

STONELAKE

Master Association



AUGUST 2019

Stonelake Clubhouse

3000 Riparian Drive
Elk Grove, CA 95757
Phone: (916) 714-9511
Fax: (916) 714-9514
Stonelakeclub.com

Management Contacts

Jacqueline Gomez, CMCA®, AMS®
General Manager
jacqueline.gomez@fsresidential.com
Phone: (916) 714-9511

Janelle Rodriguez
Assistant Manager of
Property Operations
janelle.rodriguez@fsresidential.com
Phone: (916) 714-9511

Laurene Hearn
Facility Administrator
laurene.hearn@fsresidential.com
Phone: (916) 714-9511

24-Hour Customer Care Center
(800) 428-5588

Accounts Receivable
(800) 428-5588

Check your account online at
www.fsresidential.com

Security Patrol
Stonegate Protection
9:00 p.m. to 5:00 a.m.
(888) 774-0035, ext. 916
security@stonegateprotection.com

Cosumnes CSD
(916) 405-5688 Hotline
hotline@CSDParks.com



Taco Tuesday

Taco Tuesday is back. Join us at the Clubhouse on Tuesday, September 24, from 6:30 p.m. to 8:30 p.m. and let Sac City Eats BBQ and Catering cook for you.

For just \$5 per person (Stonelake members) and \$7 for guests, you will be served 3 street tacos with your choice of meat—carne asada (beef) or chicken—with fresh guacamole, sour cream, jack/cheddar cheese, lettuce, onions, and cilantro, rice, beans, and chips and salsa. Second helpings will be allowed. Iced tea, lemonade and water will also be available.

Meal tickets for this event must be purchased in advance. Please note: We are unable to accept debit/credit cards for payment. Sign-ups will open on September 2.

Back-to-School BBQ

Mark your calendar for Saturday, August 3, to bring the whole family down to the pool for an afternoon of good eats, good company and good music. Sac City Eats BBQ and Catering will have the grill fired up and ALLSTAR DJ Group will be here to play music for all to enjoy from noon to 4:00 p.m.

Lunch will include: BBQ chicken, tri tip, BBQ ribs, garlic mashed potatoes, Caesar salad, fruit salad, cookies and lemonade (or water). A fee of \$5 per Stonelake resident and \$7 per guest (2 guests maximum per household) will be charged at the time of sign-up. We are only able to accept cash or check for payment. Sign-ups for this event opened on July 1.

Please be aware that refunds for cancellations will not be granted if it is less than one week (7 days) prior to the event. **Please note: The pool will only be accessible to those that have signed up for the event. The pool will re-open to all members after the event at 4:00 p.m.*

STONELAKECLUB.COM

Be sure to visit our website at Stonelakeclub.com for the latest Stonelake information. The website is updated daily and contains the most up-to-date information about your association.

Understanding Costs in Delinquency Repayment

One of the most important duties of the Board of Directors is to monitor the financial standing of the association. They review monthly financial statements, bank reconciliations, reserve and operating accounts, and they also have a responsibility to make decisions on delinquencies. As volunteer homeowners themselves, the Board understands the reasons behind a homeowner's account becoming delinquent. Sometimes it is a loss of employment or possibly a huge unexpected expense. Whatever the cause, the Board recognizes the financial challenges homeowners face. To that end, the Board encourages delinquent homeowners to work with the association through various financial remedies, such as payment plans. As disclosed to homeowners along with the new budget each year, there are various delinquency fees charged when assessment payments are not received on time. Some of these fees are referred to as "hard costs" which are fees charged to the association on behalf of the homeowner. For example, when an assessment is received late, a \$10 late fee is charged to the account. This fee is paid by the Stonelake Master Association to the management company. The fees charged by management are necessary as there is a lot involved in delinquency monitoring, such as sending out additional reminders, postage, tracking payments and receivables—just to name a couple examples. Other hard costs include: lien letters, liens, foreclosure fees, etc. Again, these hard costs are paid by the association on behalf of the homeowner. Many times, homeowners will request the Board to waive various fees charged to their account; because some of these fees are hard costs already paid by the association, the Board has a duty and responsibility to recover these fees. Conversely, homeowners are sometimes charged "soft costs" depending on the extent of the delinquency. Soft costs are fees not charged to the association and typically include interest charged to the account. In combination with a payment plan, numerous homeowners have successfully had interest fees waived by the Board, as these soft costs have not been previously paid by the association.

Architectural Process

Thank you to those who have taken steps to improve the look and value of their homes. It has helped the community continue to uphold the premiere standard for which we are striving. Looking to make some exterior changes? Please be sure to follow these steps prior to any work commencing:



- **The Application Process** - Please remember that at any time you wish to make exterior improvements to your home you must first obtain approval from the Architectural Control Committee (ACC). The appropriate forms can be found online on the community website at <http://www.stonelakeclub.com/site/index.php/about/acc> or you may contact management for a copy. **Please note: There is not currently an approved color list to choose from. Please be sure to select a color palette that is harmonious with your area of the community for committee review.*

The following are some examples of, but not limited to, improvements that require ACC approval prior to starting work on the improvement:

- Exterior paint (even if desired paint colors are the same as current)
- Hardscape changes or additions
- Major plant material changes
- Any exterior lighting changes
- Patio cover/trellis/gazebo

There is a multi-step process in getting your application reviewed:

1. Complete the architectural application and include plans, a material list, and paint colors, if applicable, etc.
2. Send the application with plans to management. Attention: Janelle Rodriguez.
3. Management compiles all requests a week prior to the architectural meeting for committee review. As a result, all applications are due by 5:00 p.m. on the last Monday of each month.
4. Architectural meeting is held. (The ACC meets on the first Tuesday of each month at 6:00 p.m. in the Clubhouse.) It is also strongly encouraged for you to attend the ACC meeting to answer any additional questions the committee may have regarding your application.
5. After the ACC has reviewed the application a letter of approval/denial will be sent to you.
6. Once your project has been completed following ACC approval a Notice of Completion Form must be submitted within one year of the approval date for final inspection.

Thank you for all your efforts in continued improvements for your community.

BOARD OF DIRECTORS

President
Nicole York

Vice President
Jacob Rambo

Secretary
Alison Aleman

Treasurer
Shirley Ng

Director
Barbara Patterson

Online Payment Provider

As a reminder, FirstService Residential is using **ClickPay** as our platform for accepting payments online by e-check (ACH), now for FREE, and credit or debit card for a fee.

If you previously made payments through PayLease, your account and payment schedule have been disabled. In order to avoid any payment disruption, you are required to re-enroll with **ClickPay** via the link emailed to you or by creating an account at www.ClickPay.com/FirstService. **If you were on our AutoPay program, we have already moved your account over to ClickPay and no action is required on your part.**

Upcoming Meeting Dates

- **Architectural meetings** – Held on the first Tuesday of every month at 6:00 p.m. in the Clubhouse located at 3000 Riparian Way, Elk Grove, CA 95757.
- **Open session board meetings** – Held on the second Tuesday of the month at 7:00 p.m. in the Clubhouse located at 3000 Riparian Way, Elk Grove, CA 95757.

Visit Stonelakeclub.com, regularly for notices regarding meeting date changes. Also, copies of the CC&Rs, Bylaws and Rules and Regulations are posted there for your convenience.

Delinquency, It's Not Worth It!

Did you know that after 3 months of being delinquent a lien may be placed on your home? The charges for delinquent accounts have increased due to SB 2 (Atkin Building Homes and Job Act) signed by Governor Brown on September 29, 2017. In an effort to fund affordable housing projects, the County Recorder will charge an additional \$75 on top of the normal recording fee for any real estate document. This fee will apply to a Notice of Delinquent Assessment and Release of Lien. Delinquent homeowners will now pay \$150 more if the balance is not paid during the pre-lien notice period. If the collection process proceeds into foreclosure, the County Recorder will charge \$75 more per document to record the Notice of Default, Notice of Sale and Notice of Recession. Delinquent homeowners could potentially incur an additional \$375 in collection costs.

Please note: These are hard costs to the association and will not be waived by the Board of Directors. The Board understands the challenges homeowners sometimes face when paying assessments and, therefore, wishes to work with homeowners in bringing their account current. If you anticipate problems with making your payment, please contact management to discuss payment plan options. Payment plan requests must be submitted in writing. As always, please feel free to contact management with any questions on your account.

Mondays and Fridays: Members Only

Stonelake members are reminded that every Monday and Friday are Members Only days at the Clubhouse. As a result, members are not allowed to sign in guests on these days.

Clubhouse Class Schedule

PERSONAL TRAINING

Contact Kylie Halcomb at (530) 300-7233.

Personal training is \$60 per 50-minute session.

YOGA

Mondays, Tuesdays: 9:30 a.m. – 10:20 a.m.

Tuesdays: 7:00 p.m. – 8:00 p.m.

Yoga is \$5 per class for members, \$7 for guests.

ZUMBA/CARDIO DANCE

Saturdays: 9:15 a.m. – 10:15 a.m.

Zumba is \$5 per class, \$7 for guests.

YOUTH KARATE (Grades 3-8)

Fridays: 6:15 p.m. – 7:00 p.m.

(Contact for prices)

YUANJI #1*

Sunday–Saturday: 7:00 a.m. – 8:00 a.m.

YUANJI #2*

Monday–Thursday: 8:00 a.m. – 9:00 a.m.

GI-GONG*

Sunday, Friday, Saturday: 8:00 a.m. – 9:00 a.m.

TAI CHI*

Monday, Wednesday, Friday

7:00 p.m. – 8:00 p.m.

BALLROOM DANCE*

Friday: 8:00 p.m. – 9:00 p.m.

BALLROOM/LATIN DANCE*

Sunday: 11:30 a.m. – 12:30 p.m.

LINE DANCE*

Sunday: 10:30 a.m. – 11:30 a.m.

QIGONG EXERCISE & TAI CHI WU STYLE*

Thursday: 7:00 p.m. – 8:00 p.m.

***no cost per class**



Stonelake
Master Association
FirstService Residential
3000 Riparian Drive,
Elk Grove, CA 95757
www.stonelakeclub.com

PRSR FIRST CLASS
US POSTAGE PAID
SANTA ANA, CA
PERMIT 1333

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
LEGEND: -Free Classes -Meetings -\$5 classes -Requires Sign-up -Scheduled Cleanings -Community Event						
AR Cleaning 6:00 a.m. - 7:00 a.m. Yuanji #1 7:00 a.m. - 8:00 a.m. Gi-Gong 8:00 a.m. - 9:00 a.m. Line Dance 10:30 a.m. - 11:30 a.m. Ballroom/Latin Dance 11:30 a.m. - 12:30 p.m.	AR Cleaning 6:00 a.m. - 7:00 a.m. Yuanji #1 7:00 a.m. - 8:00 a.m. Yuanji #2 8:00 a.m. - 9:00 a.m. Yoga 9:30 a.m. - 10:20 a.m. Tai Chi 7:00 p.m. - 8:00 p.m.	AR Cleaning: 6:00 a.m. - 7:00 a.m. Yuanji #1 - 7:00 a.m. - 8:00 a.m. Yuanji #2 - 8:00 a.m. - 9:00 a.m. Yoga 9:30 a.m. - 10:20 a.m. 7:00 p.m. - 8:00 p.m. ACC Meeting: 6:00 p.m.	AR Cleaning: 6:00 a.m. - 7:00 a.m. Yuanji #1 7:00 a.m. - 8:00 a.m. Yuanji #2 8:00 a.m. - 9:00 a.m. Tai Chi 7:00 p.m. - 8:00 p.m.	AR Cleaning: 6:00 a.m. - 7:00 a.m. Yuanji #1 7:00 a.m. - 8:00 a.m. Yuanji #2 8:00 a.m. - 9:00 a.m. Qigong Exercise & Tai Chi Wu Style 7:00 p.m. - 8:00 p.m.	AR Cleaning: 6:00 a.m. - 7:00 a.m. Yuanji #1 - 7:00 a.m. - 8:00 a.m. Gi-Gong - 8:00 a.m. - 9:00 a.m. Youth Karate 6:15 p.m. - 7:00 p.m. Tai Chi 7:00 p.m. - 8:00 p.m. Ballroom Dance 8:00 p.m. - 9:00 p.m.	AR Cleaning 7:00 a.m. - 8:00 a.m. Yuanji #1 7:00 a.m. - 8:00 a.m. Gi-Gong 8:00 a.m. - 9:00 a.m. Water Aerobics 9:30 a.m. Zumba/Cardio Dance 9:15 a.m. - 10:15 a.m. BBQ 12:00 p.m. - 4:00 p.m.
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