



GIADANJ

LAKE ESTATES

Summer
2023

Hurray for Summer

Spring has turned to summer and many residents have been out working in and enjoying their yards, gardens and patios. A great big “high-five” to everyone who has put in the effort needed to make their spaces and our neighborhood look beautiful. It has not gone unnoticed. Thank you!

This year we are happy to welcome several new faces to the neighborhood. We would like to remind everyone to be courteous and welcoming to those who have decided to chose our community as their place to live. Moving into a new home can be a bit daunting and a friendly hello over the fence or across the driveway can go a long way.

It's also important, for all residents to be respectful to their neighbors. That means keeping their spaces clean, yards mowed, trash picked up and pets in the house or on a leash. Those residents with cats need to remember the rule about keeping them inside. Cats dig up bark dust and do their business in landscaped areas. Remember, residents and their guests must abide by all community rules regarding vehicles, pets and noise.

Let's all work together to keep our community a great place to call home.

Happy summer, everyone! Thank you for choosing Giadanj Lake Estates as your place you call home.

Sincerely,
Your Management Team
Phil, Missy and Adam

FIREWORKS

Only fireworks purchased in Oregon are legal for use in Oregon! Aerial shows are nice to watch when they are presented by professional Pyro Technicians; however, these types of fireworks are not allowed in any Commonwealth Community.

Please review your Rules and Regulations to determine what types of fireworks are allowed.

Let's all have a great summer and keep it Safe and Fun!

PAINT AND REPAIR NOTICES

If you have received a notice about the need to Paint or Make Repairs (or both) to your home, remember, the deadline for completion is **July 31, 2023**. If you did not receive a notice but you are aware of repairs and painting that need to be done on your home exterior, please, take the time to address these issues.

Proper exterior maintenance and upkeep are key to your home's appearance and structural integrity.

Make it a point to protect one of your most important investments!

The speed limit is 10 mph.

Children are out of school and it is more important than ever to watch for kids at play!



Community-Wide Yard Sale

This year's Community-Wide Yard Sale is scheduled for July 7th, 8th and 9th. Management will put up the signs, advertise in the Oregonian, post on-line and put up flyers. All you have to do is setup your sale in your yard, carport or driveway.

We have scheduled with 21st Century Towing to NOT tow any vehicles July 5th thru July 11th to help you prepare and cleanup for the Yard Sale.

Resident participation is important to a successful sale!



Temporary/Additional Occupants

Any person(s) staying in your home for more than fourteen (14) days in a calendar year will be considered a resident and MUST submit a completed rental application to the rental office. Applicants must pay the required screening fee and be approved by the Giadanj Lake Estates screening process prior to moving in. Persons failing the screening process or those who do not apply for residency will not be allowed to live in the community.

Remember:

- Unauthorized Occupancy can lead to a termination of your Rental agreement.
- When considering any occupant in your home, you must also consider where you will keep additional vehicles.

HAVE A
GREAT
SUMMER!



PET QUIZ

Check each box that describes you and your pet(s). Give yourself 5 Points for each box checked. Add up your score to see your *Pet Owner Star Rating*.

- My pet is always under my control and never leaves the house without me or someone else.
- My pet and I are respectful of other resident's spaces, lawns, plants, shrubs bushes, walkways, vehicles and driveways.
- I pick up after my pet and dispose of the potty-bag in my trash container at home.
- Because I like to be a good neighbor, I make every effort to keep my pet from making constant or frequent noises. (Dog owners, this means continuous and/or frequent barking!)
- I have registered ALL of my pets with the Office and I have completed and signed a Pet Agreement.
- When I want to get a new pet I contact the Office for approval first, then, if I'm approved for the new pet, I complete and sign a New Pet Agreement.

30 = *Rock Star Pet Owner: You're Setting the Bar!*

25 = *Rising Star Pet Owner: You can Shine Brighter! Fix that one issue and be a Rock Star.*

20 or Less = *Falling Star Pet Owner: C'mon, you know where you need to improve!*

Pet owners not following the community rules regarding pets are subject to Pet Violations and Fines of up to \$50 per violation. Repeated Pet Violations can lead to a loss of permission for you to keep a pet in the community and the termination of your rental agreement.

Comfort or Companion Animals must follow applicable Community Pet Rules

Service Animals are Not Pets



Phil's Corner



Lush, green, healthy grass and weed-free decorative or bark dusted areas don't happen by accident. It takes time, effort and a few other items from your favorite home store to help you along. So, having said that, I would like to share a list of products that I use in the common community areas and in my own yard. I will list the product and what it's used for.

I hope this helps!

Product	Purpose and Uses
Scott's Green Max Lawn Food Granules	A time released fertilizer that is applied to the lawn with a spreader. Apply this product around the dates below, they are easy to remember: April 15 (Tax Day), Memorial Day, Fourth of July, Labor Day. Make sure to water daily during the first week following application.
Calcium Carbonate Granules (Lime)	A way to reduce the acid in your soil. Apply to your lawn at least once a year. I try putting it out in the spring prior to my first fertilizer application. It helps the grass to absorb the fertilizer better.
Mec-D or Weed B Gon	This is a broad leaf (weed) killer. When used correctly, it will not kill your grass but will help control dandelions, clover, oxalis and many other weeds. Must add a surfactant (LI700) for optimum performance.
LI700	A surfactant, penetrant, acidifier and drift control agent. Just a few drops of this in a tank of spray will work magic!
Round Up or Makaze	A powerful weed and grass killer, the active ingredient is Glyphosate. This chemical should be used with caution. As with most chemical applications, wear gloves, face covering and long pants when applying this chemical.
Casoron 4G	This chemical can be applied to bark dust areas, gravel areas or decorative rocks and anywhere that you don't want ANYTHING to grow. It can be used around "woody" plants. Be Extremely careful not to get this in your lawn.
Crossbow	This product is used to kill brush and black berries. Add a few drops of the LI700 and it works even better. Not really used for lawn care, mostly I use this to control black berries and volunteer tree starts around the property perimeter and the lake banks.