



SNOWBIRDS: REMEMBER TO LET CDM KNOW WHEN YOU RETURN TO LAUGHLIN AND LEAVE FOR THE SUMMER. By phone, email or in person.

SOUTH BAY ASSOCIATION NEW YEAR'S EDITION, 2019



Fellowship. We actively participate in the recreational, social and cultural activities of the community.

Involvement. We attend association meetings and take the time to review important information about our community. Check out the Activity posting on the bulletin boards: By mailboxes and NEW by South Pool and Sports Complex.

Inclusiveness. We actively welcome new residents, making all owners and renters feel part of the community. Look for new Welcome Wagon in 2019!

Pride. We are proud to live in this community and recommend it to others who are looking for a good place to call home.

As members of the elected board, we will certainly strive to do our part. It's our goal to serve as neighborhood facilitators and regard our authority as a temporary stewardship, even as we plan for a future well beyond our tenure on the board.

We wish you a happy and healthy new year!

Thoughts Entering the New Year

As we begin another year, we members of the association board offer some thoughts about how we all can make our community an even better place to live in the new year and beyond.

Responsibility. We all take responsibility for adhering to rules and meeting our financial obligations to the community, so we can avoid the costly and unpleasant task of pursuing legal actions.

Sharing. We share our ideas, perspectives and concerns so we can all work together to build an even better community.

Welcome, New Homeowners

We're glad you've chosen us! You're now a member of our community association. We're proud of our association and trust it will contribute to the quality of your experience in our community. Here are a few tips and bits of information to help you make the most of community association living.

Your Own Space

There's one important difference between renting and owning a home that you need to keep in mind. Unlike renting, your unit and its upkeep belong entirely to you. You're responsible for all maintenance for any part of your home that is used only by you or your family. So, when the faucet

leaks, the first person to call is your favorite plumber, not the association manager.

Common Elements and Assessments

The community has 2 pools, 2 spas, a steam room, Club House and a Sports Complex with a Tennis Court and 3 Pickle Ball Courts, 5 Garbage Housings (soon there will be a 6th) and of course, the grounds and the maintenance to keep them attractive and enjoyable. We share these areas and their expenses when we pay our assessments.

Community Rules

Because many residents share the common areas, it's necessary to have a few basic rules so everyone can enjoy the community. If you don't have a copy of the community rules, please call the Community Association Manager at CDM. **Quiet Hours 10P-7A.**

Membership

When you bought your new home, you became a member of our community association. Membership entitles you to attend and observe board meetings and vote in board elections. You may even want to consider running for a board seat yourself. **Our community thrives because residents volunteer for committee assignments and eagerly stand for board elections. Get involved—we need you.**

Your Commitment as a Homeowner

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents well before you closed on your home. If you didn't, check the association's website: <http://www.cdmlaughlin.com/index.html> or stop by CDM's office and ask the Community Association Manager for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments. Be sure recent Resolutions pertaining to Smoking, Insurance Deductible Policy are included. **Homeowner Insurance Policies in an**

HOA are HO4 for Renters and HO6 for Homeowners.

Provide current contact information to the association's Community Association Manager. Make sure they know how to reach you in case of an emergency and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

E-BLAST? UPDATE YOUR EMAIL AT CDM'S OFFICE. THE BOARD IS WORKING TO SAVE MAILING EXPENSES WHEN POSSIBLE.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so **it's important to keep your patio neat and your home's exterior well-maintained.**

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful. Forms are in the Club House and on the Association's website: <http://www.cdmlaughlin.com/index.html>

Attend board meetings and vote in community elections. Board meetings are open to all homeowners who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact the Community Association Manager, if you're having problems, to discuss alternative payment arrangements.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants

thoroughly and familiarize them with the community's rules. **ALL RESIDENTS, PETS & VEHICLES MUST BE REGISTERED.**

Taking Out the Trash

When it comes to getting rid of garbage, many condo dwellers are apt to simply toss their waste into the dumpster and call it a day. But improper dumping can lead to stronger garbage smells and more mess in our trash facilities. So, before you next haul out the trash, here are few simple tips on how to help the community keep its trash dumpsters cleaner longer:

- **Make sure that any garbage you throw into the dumpster is properly sealed in a tied-off trash bag.** Not only does this reduce odors, it also helps prevent loose trash from blowing out of the dumpster.
- Please place your trash items in the dumpster; do not drop them off beside the dumpster.
- Never place hazardous materials such as paint, motor oil or car batteries in the trash. Visit search.earth911.com to find out where you can take these items for safe disposal.
- **Please flatten all boxes.**

GENTLE REMINDERS: If your dumpster is full, please be thoughtful of all our pocketbooks and take your garbage to a dumpster with room. TRY BLDG. 12'S DUMPSTER,

YOUR 2018 -19 BOARD

President: Candee Doherty 732-887-8591

mcd5dohertys@gmail.com

Vice President: Sandie Shields 253-204-5114

laughlinquilter@gmail.com

Treasurer: Connie Hoftiezer 605-520-3480

connejune@gmail.com

Secretary: Elizabeth Hunter 702-299-3332

Schaatz1.nv@outlook.com

Director: Dave Reppert 309-945-7967

djreppert@yahoo.com

CALLING ALL CANDIDATES: Consider running for the Board. Watch your mail

for the form. Watch for "Meet the Candidates" forum in the Club House.

President's Corner

I would like to take this time to thank everyone for comments, suggestions, and all continually working on making South Bay the best it can be. We as a Board have continually worked this past year in meeting commitments in our Reserve, working on Construction Defect finality, maintaining South Bay to the best of our ability. We hope you have noticed these many things and are enjoying our home. We look forward to a great New Year and are wishing everyone a wonderful Holiday Season!

Candee Doherty

President – SBHOA



MARK YOUR CALENDARS

2018-19 Board Meetings;

January 4th at 10AM at **CDM**

Feb. 8th at 10AM at SB
March 9, 2019 ANNUAL HOMEOWNER
MEETING at 10:30AM LAUGHLIN
LIBRARY

CDM is located at 3650 South Point Circle, **SUITE #201**. Office Hours: 8A – 4P Monday-Friday
#:702-298-5592 **SOUTH BAY MAINTENANCE**
EMERGENCY: 702-420-9494