



Office: 707-448-8042

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cindy@ltha.org

100 Sequoia Drive, Vacaville

Next Board Meeting

April 16 @ 3 p.m.

in the Rotunda

Executive Session 4/8/24



Leisure Town Wide Spring Yard Sale

May 11 2024

Board of Directors

President

Lloyd Lamb

1st VP

Chris Winther

2nd VP

Kathleen Spiteri

Treasurer

Marj Kelly

Secretary

Casey Jones

All Leisure town residents get ready to have fun and sell your treasures in **your front yard from 8 a.m. to 12 p.m.** Sale will be advertised city-wide.

Food, music, and fun sponsored by the LT Board from 1 p.m. to 3 p.m. in the Town Hall courtyard for LT residents.

Fiesta Del Sol Taco Truck and Music by Tuneriders

Get to know your neighbors and the Board while having fun.

OFFICE HOURS

*Walk-ins Monday through Friday
9:00 - 12 p.m.*

*Email and Phone assistance
available Monday through Friday
9:00 - 4 p.m.*

*Closed for lunch daily from
12:00 p.m. to 12:30 p.m.*

No need to register for the event. If you would like to donate adult beverages, fruit salad, or desert visit the link <https://www.signupgenius.com/go/4090D49AAAB2EA7F85-48648932-garage>

Garage items cleaned up by dusk.

*Remember a smile, a kind word and a helping hand never hurt any of us.
Check on your neighbor!*

ASSESSMENT ELECTION RESULTS AND GRATITUDE

The LT Board is happy to announce the CCR Amendment to assess Association Dues on a monthly basis passed overwhelmingly. Voting Details are available on the next page.

The assessment of dues on a monthly basis simply means that members may now pay monthly or any number of months in advance that they wish. If you pay in one lump sum July 1, you may continue to do that. If you are used to paying 6 months at a time you may continue to do that as well. If you wish to set up auto pay with your bank or simply pay month by month, you may now do that WITHOUT filing an application and WITHOUT paying a fee. More information will be forthcoming as we approach July.

MANY THANKS ARE IN ORDER TO VOLUNTEERS

Over 65% of our Leisure Town members voted on this amendment. The Board wishes first of all to thank all members who voted. Your participation is critical to effective governance and to keeping up to date with Association needs.

Several volunteers deserve thanks as well for their extraordinary effort calling, emailing and door knocking to alert members to the importance of returning ballots. Lynn Upchurch and the Golf Course Estates Neighborhood group pitched in to make calls and send emails and their efforts are greatly appreciated. Ken Stockton, Chris Winther and Kathy Spiteri along with Marj Kelly gave generously of their time to contact members and kudos go to them as well. As they say “It takes a village.”

Official Election Results

Leisure Town Home Association

2024 Vote to Amend CC&Rs Sections 9.6.3 and 9.7.2

Election Date: March 19, 2024
Number of Ownership Units: 1153
Number of Ballots Received: 754
Attempted Meeting Date(s): 01-16-2024
Quorum Achieved: Yes

CC&RS AMENDMENTS VOTE

Affirmative Votes Required for Approval: 577 (i.e. Majority of Lots)

Vote Count:

Yes	715 votes
No	34 votes
No Response	4 ballots
Empty Envelope	1

Result: The CC&Rs Amendments are **APPROVED** by the Membership.

I certify that the foregoing election results are true and accurate and were derived in compliance with all applicable statutes and provisions of California law and Association governing documents.



By: *Abigail Padon*

CEO OF PRO ELECTIONS LLC
Independent third-party Inspector of Elections

Women's Club

Our next meeting is April 16, 2024. We are having an April Brunch. The menu will consist of a breakfast casserole, muffins, croissants with butter, hash brown casserole, mimosas (at wine table), fresh fruit bowl, wine, sparkling cider, hot coffee, hot tea, hot apple cider, hot chocolate, chilled water. Please donate food for the Fish Food Pantry. Everyone can use some help.

Our entertainment is an Elvis Presley impersonator. Take photos with Elvis after his performance, which will be 30 minutes. Come and join our club, make some new friends, and stay for our wonderful raffles.

See you all at lunch!

-Barbara Farnand, President

Some Humor...

 What did the calendar say after April Fools was declared a holiday?

- "Prank you, prank you very much"

 How can you tell when April is happy?

- It has a little spring in its step.

 "I lost all my winter weight. Now I just have spring rolls."



Garden Plots



The Board is looking for a team of volunteers to be on the Garden Plot committee. Notify the office if you are interested in assisting and joining the committee or would like more information.

****there are currently 5 plots available to rent****

Planting Ideas through Travel Club

The March trip to Blackhawk Museum did not disappoint. Lunch at Fat Maddie's was great—when you go tell them we sent you. From a docent in the auto gallery we learned the origin of the word “doozy”. “Wow! That's a doozy” (meaning a very special one-of-a-kind) certainly fit the 1931 Duesenberg Model J Convertible we were seeing. While reading about Pat's precious compacts, I learned about the word “titivating”. (Bet you thought I meant “titillating”).



On Thursday, April 25th the Travel Club and guests will tour the Ruth Bancroft Garden in Walnut Creek. Conversations have been had here in Leisure Town about reducing the water used in our landscaping. The garden we will tour shows how dry landscape not only saves water but is beautiful. Join us for a walk in the garden, lunch at Huckleberry's and a visit to the John Muir National Historic Site. See the flyer.

Looking ahead, Travel Club will see a musical in Sacramento, play at a casino, attend TreasureFest, return to Woodland Opera House, shop and eat our way through Apple Hill, learn about the poinsettia producers, and stroll through a Victorian Christmas experience and more. We travel on chartered buses and eat dessert when possible. Become a member and get our schedule.

A service to you and a fund raiser for Travel Club: Shredding Day returns. On Saturday, May 18th, 10:00 AM to 12:00 PM the C&J Shredding truck will be parked along Leisure Way. The donation request is \$9 per banker's box. Clear your paper clutter, and watch your private papers be fed into the truck.

The largest official celebration of Pi Day happened here in California at the Exploratorium in San Francisco in 1988. Our last Travel Club meeting fell on March 14th, 3.14 Pi Day. So, of course we had pie. Come to Town Hall on Thursday, April 11th, at 2:00 PM for our next meeting. Learn what's up.

For Q&A phone or text: President Diane Blais 707-365-0981; Vice President (Membership) Eileen Roberts 707-317-5543; Secretary Ray Ann Sullivan 707-449-3411; Treasurer Karen Mauer 510-495-4111; and Tour Director Chris Poff 320-248-1626.

Submitted by Chris Poff

PS: mark your calendars for Shredding Day on May 18th

Dry Landscape Garden Tour

Leisure Town Travel Club
Invites You on Tour
Ruth Bancroft Garden
in Walnut Creek on
Thursday, April 25, 2024



The Ruth Bancroft Garden serves as an excellent example of just how stunning a dry garden can be. The plants range from expected to exotic in groups along well packed dirt paths for exploring. You may join a docent led tour or set your own pace with a self-guided tour booklet. There are places to sit and enjoy the artistry of the garden. Visit the Nursery for garden supplies and plants to bring home.

***Bonus Stop (no cost): John Muir National Historic Site, Martinez
Site of creation of the foundation for the National Park system***

Depart Leisure Town at 8:30 AM. Pick up at Lowe's in Fairfield at 8:50 AM. Tour the garden 10:00-11:45. Lunch at Huckleberry's—self-select and self-pay. Continue on to the historic site. Return to FF and then VV about 4:00 PM.

Cost \$90 (includes bus ride & tip, and garden ticket)

To register: make checks payable to LTTC for \$90. Mail or deliver to Chris Poff, 526 Yellowstone Drive, Vacaville CA 95687. **Questions or plans change:** Call or text Chris at 320-248-1626.

Name(s) _____ **Adult 18-64 or Senior 65+**

Yes, I want a Tour Guide. **No, I prefer to set my own pace.**

Emergency Contact: _____ **Phone:** _____

Current TC Member (you are done) **Not a current member (continue form)**

Address: _____

Email: _____ **Phone:** _____

Register by April 8th!

PS: After registering, PLEASE call Chris Poff if you will not be going.

Downed Wires?

We have received reports over the last few weeks for downed wires on the green strips and cart path. If you see this, please report it to the non-emergency line through the fire department. They will come and assess the situation to make sure there are no live wires, and then determine the responsible party. They will safely secure it in the meantime until the issue is resolved.

VFD Non-Emergency: (707) 449-5452

Pool Renovation Update

We thank everyone for your patience during the pool project. It is 3 large projects being done at one time since they tie in together (plumbing replacement, required Health Department upgrades, plastering, and decking to remove trip hazards). As you are aware, there have been delays due to weather that were anticipated, but the Board has also had to approve a change order for unexpected improvements that were needed. This will cause some delays and the current completion time is anticipated to be end of May. Professional Pools is working diligently to make sure all work is done correctly and as quickly as possible to get us back to regular operations. We will continue to keep you updated.

Emergency Calls

Have an emergency to report after office hours? Contact OMNI Community Management's emergency line after business hours at **916-965-8964 and press 9.**

Emergencies are anything that is an immediate safety issue or causing property damage. If calls are not considered emergency, there can be a fee applied to your account.

If there is fire, flood, or a medical emergency, contact 911 before calling management.

SAVE THE DATE

**THE ORF WILL BE HOSTING
THE ANNUAL FLAG
LOWERING CEREMONY ON
MEMORIAL DAY, MAY 27TH,
AT TOWN HALL. COME AND
JOIN THIS SPECIAL
CEREMONY TO HONOR
THOSE THAT HAVE SERVED
OUR COUNTRY.**

GREENTREE DEVELOPMENT UPDATE

Recent communication from the Loewkes, the development planners working on the Greentree project, gave LTHA the following information of interest to Leisure Town residents:

Weed Abatement Spraying

Weed spraying was conducted a couple of weeks ago along fence lines of Leisure Town homes bordering the golf course. It came to light that the spray used was Roundup. This happened in spite of an agreement reached in 2020 with Syar representatives that Roundup would NOT be used close to homes. The Loewkes (who came on board a couple of years later) were informed of the 2020 agreement and have taken action to ensure the following:

No spraying of weed abatement products will take place within 100 feet of adjoining residential properties.

No spraying will be initiated on the site during windy conditions (per County BMP protocol).

Weed abatement and fuel load management will be conducted mechanically (discing/weed whacking) within 100 feet of residential properties.

The use of Roundup will be replaced with an organic herbicide if commercially available (as we currently understand it is).

Notice via email given to LTHA a minimum of 7 days prior to any scheduled spraying on the site.

Adhere to the County's BMP's at all times, and confine spraying of approved herbicides during work week periods.

Development Progress and Building Time Frames

Site improvements on the 240-unit apartment site at the northerly end of Greentree are expected to be complete in the next several weeks, following which the apartment developer will be working to schedule their vertical (housing) improvements. The Loewkes are currently talking with a number of prospective builders interested in Greentree for construction of a variety of housing products, both south of Sequoia Drive (age-restricted single-family housing), and to the north "workforce housing". None of these transactions is currently complete, and it will take some time to find the right builders for the approved Greentree vision. Following completed agreements with builders it will take at least 1-2 more years for engineering design and site improvements. Building activity, outside of the apartments, is estimated to be 2026 at the earliest. The Loewkes will keep LTHA informed of progress.

LIBRARY LINES

The following books have been ordered to arrive in April: *A Calamity of Souls* by David Baldacci, *Death by Chocolate Raspberry Scone* by Sarah Graves, *It Had to Be You* by Mary Higgins Clark, *The Murder Inn* by James Patterson, *Only the Brave* by Danielle Steel, *The Reaper Follows* by Heather Graham, and *Tourist Season* by Brenda Novak.

A waiting list is kept in the library for people who would like to be notified when a book for which they have signed up is available. You may either come in to sign up or call the library at 707-689-5200 and request to be added to the list. Please leave a message if you call when the library is not open.

Local Business Advertising

Leisure Town is now offering spots for business advertising for a small fee. Contact the office for more information.

****Leisure Town does not endorse any business advertised in the newsletter****

Carrillo Plumbing
707-474-2456 (LT Resident)

Water Heaters	Tankless Water Heaters
Hot Water Recirculation	Garbage Disposals
Toilets	Faucets
Water Pressure Regulators	Kitchen Blockages
Drain Cleaning	

Jess's HandyMan Services
707-761-5580 (LT Resident)
js65f11@gmail.com

smoke and CO2 checks furniture assembly
gutter clean out and minor repairs rodent control
landscape clean up dryer vent cleaning



Mobile Signing Services

Dawn Perez
NNA Certified Notary Signing Agent

(707) 430-7123
237 Bighorn Ct.
Vacaville, CA 95687
d.perez.notary@aol.com




NATIONAL NOTARY ASSOCIATION
NOTARY SIGNING AGENT
CERTIFIED AND BACKGROUND SCREENED

Karen Lee Benson

177 Olympic Circle Vacaville, Ca. 95687
Phone: 707-641-3700
Email: KlBenson421@gmail.com

**Celebrating our 4th Year
serving our community!**
Stay Connected, Engage and Enjoy!



SCAN TO JOIN



<p style="text-align: center;"></p> <p style="text-align: center;">WE ARE HERE TO HELP</p> <p>As a registered Certified Master Pedicurist (CMP) I specialize in senior foot care and health by using advanced techniques, tools and products. I am here to lessen the stress, ease the pain, and get those feet healthy again!</p> <p>Call or book online to schedule your Sole Soothe Pedicure experience. Let's commit to healthier feet together!</p> <p style="text-align: center;">Why wait? www.stayupkept.com 707-208-7646</p> <p style="text-align: center;"><i>Up Kept Nail Spa</i> <small>SPECIALIZING IN GERIATRIC, DIABETIC, PROBLEMATIC FOOT CARE</small></p>	<p style="text-align: center;"></p> <p style="text-align: center;">FOOT HEALTH SYMPTOMS</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><small>The 5 most common symptoms are -</small></p> <ol style="list-style-type: none"> 1 Circulation Issues 2 Thickening Nails 3 Dry or Thinning Skin 4 Callous 5 Chronic Pain and Discomfort 	<p style="text-align: center;"></p> <p style="text-align: center;">UNDERSTANDING TREATMENT</p> <p>Many of these symptoms stem from normal wear and tear, age and health issues such as diabetes, and medication.</p> <p>If left untreated, these symptoms may worsen, leading to bigger problems such as, mobility issues, pain and/or discomfort and impact your quality of life.</p> <p style="text-align: center;">SPECIALIZING IN GERIATRIC DIABETIC AND PROBLEMATIC FOOT CARE</p>
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FREE
HOME EVALUATION

THE CALIFORNIA CONTRACTORS STATE LICENSE BOARD (CSLB) LIMITS UNLICENSED WORK TO LESS THAN \$500 INCLUDING LABOR AND MATERIALS.

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HANDYMAN
ALEX DEMICK

GENERAL CONTRACTOR
RICHARD MURDOCK
LICENSE #602311

CALL TODAY- 707-895-8566

WWW.THEHAPPYBANDANA.COM

Leisure Town is Buzzing!

- Rudy Reyes - Leisure Town**

Cleared out my gutters just in time before the rains came!
- Shelley Vice - Leisure Town**

From simple errands and household tasks to deep cleaning and building my garden, Gigi is the real deal!
- Dawne Berger - Leisure Town**

An amazing job cleaning my gutters. They've never been cleaned that well ever! Fantastic job.
- Nelda Kent - Leisure Town**

Did an excellent job!
- Bev Long - Leisure Town**

Awesome job! Took a jumbled, cluttered catch-all room and turned it into a well organized room that I can actually walk in and find what I'm looking for now!
- Janis Bunck - Leisure Town**

She emphasized that her primary priority was to make my life easier. And that's what she did. I highly recommend her. You won't be disappointed.

707-895-8566

www.thehappybandana.com



Place your ad here!

Contact the office for more information.

