



MANAGERS CORNER

Lago De Plata Villa

December 2013

Merry Christmas and a happy New Year!

Bryan and I would like to wish you and your family "Happy Holidays" and a very "Happy New Year"!

We are very excited to see what the new year has to bring for us all!

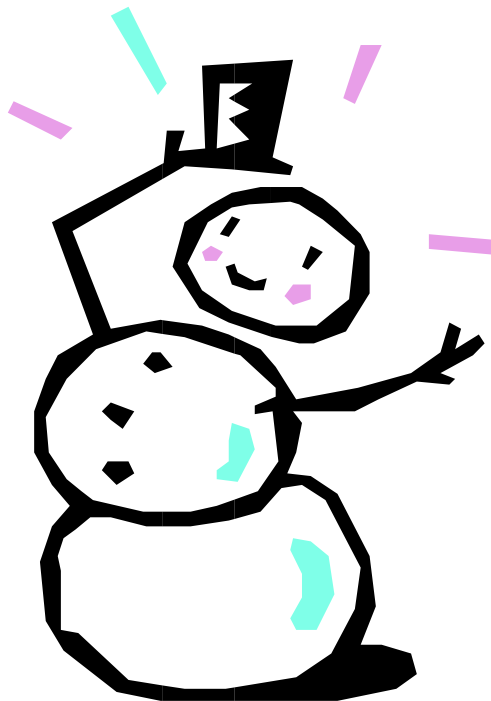
And pleased with all the things accomplished over the past year of 2013.

We also want to take this opportunity to thank you all for adhering to the community rules and regulations! They are in place to keep our community looking the best and to be one of the most sought after communities in the area!

We would love to say hi and chat so stop by the office when you have

time.

We look forward to getting to know you all a little better this next year! We want you to know we are here for you and happy to help in any way!



New year Lease Signing Party!

Every year we offer to renew your leases. We try to make this as pleasant as possible by making a party out of it! Please come join us this year on January 22nd @ 4:00pm–6:00pm or on January 23rd @2:00pm–5:00pm.

Here are some of the things you will need to bring with you: a copy of the title to your home—a copy of current home insurance—a copy of your identification— and emergency contact information. We need to ensure we have updated information on file each year. See you there!

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Managers Corner -What for?

The purpose of the managers corner is to inform all resident's of what is going on in the community good and bad! We also use it to communicate with resident when we have different issues or events.

We try to address issues on a daily basis such as parking issues, rules & regulations violations ,etc.. At your request, this newsletter is a way for us to communicate with you as the homeowner that we take your concerns seriously.

This is also a way to communicate with the homeowners of great events going on in the community , and new improvements that are coming your way!

The managers corner is a tool for resident to know what type of programs are offered in the community for our resident's. It has also been a great resource for the meals on wheels program, the Para transit

program, Full life Health assistance program, and so much more!

As the manager I see first hand the special needs of some resident's and have tried to incorporate and communicate these programs to you through the use of the Managers Corner.

We are excited to be here and I look forward to another year of working with the resident's and special programs that are available to them, and also the new and exciting events offered by the HOA and the managing team of Lago De Plata.

Health Fair coming To Lago De Plata soon!

Commonwealth and the Owner of Lago De Plata have been working with a community program called Full Life which offers affordable senior health services. This spring Bryan and I will be working with Full Life to present a Health Fair here in our community! We haven't set a date yet, we will update you as soon as we have it.

We are looking to have a hot dog stand and maybe a



few other food vendors as well. Plan to attend and get some great information!

Bryan laughed at me for the hot dog stand at a health fair, he said that is not healthy! We don't have to always be good do we! And besides they are good for the soul!!!!

Procedure For Resident Complaints & Suggestions

Where do you go when you have a problem with your neighbor violating a rule or where do I go when I want to make a suggestion for something new in the community, has come up many times .

Any issues that you may have can be submitted to the office, in fact



we have a special form just for that. If you have something you would like to suggest or a complaint please come to the office and fill out the confidential Resident Suggestion/Complaint form so we can help address any complaints /suggestions you might have. Also if for some reason you feel you can not come to Bryan or myself you may contact Commonwealth or the concerns committee on your HOA.



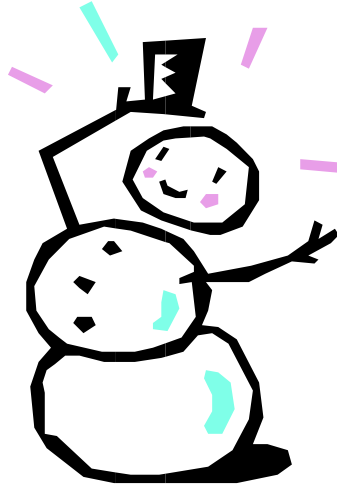
Post dated checks a no no

We have a great community in so many different ways, and one of them is that everyone pays their rent in time . In fact some of you make sure you bring it in early! We love that and it is fine to bring your payment in early.

Although it is in accordance with Real Estate Law, this community has a policy which prohibits post-dated checks. If one is tendered, it will be immediately returned to the issuer. Late charges may be assessed if a replacement payment is not received before the date a late charge is assessed.

In other words, if you want to pay early GREAT but please date it for the day you turn it in or it will be returned. I can not hold on to payments.

We also offer ACH for your payments, if you would



like more information or would like to sign up we have the forms here in the office. It is a great way to not have to worry about getting your payment in time or if you are leaving for vacation during that time it will automatically be deducted with no worries! We have many resident's who have seen the benefit of this program.

New Dog Stations!!!

As many of you pet lovers already have noticed the community owner has purchased new dog waste stations ! These stations are bigger, more attractive, and user friendly ! Please be mindful of residents that do not have pets but still take nice walks through these areas as well, pick up after your pet and utilize these stations, they come with bags for your convenience. Remember dog waste is a contaminate and it does

carry diseases. Please pick up after your pet!



Storm Drains have been cleared

We just recently had all the storm drains vacuumed out throughout the whole park! We continue to ask that you follow the Rules & Regulations listed on page 1 #4. Landscaping & Site Appearance. Each resident is responsible for the general maintenance of the lawn, shrubs, flowerbeds, trees, sidewalks, and curb gutters.

This question came up recently when we asked a resident to clean them, they questioned if it was their responsibility.. If you have any questions of what you are or are not responsible for I encourage you to please read the copy of

Rules & Regulations that you receive every year with your lease renewal, and at move-in so you are familiar with them.

If you do not have a copy they are available at the office you may pick them up at any time!

