



Los Lagos Vistas HOA Newsletter

Los Lagos II Homeowners Association No. 1

1700 Montana Vista, Lake Havasu City, AZ 86403-9399

(928) 453-6759 · www.LosLagosVistasHOA.com

December 2025



No HOA Dues Increase Expected, But Higher Insurance Rates

Great work to manage expenses and control costs means no HOA dues increases for 2025. However, a tumultuous insurance industry means the annual insurance assessment will increase to cover price hikes. The assessment is charged in January. The HOA Board is shopping for lower rates and coverage.



Christmas Party at the Roundabout Dec. 19

Fun, food, and photos will be part of a special Christmas event at the roundabout 4 p.m. Friday, Dec. 19. DJ's Truckin' Burgers and La Bajo Taco Truck will offer excellent food, a photo booth and props help capture your festivities, and a bake sale with proceeds going to Los Lagos Vistas projects. Free hot chocolate and \$10 homemade cookie assortments. See HOA website homepage for more information.

Nominations Open for Board Elections

Two positions on the board will be up for election in February. Volunteer Board members serve two years on staggered terms to help manage overall HOA operations, budgets, and programs. A nominating committee for this year's election is headed by Doreene Schaffer to accept nominations and announce candidates. Voting and election results are announced at the February HOA Annual Meeting. If you wish to throw your hat in the ring, please submit a Nomination Form, which can be found under the "Forms" section of the HOA website: www.LosLagosVistasHOA.com.

President's Message

Merry Christmas and Happy New Year! It is my and Maria's hope that this newsletter finds you and all your family in good health with great things happening. It's an exciting time of the year for Los Lagos Vistas with lots of things going on thanks to our very active social committee. What a great job they are doing with all the events. They sure know how to get us all together and help us have a good time. Their efforts surely are appreciated.

Speaking of appreciating folks, I am very thankful for my fellow Board of Directors that you so diligently elected. Eric Grimm, Jim Corbett, John Migaiolo and Mark Holmes are doing an excellent job in their various roles. They serve so unselfishly and put in a lot of time to make sure our community that we live in is running smoothly and things are being taken care of. It really is a team effort.

It is challenging to serve as a Board director for a variety of reasons, not the least is when you must make hard decisions. Some of those hard decisions come in the form of enforcing our CC&R's. While we would love to have everyone think we are just the most wonderful people, there are times when we have to go about enforcing the rules. It can be very uncomfortable when doing so but that is one of our main functions as Board members because if rules are not enforced then things can go south very quickly. We try to do it tactfully and with wisdom of the bigger picture. We appreciate your understanding and support when we come knocking on your neighbor's door to talk about a correction needed and know that we are just doing our jobs.

As I look ahead to the new year, I am excited about the future! Your BOD is working diligently on getting quotes to rehabilitate our pool so that not only are the recently installed pumps and heaters new but also the deck, tile and pool floor. We know that with the hiring of a new pool cleaning company it will only continue to be a great asset to us. We also are looking this new year at improving our lawn and landscape, our walking path, the rec area, website and much more. We hope to have something we can all be proud of. Which reminds me, if you get a chance be sure to thank Dave, Gabe and Josh, our three great maintenance crew team members for all the hard work they put in to help keep the place nice! They are appreciated too!

Respectfully,
Your president
Jason

Reminders

Please keep your carports clean: Carport rules approved last year mean trashy carports could generate a letter of notice or a fine. Find carport rules at www.LosLagosVistasHOA.com under “Documents” and scroll to “General Rules”.

Pick up after your pet: Dog droppings are a health hazard and are causing the maintenance team problems with landscaping and mowing. Don’t let your pet out alone to poop, pick up after them, and be considerate of neighbors. HOA CC&Rs and rules allow progressive fines for negligent pet owners.

Contact Information Forms required: Arizona state law requires HOAs to maintain contact information of owners and renters. The information is essential in case of emergency, welfare checks, and safety. Only 14 homeowners are noncompliant so far on submitting information. Tenant forms are needed as your unit is rented. Forms available on the website. Submit forms in the mailbox by the front Pool/Rec area gate or electronically to BOD@loslagosvistashoa.com. Please note, rentals are for a minimum of 30 days or a maximum of six months per 12-month period.

New Air Conditioner or Roof Antenna? Coordinate with maintenance before installation to ensure correct installation and compliance with roof warranty requirements.

Want to Upgrade Common Areas? To encourage common-area upgrades, Los Lagos Vistas HOA will provide rock and approved rock selections for homeowners to use in common areas and parking circles. The HOA is working to reduce high-water use areas and cut utility costs using xeriscaping and desert landscaping, primarily with colored rock and rock designs. For specific common areas around buildings or circle parkways, rock will be provided. Make your request using Architectural Review forms found on the HOA website under “Forms.”

Important Contact and Access Info

Website: www.LosLagosVistaHOA.com

Email: Board of Directors: bod@loslagosvistashoa.com or contactus@loslagosvistashoa.com

Maintenance: tellus@loslagosvistashoa.com or call 928-453-6759

Business, contact forms, billing: marcyz@loslagosvistashoa.com or call 928-505-8612.