



# Lake St. Charles Newsletter

## December 2011

Clubhouse (813) 671-8339

CDD (813) 741-9768

Lakestcharles.org



I want to thank you as residents and some I have come to know as friends. Thank you for your feedback and your support. Yes, this is my final newsletter article as my term as chair ends at our next board meeting. When I finish a project I look back and reflect on what I and others have accomplished, and what kind of impact did they have. I'd like to share my thoughts with you. There are too many to mention in detail however, some are self explanatory and it will be obvious as to their impact.

The first project that comes to mind is the Board's commitment to the concept of sub-committee meetings where the "nuts and bolts" work will be done therefore not bogging down the monthly board meetings, allowing time for decisions to be made on all the alternatives presented by said sub-committees. The first effort in this direction was the development of a Disaster Recovery Plan. This plan will give us the ability to bounce back following any natural or man-made disaster. Another such effort was the development of a Strategic Plan which was adopted by the Board. This is our Master Plan for planning for our future as well as maintaining our desirability as a place you'd want to live in. Finances have always been a priority of the Board, this is reflected in no increases in assessments since 2004, this, along with other priorities, lead to the establishment of the Treasurer's Sub-committee. The on-going task of this committee is to ensure that the budget is not compromised and suggest alternatives on financial issues. Next to our hearts is security and the Security Sub-committee has been quite busy meeting and suggesting ways to better protect the Lake St. Charles community. Their major efforts have been concentrated on liaison with Bales Security and the Neighborhood Watch Patrol group. In order to get out the message, the Board authorized staff to work with consultants to improve our website so that information flows more freely and is easier to navigate. Finally, the Board looked at our budget and how frugal we needed to be to not increase assessments. Rather than consider increases in assessments the Board decided to think outside the box and explored increasing our Revenue. Such a committee was formed and the Board looks forward to creative ideas being presented for consideration. Knowing we are an employer to those who provide services to you and our community and knowing those staff need direction and structure in order to deliver quality services, the Board set out to plan, develop and implement an Employee Personnel Handbook. This new handbook sets out policies and procedures for staff in order to better serve the community. I'd be remiss if I didn't note the countless hours the Board spent in supporting and encouraging coordination between all entities that work to help ensure the security needs of our community. The Neighborhood Watch Patrol is the group that is most visible and active in working towards this goal. Election of **Jim Simon** as President, **Janet Alexander** as Vice President and **Janice Peyton** as Secretary/Treasurer.

Some of the more specific projects I think of that were either started or finished in 2011 are the following:

Resurfaced the pool and upgraded equipment for greater efficiency, the pool awning was replaced, the plantings around the community were nearly completed, the

**CDD Meeting, Tuesday December 6th at 7:00 pm**

**HOA Annual Meeting, Monday December 12th at 7:00 pm followed by regular Board Meeting**

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### CDD Board of Supervisors

Dave Candia, Chairman	chair@lakestcharles.org	506-1008
Dave Nelson, Vice Chair	vicechair@lakestcharles.org	293-7979
Lorelei Bowden-Jacobs	treasurer@lakestcharles.org	363-0375
Ginny Gianakos, Supervisor	supervisor1@lakestcharles.org	293-4728
Christine Robbins, Supervisor	supervisor2@lakestcharles.org	672-0932

playgrounds were repaired and mulched. Our Property Manager went on negotiation frenzy and got vendors to lower their contract price for a few years, nice work Mark! He also oversaw the repairs of all our storm water drainage systems and structures. Our District Manager's efforts have not gone unnoticed. During an economic downturn we have had clean audits as well as maintained our A- rating with S&P. Thank you Toni Leake! We have volumes of paper dating back to 2004 therefore our Clubhouse Manager and our District Manager are deeply involved in conducting a Record Maintenance Project. Additionally, our Clubhouse Manager has spent many hours providing free notary services to our residents. On the Board level, three Supervisors have earned their Certified District Official certification, CDO which is assisting the Board's efforts to better serve their community. Back in 2007, our District Manager stepped forward and earned her Certified District Manager certification, CDM. It doesn't end there however, I'm using too much ink. Seriously, look around and you will clearly see the upgrades wherever you look as well as the efforts people are making to make a difference. Yes, I look back and see that a lot has happened and I think there is a lot more to come. I like what we have done collectively and I look forward to working on future projects.

Thank you Lake St. Charles for being our inspiration.

Dave Candia, CDO, Chair, Board of Supervisors

### Your HOA

Click on the HOA tab at Lakestcharles.org to obtain an Application for Property Improvement (ACC Request) Form, view the HOA Rules and Regulations, and read about upcoming events. They are currently in the process of adding our other governing documents and will be bringing advertising, classifieds and real estate features. Watch for the new changes to come!

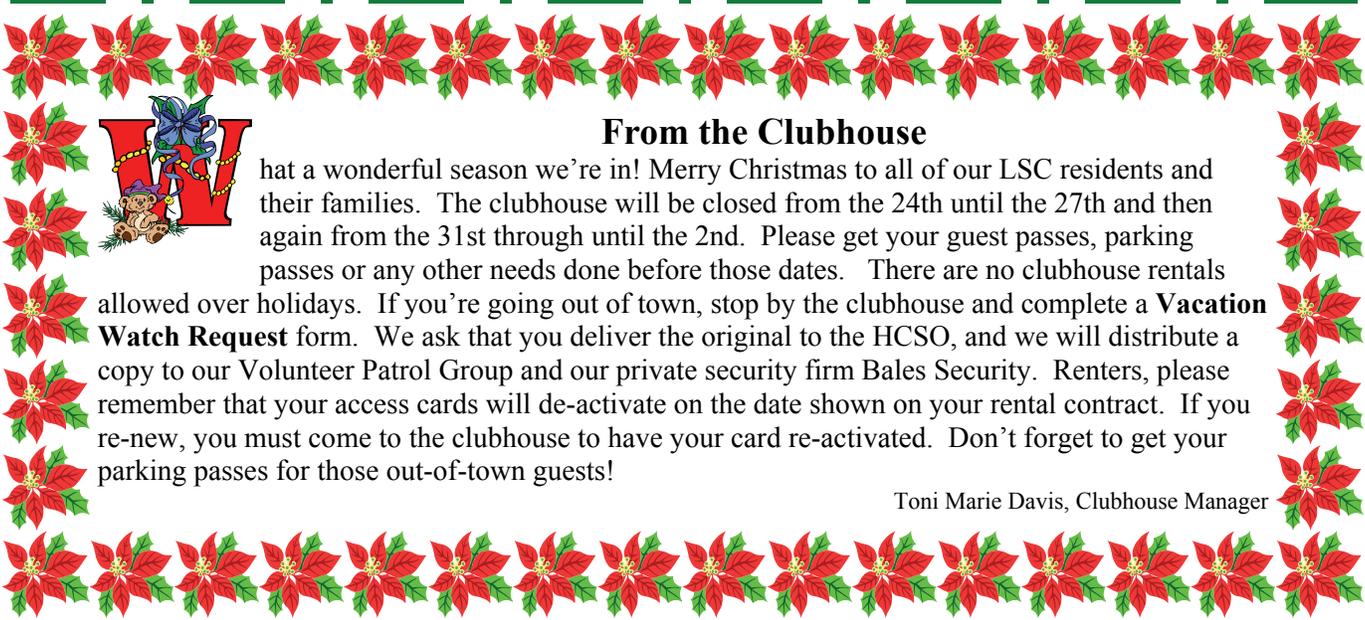


### Early Registration for Valentine's Day Dinner Cruise

Your activities committee along with your HOA is pleased to announce advance reservations for our upcoming "Valentine's Night Cruise" on the Starship out of Channelside. Your dinner cruise is planning on leaving on Friday evening



February 10<sup>th</sup>. More details will be provided as we get closer to the date. We're hoping to get a head count early so we can determine whether a party bus would be one option for our group. This way we could all meet at the clubhouse and be driven safely to the dock and home. Watch for more information on lakestcharles.org under the HOA button. Come and join us for this special night!



### From the Clubhouse

What a wonderful season we're in! Merry Christmas to all of our LSC residents and their families. The clubhouse will be closed from the 24th until the 27th and then again from the 31st through until the 2nd. Please get your guest passes, parking passes or any other needs done before those dates. There are no clubhouse rentals allowed over holidays. If you're going out of town, stop by the clubhouse and complete a **Vacation Watch Request** form. We ask that you deliver the original to the HCSO, and we will distribute a copy to our Volunteer Patrol Group and our private security firm Bales Security. Renters, please remember that your access cards will de-activate on the date shown on your rental contract. If you re-new, you must come to the clubhouse to have your card re-activated. Don't forget to get your parking passes for those out-of-town guests!

Toni Marie Davis, Clubhouse Manager



## Neighborhood Watch Report

As we rapidly move into our holiday season, we begin to put our plans and “things to do” lists together. This is also a time of year when there is a greater opportunity for the bad guys to take advantage of our festive relaxation. Therefore, on the top of your list, let’s add crime prevention efforts. The following are some suggestions to keep your smile from turning upside down:

1. Please keep your garage doors closed when unattended. We all have small, portable items that can easily be removed and be gone in seconds. Also, this is an easy access to your house door which may be unlocked and an invitation to home invasion.
2. If you park your vehicle in the driveway, be sure all doors are locked, windows closed and portable items secured out of site.
3. Mail boxes: If you use your mailbox for mail pick up consider during the holiday season, locating a public collection mailbox rather than using yours if you are mailing checks or gift cards. In addition, remove the delivered mail from your box as soon as possible after delivery. Both these actions are wise because during the holiday season there are individuals who patrol our streets checking mail boxes for possible checks and gift cards.
4. When discarding gift boxes, particularly those that identify electronic, TVs or computers, it would be wise to cut up the boxes so that the description of the contents is not easily seen. If clearly identified, you are telling the wrong people what they will find in your home.
5. If you plan a vacation during this season; consider completing a “Vacation Watch” form. When completed, this is given to our security company, the Sheriff’s Department and the Neighborhood Watch Patrol, so that we all can keep an eye out during our tours of the neighborhood.

On behalf of the Neighborhood Watch Patrol, we wish to thank all our neighbors for your support and extend to all a Happy and Safe Holiday Season!

James K. Simon, President



## Property Manager’s Report



‘Tis the season.... I can’t believe it’s here already! Probably the greatest changes you will soon notice are the new Holiday decorations. We have made a conscience effort to improve the decorations, and what you see this year is the first of several phases. We have decided to concentrate this first year on the entrance and the directory. We hope to add a bit more each year (budget permitting) until the holiday displays make an exciting impact during the season. Always energy conscience, the new lights are energy efficient and long lasting LEDs. Future plans will hopefully include banners on the street light poles that can be used not only for the Christmas holiday season, but for other occasions throughout the year. The decorations should last for many years, and prove to be very cost effective compared to past years decorations of red bows that needed to be replaced every other year. A very happy holiday season, safe and health new year!

Mark Cooper, Property Manager



