

Lake San Marcos Community Association

"LSMCA"

2024 Annual Report



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President's Annual Meeting Report 2024

Dear LSMCA Members,

This past year has been one of many challenges and successes. It was one year ago that our beloved office manager, Sandy Parker, passed away. Sandy was so instrumental in keeping us all on schedule and to promote the LSMCA. One of her last great contributions was the Frank Sinatra tribute which brought in over \$4000 to our legal fund. We quickly realized that if anything was to get done we had to do it. It was decided not to fill Sandy's position as office manager but to staff the office under the direction of our Secretary-Treasurer, Gary Rhodes, as the bylaws direct us. The office is now staffed by Josie Fitzgerald who has done an outstanding job of going into the archives to recreate proper protocol going forward and more importantly to implement new ideas to help us operate more effectively. Cindy Stephens is our new bookkeeper/Office Staff. Cindy has also done outstanding work to streamline our accounting methods to bring us into the 21st century.

Our Events Committee led by Erin Daniels has provided us with the Club Fair/Member Appreciation night, four Town Halls, and the most recent Inaugural Golf Tournament headed up by George Selekmán and Jeremy Meadows. We look forward to our next tournament in 2025.

The Architectural Control Committee of which I am a member has done the very difficult job of enforcing the Declaration of Restrictions at Lake San Marcos. There are 800+ homes within Lake San Marcos that these restrictions apply. The ACC is probably the least understood function of the LSMCA. The Declarations of Restrictions were filed with the County of San Diego in 1963 and amended in 2003.

We find ourselves in the new 2024/2025 year with some new challenges. The first and most challenging is the fact that since I came on the Board in 2020 we have lost about 300 members. Most of this loss is the post-Covid pandemic shutdown and the fact that home ownership has dramatically changed. We are seeing far more absentee owners and rented properties. We want to emphasize that those renting their homes are very welcome in the LSMCA family. Also, a mixed blessing is that home ownership is now made up of a much younger cross-section which is wonderful but a challenge to reach the younger folks.

The last thing and certainly not the least important is the more than two-year-old legal battle the LSMCA and several of its directors have had to endure. I am very happy to report that all directors have been dismissed and we have prevailed in court. The judge basically dismissed the suit as unfounded and awarded LSMCA \$105,000 for fees and expenses in the case. On November 1st the superior court upheld the award. Our attorney Ken Lounsbery will give a full accounting following my opening statements.

In closing, I want to express my appreciation to all of our members for your unwavering support. None of this would be possible without you.

Mike Phipps, President LSMCA

Office and Membership Report 2024

We ended the 2023-24 Fiscal Year with 787 memberships. Our membership has fallen short over the past couple of years, and we would like to see our membership continue to grow. Due to rising costs over the years, the board made the decision to increase our membership from \$75.00 to \$78.00. The 2024-25 dues notices were mailed out at the end of September. We encourage everyone to promptly renew their membership if not done so already so that the LSMCA can continue to provide our valuable services to our great community and continue to receive the Quail Call newsletter.

We continue to receive donations for our Legal Fund which has helped tremendously in meeting the legal fees for the litigation which has been ongoing since the end of 2021. As you know, we prevailed! We are extremely grateful for the generous support from our members.

As many of you know, we lost Sandy Parker, our office manager of many years. She was a vital part of our organization and this community and will be greatly missed. Josie Fitzgerald has taken over her duties in the office and is navigating her way in trying to fill her shoes. We also have a new bookkeeper as well, Cindy Stephens, who took over for Kelly Lara. She works closely with our Treasurer, Gary Rhodes, to keep our finances in order. Our volunteer, Darlene Aiken has continued to keep our lending library organized and Diane Martin takes all the hard back books and puzzles we can't use to the various libraries and charities around the area. And our other volunteer, Joe Orlando will fill in from time-to-time in Josie's absence. John Lee had stepped aside as our volunteer who collects money from the bird feeders. His replacement is Tom Strathairn. We welcome Tom as he continues to collect the money and maintain the feeders. We currently have two new bird feeders at the lake and our goal is to purchase a few more. The funds collected go towards maintaining and upkeep of the equipment and food. A big thank you to our volunteers!

Our office continues to be open Tuesday through Friday, 9:00 A.M to 1:00 P.M. Stop by anytime to check out a book or a puzzle, a piece of candy or just say hi!. Sandy's candy bin is always full!

Josie Fitzgerald

Financial Reports/Summary

By: Gary Rhodes LSMCA Secretary/Treasurer

LSMCA - Oct 2024 Fiscal Year Oct 202 - Sept 2025)		Oct 1 - Oct 31	Aug/Sept pymnts	Total	2024-2025 Budget	% of Budget
	4019 - Member Dues	\$ 32,146.34	\$11,074.79	\$43,221.13	\$ 65,500.00	65.99%
	4100 - QuailCall Advertisements	\$ 3,822.60			\$ 50,000.00	7.65%
	4221 - Golf Tournament	\$ 128.91	\$1,493.59 total income			
	6190e - Legal Fund Events				\$ 4,000.00	0.00%
	4200 - Member Services / Misc Income					#DIV/0!
		\$ 36,097.85			\$ 119,500.00	30.21%
	Total Income	\$ 36,097.85	11,074.79		\$ 119,500.00	30.21%
	Expense - Memberships, Mailings & Permits					
	6680 - QC Printing Cost	\$ 1,357.03			\$ 23,000.00	5.90%
	6695 - Bus. Reply 737 Permit Fee USPS	\$ -			\$ 310.00	0.00%
	6700 - Bulk Mail 880 Permit Fee				\$ 350.00	0.00%
	6710 - Quail Call Postage Expense	\$ 396.47			\$ 5,700.00	6.96%
	6770 - Postage First Mailing Oct				\$ 1,150.00	0.00%
	6780 - Printing First Mailing Oct				\$ 1,500.00	0.00%
	6790 - Annual Ballots Printing	\$ -			\$ 1,200.00	0.00%
	6795 - Annual Ballots Postage	\$ -			\$ 500.00	0.00%
	6800 - Annual Ballots Supplies				\$ 500.00	0.00%
	6190 - Community Events				\$ 2,000.00	0.00%
		\$ 1,753.50			\$ 36,210.00	4.84%
	Expense - Computer Programs & Updates					
	5010 - Tim P. Computer Maint/Repair	\$ -				
	5016 Office Equipment	\$ -				
	5020 - Microsoft Office				\$ 100.00	0.00%
	5030 - Carbonite Back Up				\$ 100.00	0.00%
	5040 - Go Daddy				\$ 550.00	0.00%
	5050 - CoreLogic	\$ -			\$ 225.00	0.00%
		\$ -			\$ 975.00	0.00%

Expense - Office Facilities					
6500 · Rent	\$ 1,717.00		\$ 19,500.00	8.81%	
6900 · Gas & Electric	\$ 207.64		\$ 1,500.00	13.84%	
6910 · Telephone & Internet	\$ 181.22		\$ 2,000.00	9.06%	
6920 · Office Supplies	\$ 113.66		\$ 2,000.00	5.68%	
6921 · Facilities	\$ -		\$ 250.00	0.00%	
6940 · Clean office	\$ 120.00		\$ 720.00	16.67%	
	\$ 2,339.52		\$ 25,970.00	9.01%	
Expense - Payroll & Taxes					
6600 · Employee Salaries	\$ 1,978.50		\$ 24,750.00	7.99%	
6610 · Franchise Tax Board - UnEmPlns				#DIV/0!	
6620 · Employer Taxes	\$ 1,092.79		\$ 5,445.00	20.07%	
6630 · Payroll Service Fee	\$ -		\$ 775.00	0.00%	
6640 · Tax Preparation (Coast to Coast)	\$ -		\$ 550.00	0.00%	
	\$ 3,071.29		\$ 31,520.00	9.74%	
Expense - Insurance & Legal					
6130 · Business Policy - CID Insurance	\$ -		\$ 950.00	0.00%	
6140 · Directors liability	\$ -		\$ 454.00	0.00%	
6150 · State Comp Ins Fund			\$ 35.00	0.00%	
6180 · Legal Expense - Monthly Fee				#DIV/0!	
	\$ -		\$ 1,439.00	0.00%	
Expense - Misc Other					
6430 · Charge Card Merchant Fee	\$ 391.71		\$ 3,500.00	11.19%	
6440 · Bank Charge			\$ 70.00	0.00%	
7000 · Programs & Annual Events	\$ -		\$ 800.00	0.00%	
7100 · Misc Expenses - Gifts etc	\$ 252.00		\$ 350.00	72.00%	
	\$ 643.71		\$ 4,720.00	14%	
Total Expenses		\$ 7,808.02	\$ 100,834.00	7.74%	
Total Income		\$ 36,097.85	\$ 119,500.00	30.21%	
Total Expenses		\$ 7,808.02	\$ 100,834.00	7.74%	
Net Income for 2024-2025		\$ 28,289.83	\$ 18,666.00	151.56%	

Quail Call Annual Report

By: Quail Call Chair Barb Dove

The Quail Call is a monthly newsletter published by the Community Association as a community service to its members and is now in its 20th year. The Quail Call provides pertinent local information to the

community and is a significant source of funding for the LSMCA through its advertisers. Quail Call revenue is needed to pay our office staff, rent, utilities, etc., as well as printing and mailing the Quail Call.

Under the leadership of Dan Worrells, we expanded the Quail Team from three editors to include more people from within the community. As a result, we made changes to the Quail Call to update its look and to include more articles of interest to the community.

Now in 2024, we've made several more significant changes. The first being, we changed the software we use for publication from MS Publisher to Affinity Publisher. The change was made because MS is no longer supporting Publisher effective in 2026. Dan Worrells researched several programs and was able to acquire Affinity Publisher free for us as a non-profit. This program is more powerful and has a higher resolution so it produces a crisper looking publication. Hopefully, you have noticed the changes in appearance in the November issue.

The second recent change is that Maria Brown has joined our team as an Associate Editor. For the past two years Dan Worrells and I have been working every other month to produce the Quail Call. Obviously, Maria has reduced the workload for Dan and me, but she has been such an asset in other ways because of her publication and consulting experience. She has spent an enormous amount of time building a new Quail Call template using the new software. In addition, Maria ran weekly classes for us to become more knowledgeable with Affinity Publisher.

Lastly, Dan Worrells and I have switched positions. After 7 years working as an Associate Editor and 5 more years as the Editor, Dan decided to become an Associate Editor again. I have assumed the role as Editor since October. Dan with his vast experience as an editor will act as a mentor.

Other QC team members are Sherri Sumner and Ken Seals. Sherri contributes as a copy editor, occasional article contributor, and cover designer. Ken Seals, a professional photographer, also donates his talents for events and QC covers.

The LSMCA office staff, Josie Fitzgerald and Cindy Stephens, handle all the business issues, such as billing and accounting.

There are many other local residents who contribute to the QC. Kelly Lara, Matt Marshall, and Scott Woodruff also generously share their photography for publication. Dr. Jim Brown, Tom Strathairn, Jonathan Ward, and Karri Kirschenmann write articles for the community.

I've talked about many of the changes to the Quail Call, but the one thing that has not changed is that the QC team is all volunteers. We are a dedicated and hard-working team. Our commitment is to produce a relevant newsletter to you, the community. We hope that you enjoy the Quail Call and find it interesting and informative.

We are currently looking for another volunteer to join our team, a salesperson, to acquire more advertisers. If you have some spare time, enjoy sales, and would like to be more involved in our community, please contact Editor Barb Dove at 314-452-5762 or barbaraevod@yahoo.com for more

information. By the way, if you deal with one of our advertisers, please let them know you saw their ad in the Quail Call

2024 Communications Report

By: Communications Chair Jeremy Meadows

The LSMCA Facebook page now has surpassed 303 followers and we would like to see this grow even more next year. One of our main goals for membership is to increase our presence and access to younger families or newer families that have moved in recently and might not know about LSMCA. We also have updated our website, and utilize an ongoing email blast communication with all of the lake residents to keep them informed of upcoming events and other important information. We added an LSMCA Instagram page as well and now have over 175 followers. Please follow @lake.san.marcos.communityassoc

2024 Annual Water Quality Report

By: Eric Hayes, Water Quality Chair

Historical on Water Quality: The Joint Parties installed the long-awaited aeration system (Citizens Development Corporation, the Cities of Escondido and San Marcos, and the County of San Diego). The system was activated on April 5, 2022.

The aeration system is configured to release air from 18 dual-port diffusers located in the deeper portion of Lake San Marcos. The pilot system is intended to mix the deep waters with the following benefits: Reduction or elimination of anoxic conditions at the bottom of the lake with an associated reduction in the release of nutrients from the bottom sediments; Increased dissolved oxygen levels in lake water due directly to the aerators as well to greater exposure of the deep lake water to atmospheric air (and oxygen); Reduced algae growth resulting from the circulation patterns induced by the aeration system.

Continued use of the aeration systems along with Alum treatments have led to healthier water quality over the course of 2024.

Limited reed removal is still the route we are trying to head; we are seeing a stark decrease in algae and debris related calls. Part of this stems from the reeds, and the other from the Alum treatment in June. Also - word from fishermen is that fish seem to be heavier and healthier as well.

[The Role of Common Reed and Cattails in Water Environments and Garden Ponds - Hardy Pond Plants](#)

2024 Annual Traffic and Safety Report

By: Eric Hayes, Traffic and Safety Chair

Traffic Safety

Red Curb Painting Request: San Pablo at La Habra, and San Marino at Via Entrada Del Lago
I have submitted a request to County Public Works for red curb painting in that area, and they indicated that evaluations and approvals could take up to 6 months or longer.

Sunrise Point and The Chateau would like to pursue similar curb painting at the T-intersection of VEDL and San Marino.

See the map of the area I described down by the Links Golf Course:



Traffic Signal Update (Discovery/San Pablo) from The County of San Diego Public Works 10/17/2024:

Update from the County of San Diego, Public Works (OCT 2024):

"The contractor is scheduled to remobilize in early December with the Discovery Street and San Pablo Drive intersection improvements and traffic signal work scheduled to be completed toward the end of February 2025.

The project was delayed when the contractor and engineers found water approximately four feet below grade at the locations of the traffic signal foundations. The engineering team has developed a solution to install permanent steel casings to ensure the stability and safety of the traffic signal poles and will be giving the contractor direction to proceed. In addition, the final plans incorporate the access points of the school into the overall intersection improvements as you noted.

Our apologies to the community for the delay, as we move forward to complete the intersection improvements and traffic signal as quickly, and as safely, as possible."

Annual HOA Community Liaison Meetings

By: Teresa Mosteller Community Liaison Chair

In 2024, the Lake San Marcos Community Association introduced a new Committee: HOA Community Liaison. This committee aims to foster trust and transparency between the Lake and Lodge facilities and the residents in the Lake San Marcos community

Held in the Fairway Room, the meetings bring together our HOA presidents or their representatives, community members, and the Lake and Lodge leadership team, including Chris Neal, Director of Golf and Recreation, and Tanner Lightfoot, Recreation Manager. To further strengthen communication, Chris Neal launched a monthly column in the Quail Call titled "Chris's Corner." This column provides updates on community projects, improvements, and facility enhancements.

Tanner Lightfoot may also contribute a column in 2025. Community members are encouraged to share their suggestions and concerns. This can be done by submitting them to the suggestion box at the LSMCA office or by emailing Teresa Mosteller, Liaison Committee Chair directly. Approximately quarterly, an email is sent out regarding the upcoming meeting for updates and discussions from Chris and Tanner on ongoing and future projects.

During the question/answer session, HOA presidents can also pose questions or concerns for Chris and Tanner, raised by their members. The four meetings held thus far have been well-attended and informative, with Chris and Tanner addressing numerous questions and concerns. Meeting notes are then shared with HOA presidents for dissemination to their members and are also published in the Quail Call.

Annual Events Report

By: Erin Daniels Events Chair

In 2024 we strived to set a cadence for community events that continued to honor our traditions here in the lake, add events that would attract our younger, growing demographic and incorporate some new fundraising opportunities. Our time-honored events included The Annual Club Fair, 4th of July Patriotic Program & Dog Contest, and our St. Patrick's Day, 4th of July and Holiday Boat Parades. All of these were well-attended events. We tested out combining a Member Appreciation Event with our Annual Club Fair and we would like to continue this. Due to the evolving reservation restrictions with the Lake and Lodge, our Annual Club Fair was held on a Monday afternoon this year, we are hoping to switch it back to a weekend date for 2025.

With the help of our community events liaison, Cheryl Roberts, we have had a few very successful Golf Cart Parades this year - 4th of July, Halloween and Holiday (coming December 8th)! Thank you to LSM Security Patrol for partnering with us on these parades. In October we had an Inaugural Golf Tournament Fundraiser raising over \$1,500 for our General Fund. We also promoted a Community

Garage Sale in May. We're hopeful we can continue to grow awareness about this event, gain momentum and be able to apply some marketing dollars to advertising for it in the future. We continued with our Townhalls throughout the year. We try to engage topics of special interest and timely matters, we are always welcome to suggestions for guest speakers!

In 2025 we will continue our annual efforts with a schedule that matches this past year. If you have any suggestions for events or topics you would like to have the LSMCA explore please reach out to us!

ARCHITECTURAL CONTROL COMMITTEE (ACC) ANNUAL REPORT

By: John Paquette, ACC Chair

The Architectural Control Committee reviews and makes determinations on both Architectural Request Forms and Complaints. LSM homeowners and residents should submit Architectural Request Forms before making exterior changes to their homes or properties. If an LSMCA resident believes a neighbor's property is out of compliance with the Declarations of Restrictions, the resident can submit a Complaint form to the ACC. Complaints are kept confidential. The website for the ACC is: <https://lsmca.com/architectural-guidelines> .

SUMMARY for Oct. 2023 - Sept. 2024:

43 Applications filed and approved.

19 Complaints filed with the ACC.

DETAILS:

Topics of Applications (Adds up to more than 43 because some applications could be for several different kinds of improvements. E.g., Re-roof & solar, etc.)

Most common requests were fence installation, solar, and upgrading driveways.

REQUESTS

- Landscape - 2
- Driveway - 3
- Fence - 9
- Shed - 1
- Home Addition - 1
- Roof -2
- Pool - 1
- Paint - 1
- Solar - 3
- Patio - 1

Topics of Complaints

The most common areas of complaint were Trailer/RVs in driveways and upkeep of lots.

COMPLAINTS

- Trailer/RV - 6
- Upkeep of lots - 4
- Obstructed View - 1
- Fence - 2
- Basketball Hoop (Safety Issue) - 1
- Unauthorized Construction - 2
- Golf Cart Carport – 1
- Trash Cans - 1

The ACC and LSMCA facilitate mutual resolution of complaints and to respond to requests for home improvements in a timely manner. We were recently awarded full recompensation by the court for 100% of our expenses in the frivolous lawsuit against LSMCA. Our next step is to consider how to collect this money. Once again, we thank our members for their contributions to our legal fund. The committee meets twice a month and letters of approval or denial are sent via mail or email.