



# DUCKTALES



## Laguna Lake Owners' Association

[www.lagunalake.net](http://www.lagunalake.net)

2008, Issue 5

June 2008

### LAGUNA LAKE COMMUNITY CALENDAR

#### Laguna Lake Owners' Association Board of Directors Meeting

Monday, June 9, 2008  
6:30 p.m.  
at the Clubhouse

#### Community Luau

August 9, 2008  
Save the Date!



Anyone wishing to become involved in the

**Laguna Lake  
Neighborhood Watch**  
should contact  
Merle Momyer  
at 683-5280

Would you like to post a sign in the boxes at the gates?

Contact Jane Ross  
at 691-9680  
[rossja@siatech.org](mailto:rossja@siatech.org)

## New Management Company Starts

Laguna Lake Owners' Association's new management company, M&C Association Management Services, began May 1, 2008. M&C's main office is in Stockton; branch offices are in Fremont, Santa Clara, Modesto and Copperopolis. M&C specializes in managing homeowners and condominium associations. They will work with the Laguna Lake Board of Directors, helping to

meet the obligations of maintaining the association common areas, rule enforcement, and administrative responsibilities.

Alisa Goulart and Monique Miranda are the community manager and assistant manager, respectively. If you have questions, comments, or problems related to the association, contact M&C at (209) 644-4953.

## SureWest Representative at June Board Meeting

SureWest Communications, a provider of high-speed internet, digital TV, wireless and telephone, will be in attendance at the June 9, 2008, Laguna Lake Board of Directors meeting. The purpose of the presentation is to describe the SureWest products and to explain the installation process and impact to the Board of Directors and

to answer any questions. All owners who are interested in learning more are encouraged to attend the 6:30 p.m. meeting.

At this time, the Board is gathering information to better make an informed decision about inviting SureWest into the Laguna Lake community.

## Pedestrian Gate Code Change

It's important to keep things fresh and new – either to remain interesting, to be innovative, or, as in this case, to help control access to our gated community. Gate codes have a way of becoming known to people outside the community, so to help control access, it's a good idea to change the code regularly.

The pedestrian gate code will change to 35142 beginning Monday, June 2.

Please make a note of the change and make sure everyone in the household has the new code. We hope it doesn't cause any inconvenience but we hope it does help keep unwanted visitors out.



Laguna Lake Owners' Association

## *Board of Directors*

### *President*

Terri Briggs - 684-0602

### *Vice President*

Gian Quasar - 684-8652

### *Secretary*

Jane Ross - 691-9680

### *Treasurer*

Kathy Inzerillo - 683-0412

### *Member At Large*

Jim Davis - 691-5292



### *Community Manager*

Alisa Goulart, AMS, CMCA

### *Community Assistant Manager*

Monique Miranda

Questions or concerns  
should be directed to:

Laguna Lake Owners' Association  
1341 W. Robinhood Dr., Suite B7  
Stockton, CA 95207  
PH: (209) 644-4953  
Fax: (209) 644-4930

If calling after 5:00 p.m., leave a  
nonemergency message on the  
answering machine. Your call will  
be returned the next business day.

### MISSION STATEMENT

M & C Association Management  
Services is committed to  
providing professional  
management that  
meets the needs  
of our communities.

## Community Yard Sale Report

It was with great enthusiasm that Board Director Jane Ross reported on the success of the May 3 Community Yard Sale at Laguna Lake. Forty-two families participated in the huge sale that not only netted cash for the families but also a large donation of goods to charity.

Jane reported some attendees parked their cars at the clubhouse and proceeded to walk the entire loop, stopping at each sale.

Afterward, several homeowners provided hauling service to take unsold items to St. Joseph's Catholic Church in Clarksburg. These items will be go to the needy – a worthwhile undertaking for everyone.

Thank you to our organizers, to all the participants, and to those who helped deliver goods to St. Joseph's.

Well done.

## Rule Compliance

Rules, rules, rules – the bane and blessing of a homeowners association. Some people move into an association without knowing what to expect while others move in with their eyes wide open and with the dream of living in a community where they are assured of being surrounded by homes that are well-kept and pleasing to the eye.

Because there are people with that expectation, associations are obligated to enforce rules. In the case of property

maintenance rules, the new management company will be working on enforcement with the Board and will be surveying the community on a regular basis. For those properties that need improved maintenance, a letter will be sent to the owner explaining the reason for the citation.

If you receive a letter, it's nothing to get in a huff over – just take care of the task and throw the letter away. Problem solved.

## New Pool Furniture

Anyone visiting the pool recently will have seen the new pool furniture, just arrived just in time for warm weather. Enjoy the fresh new furniture and care for it as if it were your own (which of course it is).

## June Board of Directors Meeting

Look for the posted agenda for the June 9, 2008 Board of Directors meeting at the clubhouse or on the website. As mentioned earlier in the newsletter, a SureWest representative will give a presentation and other business will be conducted as well. All owners are welcome to attend the board meetings which have an Open Forum segment in which owners can address the Board with questions and comments. The remainder of the meeting is intended for the Board to conduct its business. Owners are encouraged to stay and observe in order to remain informed.

## Thieves Caught Red-handed Thanks to Laguna Lake Neighbors

A total of 88 of 244 families in Laguna Lake have chosen to join Neighborhood Watch. I'd like to encourage everyone to consider signing up because Neighborhood Watch is the most effective means available for keeping crime out of our neighborhood. The program relies on the best crime-fighting tool ever invented - a good neighbor. Fortunately our neighborhood is full of them. Neighbors working together with the Elk Grove Police Department are a formidable crime-fighting team.

Neighborhood Watch members share day and night contact information so that they can be reached by other members if someone witnesses suspicious activity on their property. Members also have the option of placing stickers on their windows warning criminals that their neighbors are watching.

- Neighborhood Watch is about seeing suspicious behavior and making a call to either the homeowner and/or the police.
- Neighborhood Watch does not ask anyone to take personal risk to prevent crime.
- Neighborhood Watch does not require frequent meetings.

We are not immune to crime behind these gates. On April 27<sup>th</sup> vandals broke into several vehicles parked in our neighborhood. Neighbors called Elk Grove Police and within three minutes they arrived and made three arrests. Among the items stolen were electronic devices, remotes, golf clubs, a lap top and a purse with cash. Victims had property returned to them that was discarded by the thieves because Neighborhood Watch members had contact information on victims that were out of town but not out of reach. It is never safe to leave your vehicle unlocked. Neither is it safe to leave valuables in your vehicle. Neighborhoods are "scouted" during the day and targeted for future opportunities. Items such as coin change or electric devices left in open view are an invitation. Remember to use automatic timers on your lights and TV, and keep your garage door closed. Lock doors and windows when not at home and remember to turn on you porch light. A dark entry is an invitation.

The key to a successful Neighborhood Watch is getting everyone involved. We all want Laguna Lake to remain a safe neighborhood for our families and friends. So be a good neighbor, if you see suspicious activity call the Elk Grove Police Department immediately. Using your cell phone call 714-5111 or 911 on your home phone. To get your family signed up call Merle or Sandi Momyer at 683-5280.

- Article Contributed by Merle Momyer



*Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer.*

LAGUNA LAKE OWNERS'  
ASSOCIATION

Managed by:

 **Associa**  
M & C Association Management Services

1341 W. Robinhood Drive Suite B7  
Stockton, CA 95207

## Laguna Lake Committees

*Architectural Review / Planning*  
Martin Hutchings, Chair — 684-1900

*Clubhouse Committee*  
Mary Ann Gubel, Chair — 684-6550

*Fence Committee*  
Jane Ross — 691-9680

*Gate Committee*  
John Small, Jr., Chair — 684-2760

*Lake Committee*  
Mel Schauer, Chair — 684-6404

*Neighborhood Watch Contact*  
Merle Momyer — 653-5280

