



Lake San Marcos Community Association

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Welcome to the Lake!



SNOW

B. GUER

Lake San Marcos

Look inside for information to help you
make the most of your new home and life
at Lake San Marcos.



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History of Lake San Marcos

Historical Background

The early residents of our valley, surrounded by foothills of the coastal mountain range, were Native Americans and Mexicans who raised onions and garlic. Much of North San Diego County was originally part of a Spanish Land Grant, called "Los Vallecitos de San Marcos," the "Little Valleys of Saint Mark." San Marcos Creek, fed by springs and runoff, runs through the area and supplies water to the lake.

Geography

Lake San Marcos is an unincorporated area of San Diego County, approximately 5 miles north of Omni La Costa Resort & Spa and 7 miles east of the Pacific Ocean. In 1927, the Clemson and Wells families purchased the land; and the dam was built at the south end of the creek in 1946, creating a 40-acre lake. In 1963, the Frazars purchased the property, reshaped the shore line, and increased the lake's size to its present 80 acres. They subdivided the surrounding property and over the years condominiums and single family homes were built.

Recreation Opportunities

Lake San Marcos boasts an 18-hole, par 58, public executive golf course, and an 18-hole, par 71, 6,400-yard championship golf course with pro shop, putting green, driving range and a country club with restaurant and banquet facilities. Other amenities include a small community park with boat landing and resident fishing; a Community Recreation Complex with a Recreation Service Manager's Office where use is scheduled for The Pavilion, Club and Billiard Rooms, two tennis courts, four pickle ball courts, three paddle tennis courts, two swimming pools and a lakefront area with boat docks and boat rentals. Private picnic grounds with boat docks are accessible only from the Lake. There is also a resort hotel and conference facility.



Climate

The uninterrupted Pacific breezes provide nature's air conditioning, with temperatures seldom above 80 degrees. The Cerro de Las Posas mountain on Lake property and the San Marcos mountains to the north, with an eastern exit, create a wind tunnel preventing smog from settling in our valley.



The Community Association

Mission Statement

The Community Association was formed to operate exclusively for community betterment and education. It will represent Lake San Marcos in discussions and negotiations with county, city, and state agencies and with other organizations having influence or providing services to Lake San Marcos, the owner of the recreation facilities. It administers duties granted to it under various Covenants, Conditions & Restrictions (CC&Rs) recorded on various subdivisions.

Non Profit

Lake San Marcos Community Association is a not-for-profit California Corporation incorporated in 1971 after combining other Lake Associations that began in 1966. The Association has a geographical area of interest in land in the County of San Diego originally owned and developed by the Frazar Brothers. It is bordered on the north by the San Marcos High School; on the easterly side by Discovery Street, La Sombra Drive, La Granada Drive and La Plaza Drive; on the southerly side by La Plaza Drive, Via La Plaza, the lake dam and the development of "Varadero"; on the westerly side by Rancho Santa Fe Road.

Location

Lake San Marcos Community Association, leases Suite 342, a 1200 square foot office space in an existing building in the Community's Commercial Center at 1030 La Bonita Drive, San Marcos, California. Approximately 575 square feet is used for a lending library and meeting/board room, and the balance for general office use.

Membership

Lake San Marcos Community Association Membership is open to all present and subsequent property owners, renters, HOAs, POAs, Business persons, as well as Social Clubs in LSM. Each membership shall have one vote.

Member Services at the Community Association Office

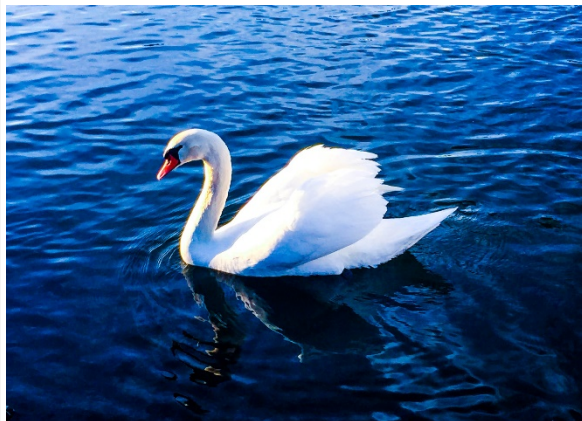
- Monthly Quail Call Newsletter
- Community Information Center
- Annual Club Fair
- Monthly Members Forum
- Free Lending Library; Books, DVDs, Jigsaw Puzzles
- Copier and FAX Services
- Annual Membership Meeting
- Representation with City, County & Lodge Officials
- Welcome New Neighbor Program
- Community Outreach

Lake San Marcos Community Association Objectives

- Take a leadership role on key issues (e.g., lake water quality, traffic and safety).
- To maintain service agreements with the owner of the recreation facilities.
- Maintain community relations with Lake and Lodge/CDC.
- Inform the community about important issues.
- Improve communications and understanding within the entire community through emails, LSMCA website and social media.
- Publish the Quail Call newsletter to the community.
- Represent LSM in discussions and negotiations with local and state agencies.
- Promote a strong community spirit through events such as the Club Fair, Fourth of July, and Community Town Halls.
- Enforce the CC&Rs of non-HOA members through the Architectural Control Committee

LSMCA is not to be confused with CDC, the owner who operates the recreation facilities. The assessments, charges and payments to the owner of the recreation facilities do not cover the annual dues of the LSMCA, a not-for-profit corporation, as these are separate and distinct entities.

The Community Association is not structured to mediate or resolve trivial complaints and/or disputes between residents of Lake San Marcos. The Association will study and investigate matters that affect or pertain to the entire community and to its business plan.



The Association will disseminate information and improve communication and understanding within the entire community. The Association will represent Lake San Marcos in discussions and negotiations with county, city and state agencies, the owner of the recreation facilities, and other organizations providing services to Lake San Marcos.



Lake San Marcos Community Association

Quail Call Newsletter



The *Quail Call* is published on the first of each month by the Lake San Marcos Community Association. It is the voice of the Association and disseminates information of interest to the community, including scheduled meetings and events held in the community. Advertising and insertions of interest are submitted to the *Quail Call* by the 20th of each month at 5:00pm for publication in the next issue. All insertions are subject to the approval of the Editor and should be submitted by electronic media. Call 760-744-4306, email quailcall@lsmca.com, or visit the Association Office for more information.

Management

The Lake San Marcos Community Association is managed by a small, experienced Volunteer Team that operates in a highly responsive manner. The Board of Directors, through its President, has the authority for global decisions, such as forward planning and commitment of the Association's resources. Various members of the Board are assigned to Chair the various activities. Association members are invited to participate in the activities and committees.

Board of Directors

The Community Association's Board of Directors consists of 9 Directors, elected by the membership for a two-year term. Five Directors are elected in even numbered years and four in odd numbered years. They may run for re-election as many times as desired. The association's primary strategy is to identify the needs of the community and plan projects to meet those needs.

The Architectural Control Committee

The Architectural Control Committee (ACC) oversees architectural approvals for most of the individual homes not part of a Homeowner Association (HOA). The ACC is a duly constituted committee of the Lake San Marcos Community Association, and has the responsibility for interpreting, applying, and enforcing the terms and conditions of the Declaration of Restrictions sometimes referred to as (CC&Rs) that apply to residential structures existing in the greater Lake San Marcos community.

It is the intent of the ACC to ratify, codify, apply, and enforce those architectural standards, which have clearly been in existence and consistently enforced since 1964. All exterior changes (including paint color), additions, modifications or remodeling require prior approval before your scheduled start date. Not all requests for architectural approval are granted.

ARCHITECTURAL CONTROL COMMITTEE **INSTRUCTIONS FOR SUBMITTAL**

Before starting any work, please complete our online application in detail and return to the LSMCA office along with a detailed description of the work you plan to do. Plans, drawings, or sketches must be readable. On all exterior changes, approval from adjacent property owners is required. Room additions, walls, fences, and patio cover submittals will not be accepted unless the site plan shows location relative to house in feet & inches dimensions with height and colors. Some Declarations of Restrictions prohibit obstructing views of the lake or golf courses. Where height, golf course or lake view is an issue, story poles may be required.

APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE DOES NOT MEAN YOUR PROJECT MEETS SAN DIEGO COUNTY OR OTHER GOVERNMENT REQUIREMENTS. YOU ARE RESPONSIBLE TO DETERMINE WHAT GOVERNMENT REQUIREMENTS APPLY AND TO OBTAIN ANY AND ALL APPLICABLE PERMITS AND/OR OTHER APPROVALS.

ADDITIONS, ALTERATIONS, RECONSTRUCTION

- Show location of addition or alteration with respect to existing structure(s).
- Show dimensions of addition or alteration, including heights as shown by story poles (at ACC request).
- Show location of windows and/or doors.
- Specify type of materials to be used.
- Colors must be similar to existing or provide complete color samples.
- Driveway changes must include dimensions and type of material to be used. (Expansion of driveways is to be avoided unless a golf cart addition is planned.)
- Potential view obstructions must be submitted for approval IF your Declaration of Restrictions includes a restriction on view obstruction (e.g., trees, fences/walls, other structures.)

FENCING and/or SWIMMING POOLS & SPAS

- Specify type of fence materials to be used, location and proposed height. San Diego County has various height limits on fences depending on location (e.g., front, side or back yard). Check the San Diego County website for current requirements.
- Swimming pool/spa and equipment: Check the San Diego County website, as requirements could change ([HTTP://SDCPDS.ORG](http://SDCPDS.ORG)). Please consider effects on your neighbors when you decide where to locate pool/spa equipment.



Community Events/Photos



Recreation Activities & Clubs

Roster of Clubs

Democratic Club
Directory for LSM
LSM Community Collective
Garden Club
Kiwanis
Knit Crochet Needlework
The Lakers Wine Tasting Club
LSM Community Association
Lighted Beacon
LSM Writers' Club
Newcomers Mixer Club
North County Widow/Widowers
Palomar Orchid Society
P.E.O.
Racquet Club/POP Tennis
Republican Women
St. Mark Exec. Men's Golf
St. Mark Women's Golf Club
San Diego County Cymbidium
Security Patrol Office
Swan Club
Table Games Club
Table Tennis
The Lake Church
Travel Club
Ukulele Club
Wednesday Bridge Club
Yacht Club



The Association amended its Bylaws in 2006 to establish a non-voting Associate Membership for Social Clubs formed by dues paying members. The dues paying Associate Member clubs are allotted free space in the Quail Call Newsletter and representation at the annual Club Fair.

Note: The Roster of Clubs is subject to change. Information on joining these clubs is available from the LSMCA Office and on our website. The Association maintains a post office address for those clubs wishing to take advantage of this service.



Recreation Facilities

A Private Facility

The Community Recreation Complex is privately owned and is operated for the enjoyment of the residents of Lake San Marcos, their tenants, their guests and the guests of the Lakehouse Hotel. It is the objective of the owner to maintain the facilities for all to participate in planned programs for wholesome social activities.

Fees for Recreation Facilities

You or your Homeowner's Association may receive a statement from the owner for your annual assessment (lease payment) for use of the Recreation Complex facilities. **This assessment is separate and distinct from any dues paid to LSMCA for membership in the Community Association.** Each resident must obtain a current identification card from the Lodge Office at 1105 La Bonita Drive.

The Recreation Complex personnel have the right to restrict future use of the facilities to anyone who is abusive to equipment, unduly noisy, violates rules or interferes with the enjoyment of others. Parents are responsible for their children's behavior.

The Director of Recreation is in complete charge of the enforcement of the rules.

Boats

Boat rentals are provided on a per hour basis for members and in concert with the Lakehouse Hotel Marina for their guests. Rules for their use are available at the Marina 760-519-6262.

Rules for owning, operating and maintaining a boat are promulgated by the Recreation Complex owner, and are available at the Lodge Office. The members' strict adherence is required. Lake water is used to irrigate the golf course. If the surface of the lake drops below a specified elevation, the lake's owner replenishes the water from a well.





Lake San Marcos Community Association

The Pavilion (Recreation Lodge)

The Pavilion is open 7 days per week. Hours of operation are seasonally adjusted. Members and clubs may schedule use of the facility with the Recreation Service Manager. If members require use of tables and chairs, appropriate charges are made to offset the cost of set-up and take-down.

Other Recreation Facilities

Small multi-purpose or card rooms are also available. A gaming area offers ping pong and billiards. Four tennis courts, three paddle tennis courts and two swimming pools are provided. Tennis courts are on a reservation schedule and may be reserved at the Lodge Office.

Golf Courses

St. Mark Golf Club

If you are a golfer you will be interested in joining the Country Club with its beautiful 18 hole, par 71, 6,400-yard championship course. There are various membership plans available according to your family needs. Complete information regarding membership costs and golf cart ownership may be obtained at the Pro Shop, 1750 San Pablo Drive. The facility also includes a putting green, driving range, fitness center and fine restaurant with banquet facilities.

St. Mark Executive Course

This challenging 18 hole, par 58 course is open to the public, has a complete golf shop and restaurant, and a full time staff to assist you with your needs.

Membership Dues

Membership dues are due and payable to the Association on or before January 1 of each year. The Board shall prepare a budget of expenses for the coming year and fix the dues for the coming year in accordance with an estimated membership goal. Membership can be paid online via the LSMCA website or by check.



General Information

We presently have 2355 homes with a population of approximately 4500 residents.

Of the 2,355 homes presently existing, 1577 are covered by Covenants, Conditions and Restrictions, (that we call CC&Rs) and are governed and controlled by 22 separate and distinct homeowner associations. These 22 associations govern the maintenance of their private streets and landscaping, and the changes or additions to their residences. Some have limited recreation facilities, some do not, but all can be members to use the community recreation facilities.

Approximately 800 single family homes are subject to Declarations of Restrictions with various requirements. The streets that service these homes are County roadways and rules of the road are enforced in accordance with the Vehicle Code of the State of California by the California Highway Patrol. Street maintenance is governed and controlled by the County of San Diego. Most of these homes have lease agreements of varying terms with the owner for use of the recreation facilities.

The “Malls” have separate recreation property that is controlled and operated by each Mall Association and requires maintenance fees from Mall property owners.

The San Diego County Sheriff’s Department responds only to civil disturbances and crime and does not enforce the Vehicle Code.

The Security Patrol

The Lake San Marcos Security Patrol provides armed service throughout the area 24 hours a day, every day. For subscribers to the service, the Patrol, upon request, provides residence surveillance during the subscriber’s absence.

Lake San Marcos has one of the lowest crime rates in Southern California, which is due in no small way to the diligence of the LSM Security Patrol.

In addition, the Patrol makes routine checks and alerts the subscribing resident to any unusual occurrence (including the garage door being left open at night). LSM Patrolmen usually respond faster than the emergency vehicles, the County Sheriff’s Department or the Highway Patrol. Everyone on the staff of the LSM Security Patrol is certified in CPR and first aid. Members of the Security Patrol have saved many lives over the years. Resident support and membership in this service is strongly recommended. Call 760-744-0811 for information on subscribing.



Lake San Marcos Community Association

The Resident Directory

The Resident Directory is published by Tom & Terri Strathairn. This very handy and free Directory is supported by advertisers within and those wishing to serve the community of Lake San Marcos. Each year's new edition is distributed to the residents. Changes or additions to the Directory should be made to Tom & Terri by email: ["thelsmdirectory@gmail.com"](mailto:thelsmdirectory@gmail.com)

Spheres of Influence

The Association will also be involved with and represented before various governmental agencies affecting Lake residents. The targeted segments are described as follows.

Neighborhood Development

- Traffic studies affecting our residents and possible inclusion of traffic lights or control.

In implementing our influence on the above projects, we meet with the developers, the County of San Diego Public Works Department, Planning Commission and Board of Supervisors to voice opinions of the Board of Directors and the affected homeowner associations, and work out solutions to problems and perpetuate the general nature and character of Lake San Marcos as it exists today.

Neighborhood Public Works

County of San Diego Street Maintenance & Public Works. We continually work with County of San Diego Street Maintenance to upgrade and maintain our streets.

California Highway Patrol. Vehicular parking and speed limits are under the jurisdiction of the California Highway Patrol and we have an ongoing relationship with them for enforcement of existing vehicle laws.

Vallecitos Water District. Supplies water and sewer service to all residents of Lake San Marcos. They maintain sewage pumping facilities near the Pavilion. Easements for two 18" water lines traverse the Lake and some residential properties.

County of San Diego, Department of Environmental Health, Land and Water Quality Division. Monitors lake water quality, identifies sources of pollution and issues citations for correction.

California Regional Water Quality Control Board, San Diego Region. Responsible for overall water quality, storm run-off and pollution from various sources within the 46 square mile watershed.

Adjacent Development

City of San Marcos. Influence and interaction on adjacent projects for development in the San Marcos Creek Specific Plan, the University District Plan, future development in San Elijo Hills, nearby commercial projects, the future of Cerro De Las Posas planned recreation park and other lands adjacent to Lake San Marcos.

Local Issues

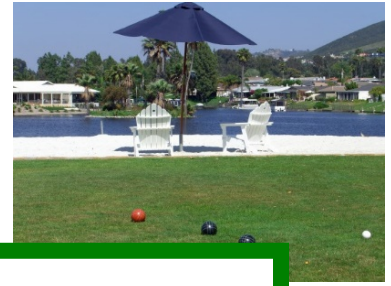
The Lighted Beacon

Sitting atop the adjacent mountain, the lighted beacon is on land and maintained by the Lake Community Lighted Beacon Foundation under an easement and maintenance agreement with SEH. Association members volunteer to maintain the lighting. It is anticipated that the Foundation will own the beacon site before Cerro De Las Posas mountain becomes a city park. The beacon, which originally was a television antenna, is recognized as a landmark, not only for Lake San Marcos, but for pilots using the Palomar Airport.

San Marcos School District

The San Marcos High School is adjacent to the easterly boundary of Lake San Marcos. The Association meets regularly with representatives of the school on issues of traffic, parking and vandalism.





Frequently Called Numbers

Emergency	911
Fire, San Marcos	760-744-1050
Highway Patrol, State	800-835-5247
Security Patrol, Lake San Marcos	760-744-0811
Sheriff, San Diego County	760-510-5200

Community Association (LSMCA)	760-744-4306
St. Mark Golf Club	760-744-1310
St. Mark Executive Golf Course	760-744-9092
The Grill	760-744-9385

Illegal Dumping of waste into our streets or Lake	
Report Violations	888-846-0800
Lakehouse Hotel	760-744-0120
LSM Resident Directory	760-591-4909
The Lodge Office	760-510-3123

Wildlife	
Dead Animal Removal	888-299-9905
Dead Bird Reporting	888-551-4636
Rattlesnake Removal	760-744-1234
Wildlife Assist	619-921-6044
Zoning Information, San Diego County	888-267-8770
Zoning Violations, San Diego County	888-565-5920

