



Vista Del Lago
Newsletter #24
April 7, 2008

Welcome to the VDL newsletter.....

When I was reviewing my email address book, I noticed a few property owners whose emails I did not have listed in my address book. I have since added about 6 email addresses, some of which are new property owners. If you are new, or are newly receiving this newsletter, welcome aboard! I try to get a newsletter out about once a month during the spring, summer and fall. The newsletter is a means for reminding, updating and informing all the property owners about important VDL information. It is also a means for owners to “get the word out” about a special event. If you ever have information you would like me to include in the newsletter, please drop me an email at XXXXXXXXXX@XXXXXXXXXXX.XXXX, and I will be happy to include your info in the next newsletter.

For those of you interested in reading the past 23 newsletters, you may find them on the VDL website. For more info on the website, stay tuned, as I have included additional info below.....

Speaking of the VDL website.....

A super huge thank you to Larry Johnson, our own resident website master. Larry has worked very hard over the past year to create the VDL website. It started out really great, but has only gotten better, with the advent of some new software Larry was able to acquire. As of last week, the website has a new look, also due in part to John MacPherson’s really nice photo of the lake from a view in Manson. The website includes photos, past newsletters, copies of all the official documents such as CC&R’s and Rules and Regulations and some other cool info. He has also set up a discussion room. If you are interested in joining the chat room, you must contact Larry and he will set you up with a password. You can access our website at <http://www.vdlhoa.org/>.

Larry has reminded us on several occasions that a website is only as good as its updated content. Please forward website material to Larry, so we can keep the site up to date with great information. The more, the better, so please don’t be shy. Share your recipes, invitations to parties, etc on the website. Best of all, its free and very effective!!

Some little, but very important reminders.....

WEEDS

Every owner in VDL wants to keep the park looking spectacular. It takes every owner to participate in keeping their property clean, in good order and rubbish/trash free. We can each take simple steps to achieve this goal. First of all, every owner has the responsibility to keep their lot weed free and free of dead plants, which may spread disease to other healthy plants. If you are an owner who does not live at the property, or who does not have the ability to visit the property frequently throughout the spring, summer and fall, you will need to hire a person or spray service to keep your property weed free.

There is a local service called Green Thumb Spray Service, which will spray your property as needed. The contact information is as follows:

Keith Hendricks
P.O. Box 86
Chelan, WA 98816
800-800-0283
509-682-1370

In addition, Alex Sneesby, Dave's 16 year old son, is for hire. He has already contracted with a few residents to keep their lots weeded on a regular basis. You can contact Alex at XXXXXXXXXXX@XXXXXXXXXXXX.XXXX to set up weeding service.

Of course there are other services you may use, please just make sure you have made arrangements to do the weeding yourself, or have arranged with someone else to take care of the matter. As stated in the last newsletter, any lots that have an abundance of weeds, will be taken care of by the Board and the bill will be forwarded to the property owner.

KEEP LOT CLEAN

It is super important to keep each lot clear of clutter and debris. The CC&R's state that you may keep items such as bbq's, potted plants and patio furniture on your decks and patios. However, items such as bicycles, ladders, small trailers and other unsightly items may not be stored on or around your lot. Please do your part in keeping these items stored in a shed when not in use. Also, at no time will an owner be authorized or allowed to undertake any refurbishing/restoration projects of vehicles, trailers, motorcycles, etc. There is no place on VDL property that you may use to restore/refurbish these types of items. This must be done off-site. Regular/short-term maintenance of your RV/boat is acceptable and as long as you are within the prescribed time frame as the Rules and Regulations allow.

Architectural review.....

Prior to beginning ANY development of your lot (driveways, block walls, park model placement, etc), you must have your plans pre-approved by the Architecture Committee. It is a fairly simple process, but you must get approval before starting your development process. If you have already started a development process, please contact an Architecture Committee

member right away. You can still submit your plans and gain the appropriate approval, but failure to do so, may cause you to remove any development which was not approved, at your expense.

The Architecture Committee is committed to working with each property owner to assure you are in compliance with your plans and to work with you to get into compliance if your plans are out of compliance. Again, this is a fairly simple step, but a necessary one.

You may contact Architecture Committee members as follows:

Dave Sneesby XXXXXXXXX@XXXXXXXXXXXX.XXXX

Jeff McCann XXXXXXXXX@XXXXXXXXXXXX.XXXX

Boat/RV Parking.....

Special thanks to Heidi Hodgson who has agreed once again to be our registrar for the Boat/RV parking. She did an outstanding job last year, assigning spaces and keeping everyone organized on the lot.

Any owner who was assigned a Boat/RV parking space last year, will have the same space assigned to them this year, provided they need the same size. If you had a larger space last year and need a smaller space this year, please contact Heidi Hodgson at the email address provided below so she can arrange to assign you a smaller space.

If you are an owner who has never been assigned a space and have a need for a space this year, you will be allowed to sign up for a space at the June Property Owner's Meeting. Spaces will be assigned on a first come/availability basis. We have a very limited number of larger spaces (20 feet and above) and may in fact not have any more larger spaces available. However, if my memory serves me well, we did have some of the smaller spaces available at the end of the season last year.

The fee for a space is \$100 per season, payable to Heidi (made out VDL POA), no later than July 1, 2008. At the time of payment, you must also provide Heidi with your emergency contact information, as well as your insurance information for your boat/RV.

Lastly, vehicles are not allowed to park (for storage) on the Boat/RV lot. There are spaces in front of the clubhouse available for guest and resident parking. However, the spaces in front of the clubhouse are for temporary parking, not for vehicle storage or for vehicles that are not used regularly. If you have any questions regarding if it is okay to park your vehicle in front of the clubhouse, please contact a Board member. We don't want this area to become a used car lot or unsightly use of open space.

You may reach Heidi at XXXXXXXXX@XXXXXXXXXXXX.XXXX for further information regarding Boat/RV parking assignments.

Got new stuff? RECYCLE!!!!!!

As new owners move in, and we begin to replace some of our older items, we tend to unpack the items from their large boxes and packaging and fill the Zippy (dumpsters). These large boxes and packages fill the Zippy in no time, leaving others to pile their garbage bags on the side of the Zippy's until service comes to pick it all up. Quite honestly, it makes our neighborhood look like a trash zone. If you have been lucky enough to purchase a new item for your home, please take the box(es) and packaging to the recycle center in Manson. The recycle center is located on the right side of the street as you are heading into Manson from VDL. The containers are large, green (I think) dumpsters and will take boxes, mixed paper, glass, etc.

The Zippy's get really full during the summer and it is important to only put the proper garbage in them. And I shouldn't have to say this, but I will.....DO NOT PUT ANY CONSTRUCTION MATERIALS IN THE DUMPSTER!! There is a transfer station in Chelan, just past WAL-MART, on the opposite side of the street. They would be happy to take your construction materials.

Landscaping has begun.....

Some of you who have visited VDL recently may have noticed that our landscaping service has begun. They have raked up the leaves and dead stuff from over the winter and will be working on reviving the lawn over the next month. The park is beginning to look like new again and the hillsides are beginning to turn green.

What's with the water level???

Those of you who have been around all winter will attest to the fact that our water level in the lake seems to be at an all time low. This is because of the immense snow pack, which is a good thing. As the snow pack melts, the lake will begin to rise. If they were to leave the water level high before the melt, we would eventually have some severe flooding. Some very smart engineer type people monitor the lake level and make adjustments to the flow into the river. They allow more water out, depending on how quick of a thaw we have.

According to the Chelan Mirror last fall (Joe Blackmore correct me if I am wrong), the lake level will be at its opening depth as of June 1st. They will begin to let water out September 1st. In past years, the lake has been at its opening depth on July 1st and water let out, beginning in October. This adjustment should allow for boat use earlier in the year. Although, if you have seen the Manson marina, you would swear there isn't going to be enough water at all!!

Children in the park.....

Children are welcome in the park as guests. However, children must be accompanied by an adult when off of the owner's property. If you have a child guest at your home, please be sure you are with him/her when they are off your property at all times. In addition, it is not okay to have a person under 16 years of age, who does not possess a driver's permit, to operate your vehicle. I swear I saw a young boy driving a vehicle this past weekend, who was accompanied

by an adult male. The kid could not have been more than 13 or 14. Regardless of the fact that our streets are not busy, it is not okay to have any unauthorized driver operating a motor vehicle inside the park. Our rules are no different than the city streets. Enough said on that matter I hope!

And lastly.....

I know some of you may be tiring of hearing my pleas for future Board participation. However, upon review of state laws in other states, it seems that if a Homeowner's Association does not have a board in place, the association must hire a professional property manager. I am still looking into how this affects Washington State homeowner's associations, but it is worth mentioning up front. If this law does pertain to Washington and we do not get any more board member candidates before the June POA meeting, we may be forced to hire a property manager. This will come at a cost that we do not have money to cover. What does this mean? **This means an increase in our dues.** Nobody wants to increase the dues for costs that are not completely necessary. However, if we do not get board candidates to step forward, it may be a reality that we will have to face.

I have said it before and will say it again, we need our property owners to step up and volunteer for a term as a board member. We will likely have five vacancies in June and will need at least 5 candidates to run. It would be nice to have more than five candidates, so we actually have a choice.

The current board members are committed to insuring a smooth transition to a new board and will do whatever is necessary to coach new members along in the process. It is not difficult work, rather it is each owner's obligation and responsibility to step up and do their piece to support the community. If you have not already served as a board member or you have and are interested in doing it again, please contact me. We can have a discussion about what is required in regards to a time commitment and how the process runs. It isn't rocket science, but it is very important.

That's enough for now.....have a safe trip home and hope to see you all soon!

-Leslie Burns

Board Secretary/Newsletter Publisher/Editor/Soap Box Speaker