can check your unit for leaks or running toilets, both of which can use large amounts of water without you realizing it. We are now able to water our lawns, but please refrain from watering in front of your house, and, with the cooler weather, cut back on watering your patio plants. Remember, when you use water, everyone pays for it. We can all conserve and be both good stewards of the environment and keep some \$\$ in our pockets.

del Lago Brunch

On Saturday October 19, seventy del Lago residents and neighbors gathered together at Foothill Center for our fall brunch. We started out with a fun ice-breaker game where the goal was to find others who “matched” you in some respect — same initials, same number of siblings, same favorite dessert, same favorite Olympic sport.....you get the idea! The game helped initiate connections and there were a lot of good conversations going on afterwards.

The food consisted of scrambled eggs, French toast, waffles, bagels & cream cheese, muffins, fruit, sausage & bacon, plus there was coffee and OJ. After the meal, we all reached under our chairs to see who at the table would be the lucky winner to bring back the centerpieces!

This was a good time to connect with old friends



and meet new ones. We hope that everyone had a good time and that this becomes an annual event.

Bring Your Chair Social

del Lago residents have had several meet-ups over the summer under the oak tree by the parking lot near Lake Albano Circle and Maggiore Court. These social gatherings were occurring every 4th Wednesday at 6pm, to get to know your neighbors. All del Lago residents were invited. Since the weather is changing, the schedule is changing. Look for notices of our next meeting.



del Lago Financials

FY24 Report from July 1, 2024 to September 30, 2024 (3 months)

Operating Details:

Total Revenue: \$317,678

Total Expenditures: \$245,304

Transfers to Club: \$50,976

Total Outgo: \$296,280

Net operating surplus: \$21,398

Reserve Budget:

Total Reserves Contributed \$213,891

Total Reserves Expended: \$4,731

Reserve Interest Income After Taxes: \$20,327

Net contribution to Reserves: \$229,487

Carryover from last year: \$2,907,214

Current Reserves Balance \$3,136,701

Del Lago Village Social Fund

(formerly del Lago Village Enhancement Fund)

10/31/24

Balance: \$185.29

del Lago/Sonata Social Fund 10/31/24

Current balance: \$2,194.53

COMMUNITY PRACTICE

Feeding the cute bunnies that hop around del Lago is a nice thought, but table food scraps also attract unwanted rodents and other pests.

del Lago Website

Have you visited the del Lago website? Go to <https://dellago.vgcc.club> to keep up to date on what is going on in del Lago.

Next ABOD Meeting: Tuesday, December 10, 9:30 a.m. in Foothill Center and on ZOOM

Next CBOD Meeting: Tuesday, December 10, 1:30 p.m. in Foothill Center and on ZOOM



The del Lago District Advisory Committee (DAC)

Voting members: Emil Pisarri, Chairperson, (669-609-0461); Melinda Dobbs, Vice Chair (408-666-9713); Anahid Gregg, IT (732-742- 4874); Tim Robinson (512-964-3989); Valerie Dimmick, Secretary, (408-813-3985); Cheryl Allmen (408-307-3979); Gary Lohr (408-912-5124)

Non-voting Associate members: Monona Tang (914-262-7266); Margaret Spatafore (408-532-1966)

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



LET'S LIGHT UP del LAGO AND SONATA

Come and Help: Saturday, November 30th @ 10:30

It's time to decorate our villages for the holidays.

We are collecting donations to help pay for replacement decorations for next year and other joint events between del Lago and Sonata. Donations can be dropped off in Joan Lohr's mail tube at 3412 Lake Garda Drive, checks can be made payable to Joan Lohr.

Now for the yearly call for volunteers: as in the past, we need volunteers to help decorate. Saturday, November 25th, at 9 am, we will meet and decorate the trees down Lake Garda Drive, the roundabout, and the front entrance, weather permitting. We will meet at the median strip on Lake Garda Drive; Emil Pisarri and Anahid Gregg will organize the effort.

For new residents, this is a great opportunity to meet and get acquainted with your neighbors. This has always been a fun time for all - it's not a difficult task and only takes an hour or two. You are all invited to come to Dianna Marchant's garage located at 3411 Lake Garda Drive afterward for some refreshments. Please stop by and celebrate with us!

Happy Holidays! Wishing you all health and happiness in the New Year ahead!

Joan Lohr

