

August 2021



PLACENTIA LAKES

Community Newsletter

**“It’s better to light a candle...
than to curse the darkness!”**

Welcome to all residents enjoying our summer weather at Placentia Lakes! As we continue to maintain and improve our property values, you will note the following upgrades:

Tree Trimming: We have embarked on a 3 year project, guided by our arborist, intended to remove problem trees, plant new ones as appropriate, and keep them manicured and trimmed away from buildings. The first phase will be completed this month.

Painting: We have contracted with First Street Painting to paint all the dark wood throughout our association, the black stair railings (of the upstairs units) and the cream-colored utility doors which house the electrical circuit breaker and gas shut off. This does not include the water heater, front window, or laundry room door. When it’s time to do your building, First Street will tape an information notice on your front door indicating when your building will be washed and painted and what you need to do to prepare. Our front doors will also be repainted, but not the stucco walls because their paint cycle is not up yet.

Bridges: Railings have been replaced in accordance with our insurance company to meet liability requirements. The 30 year old rail spacings were too wide.

Irrigation & Weeds: We had a third party irrigation company come in, at no charge, to evaluate our irrigation problems and create an action plan specific to our identified needs. We also recognize the weed problem and New Generation is scheduling crews to clear that up.

Mailboxes: Replacement of the mailboxes on Hawaii has been approved. Additional information will be forthcoming.

Trash: Republic Service picks up our trash. Our basic need is for residents to break down their boxes before disposing of them in the recycle bin. Limitations and fines of what can be disposed of are posted on the doors. If you need to dispose of other items, the phone number to call is 800-700-8610.

Pool Rules: All rules are posted in the pool area. Please familiarize yourself with them for your own safety and for others.

Electric Vehicles: Our wiring is not adequate to support the demand to charge these vehicles. Contact Action Property Management Company for association guidelines.

Garage Sale: We are having our bi-annual garage sale on Saturday, September 4th. Please tell your garage neighbors if you plan to participate. It will be a perfect time to sell what you don’t want, but guard what you want to keep. Community signs will be posted.

Front Gate Entry: The kiosk entry on Lanai is not working & we are researching a replacement. Meanwhile, the north kiosk at Maui was replaced a few years ago and should work as follows: Press the A or Z button and scroll to the resident name and then press the Call button. This will ring the resident’s phone who will press “9” on their phone and the gate should open. Please report any problems.

Vandalism: If you see something, report it! The watchful eyes of residents avail much.

Neighborhood Safety: Do you lock your front door when you leave? Do you lock it at night, when you retire? Of course, you do because it is a deterrent. Please take your key and treat the pedestrian gates, pool gates and tennis court gates the same way. Close them, make sure they lock, and encourage others to make that effort also.

Wild Animals: Please don’t feed the wildlife!

Management: Are you interested in helping our community thrive, maintain, fix problems, & find answers? It takes a village. Consider engaging your fortes to better our community. Many hours are spent weekly in reviewing the landscape, streams, trash pickups, and general maintenance of the grounds. There is always a need for additional committee volunteers to help out in various capacities. Please contact Gabriel and suggest how you can help.

Sincerely, Your Neighbors & Board:

Frank Bandera – President,

Chris Coromelas – Vice President,

Susan Gordon – Treasurer

Kim de Montmorency – Secretary,

Linda Vernier – Member at Large

**Next Meeting – Tuesday, August 24th @7:00 pm
Meeting Room: 247 Kauai Lane**

Action Property Management 800-400-2284
Manager Gabriel Guerrero