

## TRANSITION TO PARAGON MGT. GROUP

On November 17, the LLCA Board of Directors voted to hire Paragon Management Group to provide management services for our neighborhood under a 13-month contract. Paragon comes highly recommended and manages several neighborhoods in our area. Some of the added benefits to having Paragon manage our community would be their experience in monitoring and negotiating vendor contracts such as snow removal and lawn care, as well as provide an immediate point of contact for all neighborhood related questions. Their services include:

- Conducting the annual home owner meeting
- Monthly visits to the community to make sure everything is in compliance
- Assist in procurement and monitoring of contractor services
- Collection of dues and assessments
- Assistance in resolution of owner issues
- Assistance in budget development and provision of monthly financial reports.

The fee for these services will be approximately \$6,800 a year.

The rationale behind this decision is that we needed someone qualified to be able to carry out all the responsibilities that Ed Palmiter has provided for us in the past. Ed has served on the LLCA Board since its inception and will be stepping down at the end of this year. **We are so grateful for the incredible job Ed has provided to our community over the years (at no cost) and we wish him the very best!!**

## ANNUAL HOMEOWNERS MEETING - 1/27/15



**There will be a Homeowners Meeting on Tuesday, January 27, 2015 at 7:00 PM at the Landis Lakes clubhouse.** All homeowners are encouraged to attend this meeting. Stuart Wilson from Paragon Management Group will be at the meeting to discuss the

transition to Paragon, the services they offer and can answer any questions regarding this new property management model for our community. The agenda will also include election of board members and discussion of the 2015 budget.

If the current board is voted back in, we will still be lacking one board member with Ed Palmiter's departure. The Board of Directors would very much like to encourage some of the younger neighbors with young children to consider serving on the board. It would be most helpful to have your input and perspective.



## ATTENTION NEIGHBORHOOD BABYSITTERS

Landis Lakes is in the process of compiling a list of potential babysitters for our neighborhood kids. If you are interested in being a part of this list, please use the link on the homepage of [landislakes.com](http://landislakes.com) in the babysitting article, and download the form, fill it out and return to Emily Peter. We have some great kids who would love to meet you!

## SNOW REMOVAL

We have contracted with Greenscapes for snow removal with the following parameters:

- Automatic snow removal for 2" or more
- Automatic treatment for icy conditions
- Snowfall under 2" – will call if service is needed

Cost of snow removal is projected to increase due to shortages in supplies. Homeowners will be notified by e-mail when to expect snow removal in the neighborhood. **This will be managed through Paragon.**



## GEESE

We would like to ask our neighbors not to feed the geese. We are trying to discourage the geese from settling here. A device has been placed in the lake that is solar powered and emits a low intensity flashing light that is designed to discourage the geese from staying and nesting at our lake. While the geese may appear to be an attractive example of nature, not only do they leave a mess all over the walks and lawns, they are also a public health risk because of the diseases they pass along (just Google "geese feces and disease"). Thank you for your help in not encouraging the geese to stay by feeding them.

## UPDATE ON NEIGHBORHOOD SPEEDING

The Board of Directors has been very concerned about speeding in our neighborhood. In addition to our own residents speeding, it appears that many people cut through our neighborhood and do not adhere to our speed limit. The board has taken these actions to help address this situation.

1. Contacted Metro Police to patrol the area
2. Had a radar speed capture device placed in three different areas along Landis Lakes Drive (as soon as the device was removed, speeding picked back up)
3. Asked the office of Public Works to conduct a speed evaluation with the intention of placing speed bumps on Landis Lakes Drive (the board cannot approve speed bumps, only Public Works). There are thirty requests ahead of ours, but at least we are on the docket. Once the evaluation is done, Public Works will determine whether speed bumps are necessary and where they should be placed
4. Discussed putting a 4-way Stop at Landis Lakes Dr. and Landis Lakes Ct. (we were told that stop signs would not be approved for the purpose of reducing speed)

We will keep the community informed as we get more information.



*In order to save money, the board members put up the Christmas lights at the front entrance. We hope you enjoy them! We are doing our best to keep them lit when the weather creates a lot of moisture around the connections. May Christmas and other seasonal holidays during this time of year be a source of happiness, joy and a reminder of what is truly important. Stay safe, have fun and enjoy this special time of year! Your 2014 board,*  
**Angie, Cynthia, Ed, Mark and Nancy**