

Lakeside - Garden Grove Homeowners Association

Official Publication of the Board of Directors

October 2013

Meetings to attend

Special Board meeting, Refurbishment project

Nov. 7, Thursday

Executive Session, 5:00 p.m.

General Session, 5:30 p.m.

Optimum Property Management office

17731 Irvine Blvd, STE 212

Tustin, CA 92780

Homeowners Association Meeting

Nov. 18, Monday

Executive Session, 6 p.m.

General Session, 7 p.m.

United Methodist Church, Room 21

12741 Main Street, Garden Grove,
CA 92840

Special Board meeting, Refurbishment project

Dec. 5, Thursday

Executive Session, 6:00 p.m.

General Session, 7:00 p.m.

United Methodist Church, Room 21

12741 Main Street, Garden Grove,
CA 92840

2013 Board of Directors

Patrick Turner, President

Dick Covert, Vice Pres.

Marty Evans, Secretary

Jeannie Alliss, Treasurer

Young Cho, Member at Large

DAVID FISHER LEAVES OPTIMUM

David Fisher, who has served as the liaison between the Lakeside Garden Grove Community and Optimum Property Management, left the firm on Oct. 18, 2013. Fisher, who served as the community association manager since June 2012, accepted a similar position with a smaller property management firm, Optimum said.

Fisher will be replaced on a temporary basis by Shannon Thornhill, currently Optimum's director of association management. Thornhill said she will be the community's point person until a permanent replacement can be hired. Thornhill has been with Optimum for 11 years. She can be reached at (714) 508-9070 x228 or sthornhill@optimumpm.com.

Board election fails to reach quorum

The October election for the Lakeside Board of Directors failed to reach the state-mandated quorum of 143 ballots cast. As a result, the new board of directors that would have been installed at the Oct. 21 general HOA meeting could not be seated. The current Board will continue to serve until the next quorum level can be reached. That level, which is set at 72 ballots, must be reached by the next Board meeting on Nov. 18 in order for the new Board to be installed.

Homeowners who have not cast ballots are urged to vote so that the lower quorum level can be met. As of the Oct. 21 meeting, 56 ballots had been mailed in and three ballots were handed in at the meeting. Three owners at the meeting received and filled out ballots, bringing the total to 62. Ten more ballots need to be received by Optimum in order to reach the quorum level of 72 ballots. If you haven't cast a ballot please do so. If you need a ballot, call Shannon Thornhill at (714) 508-9070 x228 or email her at sthornhill@optimumpm.com.

WHO TO CALL AT OPTIMUM FOR SPECIFIC NEEDS, SERVICES

With David Fisher's departure, Lakeside homeowners need to direct inquiries and concerns to the following people:

Contact maintenance coordinator Mark Gardner at (714) 505-9070 x227 or mgardner@optimum.com for maintenance issues involving the HOA between homeowners, vendors and Optimum Property Management. Mark also is the main contact person for acquisition of pool keys and distribution of gate remotes.

Contact administrative assistant Kathy Small at (714) 505-9070 x287 for architectural requests. Kathy also is responsible for board, owner and vendor correspondence.

Contact Shannon Thornhill at (714) 505-9070 x287 x228 for ????

IMPORTANT NUMBERS

For police emergencies: **Dial 911**

For police non-emergencies: **714-741-5704**

For Casitas Security: **714-512-4140**

For Optimum Property Management:

Shannon Thornhill, CCAM, **714 508-9070 x228** or email sthornhill@optimumpm.com for general concerns.

For OPM maintenance:

Mark Gardner, **714 508-9070 x227** or mgardner@optimumpm.com to report maintenance issues.

For OPM general information:

Kathy Small, **714-508-9070, ext. 287**
ksmall@optimumpm.com for architectural applications

For Del Mar Pacific onsite construction office:

Kyle Brito, general contractor's superintendent, or Diana Soto, project coordinator, **714-638-8342**. You can also email Soto at Dsoto@delmarpacific.com
For refurbishment project manager: Dale Meredith, **949-250-3910** or email DaleMeredith@dbuild.com

KEYED LOCKS ON LAUNDRY DOORS

Del Mar Pacific will soon begin installing new laundry doors. The Board is giving first-floor homeowners the option of having keyed locks placed on their doors if they currently do not have one installed. The locks will be unique to each unit, and the owner will receive two keys. Homeowners who want keyed locks need to email their requests to Dale Meredith at DaleMeredith@dbuild.com.

DMP GOES TO WET CONSTRUCTION

Del Mar Pacific has switched to the "wet demo" process in some of its construction work. The process will be used when stripping away stucco from buildings. The process involves hosing down the stucco before removing it in order to reduce the amount of dust caused by the removal process.

CONSTRUCTION NEARS HALFWAY

The Lakeside refurbishment construction is approximately 45 percent complete, project manager Dale Meredith said. He said the building exteriors are about 35 percent complete, while the flat roofs are completely done. Meredith said the balconies are being constructed and finished faster than the stairs because the City of Garden Grove inspector views the balconies as they are being constructed. On the stairs, he said DMP has to start and complete them in one day, and the inspector needs to see the weatherproof barrier. That means we can only do stairs on days we know the inspector will be there. The city is closed two Fridays per month. Meredith said this has not slowed DMP down much, as there are fewer stairs per building than balconies. DMP is now doing the stairs on each building right after they do the balconies. He said that's the way it should be done. If DMP lags behind, it is because they might be waiting for a shipment of the big stair stringers. The stucco work is the last to be done because DMP waits for the balconies and stairs to be completed to generate enough work to keep the stucco mixer busy. DMP workers are also doing trim and siding replacement at the same time.