



# Neighborly News

Volume 12 Issue 9 7400 Circulo Sequoia, Carlsbad, CA 92009 September 2017

### Contact Information

**The Clubhouse**  
7400 Circulo Sequoia  
Carlsbad, CA 92009

**Community Website**  
[www.lacostaoakshoa.org](http://www.lacostaoakshoa.org)

**Onsite General Manager:**  
**Carl Weise CMCA, CCAM-HR**  
(760) 943-6650  
[cweise@keystonepacific.com](mailto:cweise@keystonepacific.com)

**Onsite Executive-Assistant:**  
**Kim Van Leeuwen**  
(760) 943-6650  
[LCOMGT@keystonepacific.com](mailto:LCOMGT@keystonepacific.com)

**After Hours On Call Manager:**  
(949) 833-2600

**Snake Removal:**  
911 or 619-236-2341  
**Animal Control**  
(800) 486-0010

**Carlsbad Fire/Police**  
(760) 931-2197

### Hours of Operation

**Exercise Facility**  
**Multi-purpose Room**  
Mon-Thurs 6a.m.-8p.m.  
Fri / Sat 6a.m.-7p.m.  
Sun. 6a.m.- 6p.m.  
**Pools**  
Daily 5a.m.-10p.m.

**KEEP CALM AND SLOW DOWN**

### It's Back to School Time!

Please pay extra attention to driving in and around the community. More drivers will be on the roads, and many of them are new or less experienced drivers.

Management has reached out to the Carlsbad Traffic Division to request increased speed patrols in and near the community, as many LCC students use the community streets as a short cut to get to school.

**Please report unsafe incidents** to the Carlsbad PD via the non-emergency # (760) 931-2197, or 911.



It's hard to believe that the Fall season is nearly here. In the HOA, that means it is budget season. Soon, our CFO, management and accounting staff will be preparing a 2018 Draft Budget for the Board of Directors. The Board will work on the budget during Open Session meetings in September, October and November. The final budget and disclosure documents will be mailed to all homeowners at the end of November.

### Communication is the key!

Recently, we've asked for your updated contact information and over 700 homeowners have done so. Thank YOU!! There are 120 owners who we need to hear from. On July 28th, an Eblast was sent to our current owners. If you did not get this email showing photos of parkway grass turning white, please contact us at [LCOMGT@keystonepacific.com](mailto:LCOMGT@keystonepacific.com) or fill out the form at the end of the newsletter.



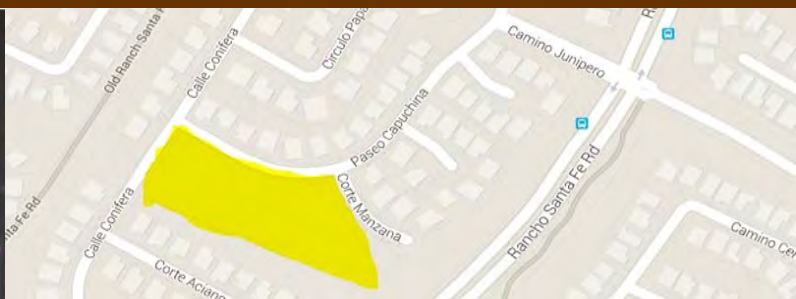
This is going to be FUN for the whole Family! We are hosting an outdoor Fall Festival Saturday, October 7th from 11am - 2pm at the Paseo Capuchina Park.

Here's what's on tap:

- ◆ Carnival Games & Prizes
- ◆ Bratwurst & Hot Dogs
- ◆ Hot Pretzels
- ◆ Root Beer Floats
- ◆ Music
- ◆ Obstacle Course
- ◆ Pumpkin & Face Painting
- ◆ Fall Photo Booth
- ◆ Local Craft Beer, of course.

RSVP is required by: **October 1st** and can only be done using the following link:

<http://lacostaoaksoktoberfest.rsvpify.com>



**The Park at Paseo Capuchina -  
Calle Conifera, 11am– 2pm  
Saturday October 7th.**

**Bring lawn chairs, blankets,  
and a shade tent.  
Oktoberfest attire is  
encouraged,  
but not required.**



**WARNING, Graphic Photo!** Here's one for the Wall of Shame. The only thing missing from this photo is the pet owner who couldn't walk three feet to get a bag from the dog station.



Did you know that we have **11** Doggie Stations throughout the community.

This one is on Avenida Amapola near Circulo Sequoia and Calle Palmito.

**Dog Waste Station**

**Dog Poop**

Thank you to all of our responsible pet owners. We know you do your part to keep La Costa Oaks looking great!

### **Proper "Petiquette"**

Pick up your pet's waste. LEASH your pet. Keep your pet under control. Drop waste bags in the doggie waste bins, not your neighbor's trash barrel. Keep your pet off your neighbor's lawn. Carry a water bottle to flush the area where your dog just peed. Many people may be scared of your dog, even if it is the kindest, most gentle dog.

Disclaimer: We really don't enjoy having to remind the residents who are lax in their Pet- Etiquette. Public Shaming may be the next step.

**Dates to Remember:**

**Architecture Review Committee:**

This committee meets on the first Thursday of the month.

**\*\*Home Improvement applications are due to the office by:**

Thursday, August 31st for the September Review Meeting.

Thursday, September 28th for the October Review Meeting.

**Landscape Committee:**

This committee meets on the first Thursday of each month at 4:30PM at the Oaks Club. The next meeting date is Thursday September 7th, 4:30PM

**Board of Directors Meetings:**

The Board generally meets on the fourth Tuesday of each month at 6:00PM

The next scheduled meetings are:

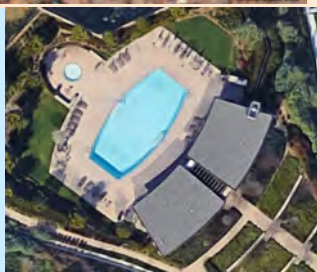
Tuesday August 29th, 6:00 PM at the Oaks Clubhouse.

Tuesday September 26th, 6:00PM at the Oaks Clubhouse.

**Oktoberfest: Saturday October 7th 11am - 2pm**

RSVP is Required: <http://lacostaoaksoktoberfest.rsvpify.com>

**Be on the lookout for:**



**SPLASH Pool Deck Reconstruction:**

Please be aware of this advance notice. The concrete pool deck at the SPLASH is beginning to deteriorate much sooner than it should. The Board has taken action to replace the pool deck with higher quality concrete and apply an appropriate sealer to ensure that the new deck does not have the same early failure issues.

The Board recognizes that both of our pools get regular use, and with this in mind, they are recommending that this reconstruction work be completed between October 15 and December 15 this year. During this time, the Oaks Club Pool will remain open and be available as usual. The goal is to have the work done when the pool receives the least use and to have the pool re-opened prior to the Holidays.



La Costa Oaks Community Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please fill out and return this form to the address below no later than October 31st.

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

\*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

Four horizontal lines for address input.

2. Any alternate or secondary address to which notices from the association are to be delivered:

Three horizontal lines for alternate address input.

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

Three horizontal lines for legal representative information.

4. Your property is (please check one): [ ] Owner occupied [ ] Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

5. Is your property developed but vacant (please check one)? [ ] Yes [ ] No

6. Is your property undeveloped land? [ ] Yes [ ] No

Please return this form to:
La Costa Oaks Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100
Irvine, CA 92606