

JUNE 1 2023
LPGRA GENERAL MEETING

CALL TO ORDER

9:30

Introduction of board officers;

President - Peggy Marcone
1st Vice President -Sue Smith - absent
2nd Vice President- Donna Mueller
Treasurer- Dee Hammann - late (doctor appointment)
Secretary- Dennis Miller

25 RESIDENTS IN ATTENDANCE

MINUTES

Approved minutes of May 2023 Meeting

TREASURER'S REPORT

Through May 24, 2023

received from recycling	\$121.00
50/50	22.00
Total amount received	\$143.00

Total amount in account \$ 1318.10

Collected \$44.00 for 50/50 . Paid out \$22.00

GUEST SPEAKER- Deb Landers

Discussion about Medicare SCAMS

Telemarketing incentive is to get you to say YES, OK
or anything positive.. DO NOT SAY YES OR OK.

Telemarketers get your telephone number
from utility bills, doctor offices, pharmacy, credit card companies,
banks, or wherever you use your credit card .

If you have questions about Medicare CALL Medicare.

DO NOT say yes to telemarketers.

A.I. (artificial intelligence) will know you in 3 SECONDS,

Do not CLICK on anything that looks good because it is NOT good. It is just a tool
to get your information.

STAR 69 will block your phone number when you make an outgoing call.

OPEN ITEMS

NOISE from landscapers gas power equipment.

Not BEFORE 6:00 am in summer or AFTER 7:00 p.m. in Winter. Cannot use electric powered machines as they are ineffective in working in large areas due to lack of outlets and time it takes to recharge them. Also less power so it takes longer.

LEASES

Leases are ready to be picked up if you want a copy. PLEASE call Office to make an appointment. It takes about 8 minutes to make a copy

WAYS TO PAY RENT

There is a \$1.00 Fee for automatic deduction from bank account charged by the Processing company (NOT LPG). That is \$12.00 per year. Thesman Properties DOES NOT get that \$1.00.

Credit card charge 3% PLUS interest if not paid in full monthly

Personal checks PLEASE WRITE CLEARLY. The bank uses Artificial Intelligence to process your check.

If the written amount does not correspond with the numeral amount the bank marks it as a BOUNCED check. ALSO if the machine cannot read your signature it is marked as a bounced check.

FERAL CATS

Handed out CAT DETERRENT TIPS from the city of MESA. Copies should be available at the office..

BENCHES IN THE DOG PARK

They have been replaced.

MAINTENANCE

Pot holes in streets should be repaired temporarily by mid JUNE. More work will be done when the normal road work schedule is fixed. That might be in August or September.

Pickle board court fence to be painted JUNE 27-29th

The POOL will have maintenance done in JULY

PALM trees in the common areas will be trimmed after the "BLOOM" usually mid JULY

If you have a palm tree on your property it is your responsibility to have it trimmed by July 15th.

AAMHO-

Art Hidde, our resident Associate Director has resigned. We are looking for anyone to fill his position. WALLY at Palmas Del Sol East is only doing his park. Recommend to join AAMHO for an annual fee of only \$35.00 or \$60.00 for two years.

GREEN WASTE-

Green waste is a problem in all THESMAN communities except Sunrise Village.

SURVEY SUGGESTION

A suggestion was made to send out a survey to all residents regarding improvements or changes they would like to see within the community. This will not be done. Very costly and there is already a way for any resident to make a suggestion at any time by going to the LPGRA.org website and submitting a concern form.

RESIDENTS QUESTIONS/COMMENTS-

Memorial Day program- should have been open for all residents and not just of those who purchased tickets for the dinner.

Irrigation of common areas-

Irrigation should be done in early a.m. to save on evaporation during daytime.

Maintenance said that irrigation is done after they are on site for preventive maintenance.

Water restrictions-

Will not affect LPG

The underground reservoirs are full because of the high snow volume this past winter and have enough water for several years. Maintenance has been working with the water authorities for several years already to make sure they are up to date with any concerns.

Next Meeting JULY 6, 2023 @ 9:30

ADJOURNED 10:40

Submitted by Dennis Miller