



The Lake

Winter 2024-25
Newsletter

Assessment Update

Light the Lake Event

Polar Bear Plunge

Budget and Reserve Study



LakeMissionViejo
ASSOCIATION

November

- 12** LMVA Board Meeting
7:00 pm
- 17** LMVYC Turkey Regatta
1:00 pm
- 28** Thanksgiving Day
North Beach Gates
8:00 am-5:00 pm
Administration Offices
Closed
Boat Rentals
8:00 am-3:00 pm



December

- 7** Light the Lake Event, Santa, and Boat Parade
5:00 pm- 8:30 pm
- 10** LMVA Board Meeting
7:00 pm

24 Christmas Eve

- North Beach Gates
8:00 am-5:00 pm
- Administration Offices
8:00 am-1:00 pm
- Boat Rentals
8:00 am-3:00 pm



25 Happy Hanukkah! Merry Christmas!

LMVA Facilities closed all day, including Lake use by all Members

31 New Year's Eve

- North Beach Gates
8:00 am-5:00 pm
- Administration Offices
8:00 am-1:00 pm
- Boat Rentals
8:00 am-3:00 pm



January

1 Happy New Year 2025!



Polar Bear Plunge
11:30 am

North Beach Gates

8:00 am-10:00 pm

Boat Rentals

8:00 am-5:00 pm

14 LMVA Board Meeting 7:00 pm

February

11 LMVA Board Meeting 7:00 pm

17 Presidents' Day



Nov | Dec | Jan | Feb

See calendar above for special holiday hours.

North Beach

Daily

8:00 am-10:00 pm

North Beach Snack Bar

Closed for the Season

December 7 Event

4:30 pm-8:30 pm

East Beach

Closed for the Season

East Beach Snack Bar

Closed for the Season

Membership | Billing

Daily

8:00 am-5:00 pm

Clubhouse Rental Office

By appointment only

Monday thru Saturday

Clubhouse@LakeMissionViejo.org

Lake Services | Beach Bag Store

Daily

8:00 am-5:00 pm

Boat Rentals

Daily starting November 3

8:00 am-5:00 pm

Last boat rents one hour before closing time.

All events and times are subject to change without notice.



Thanksgiving,
Christmas Eve,
and New Year's Eve

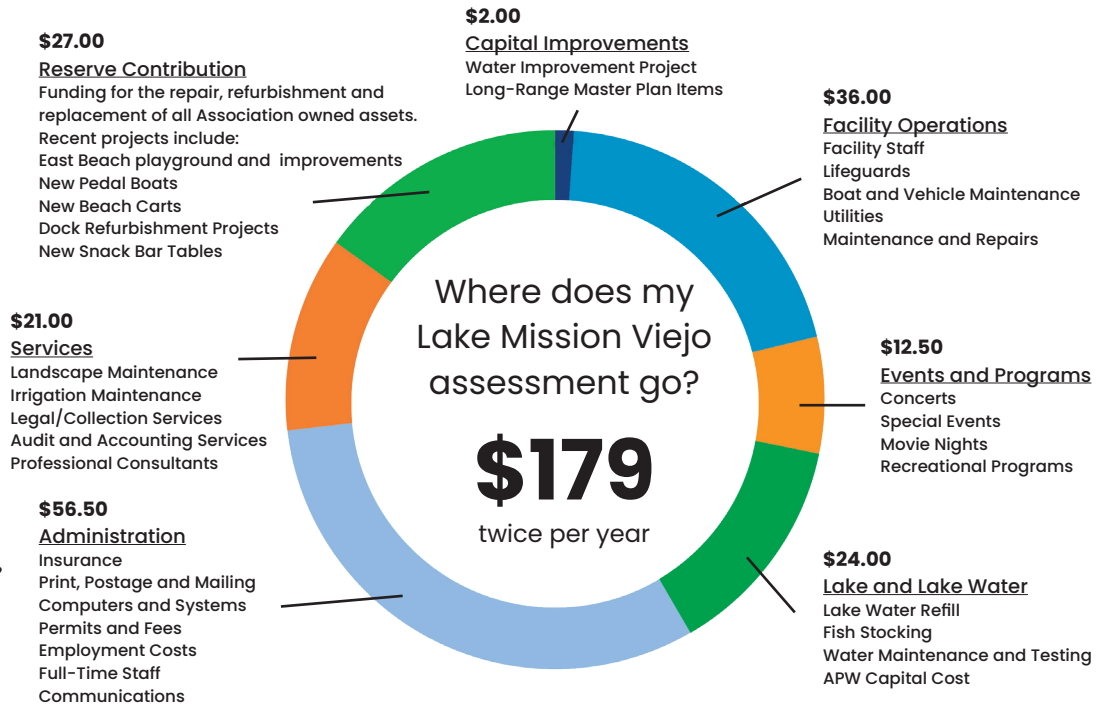
Guests welcome all day.
Regular guest fees apply.

Lake Mission Viejo Association 2025 Assessment Update

Beginning January 1, 2025, the Lake Mission Viejo Association (LMVA) semi-annual assessment will be \$179.

The Lake Association relies on funding from assessments to operate; this year, the Board determined that a 5.3% increase to the assessment was required to meet those funding needs.

The LMVA budget is made up of revenue and expenses in many different categories, which are detailed in the full budget (*see QR code on page 6*). The chart (*at right*) shows the broader expense categories where your assessment dollars go. In creating the annual budget each year, the Board of Directors considers all available information, data, and factors along with the Board's goals and vision for maintaining and improving the Lake's facilities, programs, and events for the benefit of all members.



This year, the factors that most contributed to the increased expense needed to operate the Lake include an anticipated increase in minimum wage and an inflation-driven increase in reserve funding. The Board continues to invest in the future of the Lake by allocating funding towards reserves for the repair and replacement of Association assets, as well as funding capital improvements. The Board's priority for funding capital improvement is focused on addressing the problem of golden algae and the Lake water factors which contribute to the growth and toxicity of that algae. More information on that topic is available online at LakeMissionViejo.org.



Webcam view of Oktoberfest

North Beach Webcam

Lake Views from anywhere

The new webcam is up and running with a view that encompasses the concert and event area, North Beach, and water. The webcam can be accessed by visiting LakeMissionViejo.org.





Season's
Greetings!

Light the Lake

December 7
5:00 pm–8:30 pm

A Magical Celebration

Dazzling holiday
lights, festive music,
and joyful activities
for the whole family!

- Holiday Lights
- Kids' Activities
- Photos with Santa
- Carolers and Festive Music
- Boat Parade

5:00 pm

Santa Arrives by Boat

5:15 pm–8:30 pm

Photos with Santa



6:15 pm

Boat Parade Begins

4:30 pm–8:30 pm

Snack Bar Open



*Dates, times, and activities are subject
to change or cancellation without notice.*



46th Annual Boat Parade of Lights

Owners of pontoons and
"Duffy-style" boats with
running lights and current
LMVA registration stickers
are encouraged to join
in the festivities.

First-time participants should
contact LMVA Compliance
at 949.770.1313 x229 for decorating
and safety information.

A limited number of batteries
and inverters are available
at \$20 each to participants
using their own boats.

Contact Lake Services at
949.770.1313 x200 to reserve.

Kids, see your artwork in lights!

Design a Welcome Sign for the Marquee at the North Beach Gate

Prizes

The winner for each age group wins a Lake Mission Viejo t-shirt and will have their design featured on the marquee for one week.

Honorable mentions will also be featured on the marquee for one week.

Age Groups

4-6 years • 7-9 years

10-13 years • 13-16 years

Details

All designs should be 10" wide and 5" high to fit the proportions of the marquee. They should contain the words "Welcome to Lake Mission Viejo," "Welcome," "Welcome to the Lake" or "Welcome to LMVA."

Designs can be created in crayon, marker, paint, colored pencils, etc. Seasonal designs are welcome.

Original artwork can be dropped off at Lake Services or the gate at North Beach. Art can also be scanned and submitted as a jpg to communications@LakeMissionViejo.org with the artist's name and the word "Contest" in the subject line.

Please include the artist's name, age, address, parent's email address, and phone number on the back of original artwork or in the body of the email.

Submissions must be received by December 2. Winners will be notified by email no later than the week of December 9.



WATERCRAFT RENTALS AVAILABLE YEAR-ROUND

Take Advantage of Less Demand this Winter

Enjoy the solitude of Lake Mission Viejo during the off-season on one of the Lake's rental vessels.

Never captained a boat, paddle boarded, or kayaked? The dock staff can provide instruction or even just a quick review.

Winter rentals are available 8:00 am-5:00 pm.

For a description of our fleet, party boat reservations, senior discount information, and rules visit LakeMissionViejo.org/boat-rentals.



New Year's Day 11:30 am

Kick off the New Year with an exhilarating splash in the (not quite) icy waters of Lake Mission Viejo!

Bring your friends and family to top last year's record crowd of 174 participants to make this year's plunge the biggest ever.

Costumes are encouraged – the crazier the better!

SCHEDULE

11:30 am

Registration Opens at Lifeguard Tower 1

11:50 am

Festivities Begin with the Selection of Merry Monarchs and Group Photo

12:00 pm Everyone in the Lake!

12:15 pm

Warm up with Coffee, Hot Cocoa, and Chili

All LMVA members and their guests are welcome. Regular guest fees and rules apply.



Now Available to LMVA Members

2025 Budget, Reserve Study, and Membership Disclosures

2025 Budget Overview

Assessment

\$179

paid twice a year

Total Operating Budget

\$11,003,619

This newsletter contains a summarized version of the 2025 Lake Mission Viejo Association (LMVA) Annual Budget and Disclosures packet.



Visit LakeMissionViejo.org/DislosuresNov2024 to review the complete packet or scan the QR Code (at right).

You may request a printed copy by emailing communications@LakeMissionViejo.org or calling 949.770.1313 x202.

The following disclosures are included in the packet:

- 2025 Budget
- Reserve Membership Disclosure Summary
- Annual Policy Statement
- Insurance Disclosure Statement
- Assessment Collection Policy
- Fee and Fine Schedule
- Additional Annual Member Disclosures



**Budget and
Disclosures**

Budgeting Process and Your Assessment

For the 2025 fiscal year, the Board has determined that an increase of 5.3% is required to responsibly meet the Association's financial needs. Effective January 1, 2025, the semi-annual assessment for all Lake Mission Viejo Association homes will be \$179.

Each year, the LMVA Board of Directors (Board) prepares an annual budget that estimates the Association's revenue and expenses for the upcoming year. This estimation is based on several factors, including the past year's expenses, historical averages, recurring contract costs, utility usage and rates, and the appropriate savings (reserves) each month.

The following are key factors contributing to the need for this year's assessment increase:

Funding Reserves

(Long-Term Replacement Fund)

The reserve fund is LMVA's "savings" account used to fund repair, restoration, and replacement of Association assets. The cost of continuing to provide a facility the Lake's members can be proud of, like the cost of most goods and services, has increased significantly due to inflation.

Examples of recent projects utilizing these funds include:

- East Beach playground replacement
- New beach carts
- Pedal Boat replacements
- Repair and painting of fences and exterior stairways
- North Beach marina dock refurbishments
- East Beach storefront and lifeguard building repairs and glass replacement



New East Beach Playground

Rising Wages

The safe operation of LMVA facilities requires a significant staff of hourly wage employees, including lifeguards, gate attendants, dock attendants, and maintenance personnel. A minimum wage increase to \$18/hour is anticipated in 2025.

Continued Funding of Capital Lake Water Treatment Projects and Fishing

The 2025 budget includes funding capital projects to address the Lake's water, golden algae, and sustainable fishing, as well as fish stocking (when conditions permit).

The 2025 Reserve Study

The Reserve Study is prepared by a professional consultant each year and is a detailed inventory of LMVA's major assets. It serves as a management tool for scheduling, coordinating, and planning future repairs and replacements. This report fulfills the Board of Directors' legal and fiduciary obligation for maintaining the community assets in a state of good repair.

The full list of assets, including their respective replacement costs, useful lives, and remaining lives is included in the complete packet along with related reserve information and disclosures.

As of January 1, 2025, the anticipated reserve balance will be \$7,843,015 while the fully funded balance is \$10,000,528. The Association is anticipated to be 78.43% funded at the start of the year. This number represents the amount the Association has on hand to repair or replace assets when they are planned to be replaced. According to the Reserve Analyst's report, the Association's funding of reserves is considered to be in the "Good" category.

The Board of Directors has determined through the budget process and Reserve Study that the replacement reserve account is appropriately funded and does NOT anticipate a need to levy any type of special assessment to repair, replace, or restore any major component within the community under normal circumstances.

2025 Assessment of \$179 due January 1 and July 1

Courtesy statements are mailed in early December.

If you've signed up for electronic statements, check your spam folder.

Payments received after January 31 will incur a late fee.

Payment options and terms are available at LakeMissionViejo.org/assessments-and-fees.



Lake Mission Viejo Association

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Mission Viejo, CA 92692

949.770.1313 • LakeMissionViejo.org



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2024 Lake Memories!



Senior Boat Cruises



Concert Fans



CampCo Day Camp



Fireworks on the Lake



Rockin' Concerts



Oktoberfest

Sign up for *Lake Life* Email Updates

The next issue of *The Lake* will be published in Spring of 2025.



In the meantime, receive news and updates about topics like fishing and Lake water, assessment reminders, and last minute happenings via email. Sign up at LakeMissionViejo.org.

2025 Watercraft Registration Stickers Now Available

An updated registration sticker is required to launch any personal watercraft on the Lake in 2025.

To pick up a new sticker, owners of previously registered watercraft are reminded to visit the Membership office with current proof of liability insurance starting November 5, 2024.

New registrations are available by appointment only. Please contact Membership at 949.770.1313 x212 to make an appointment after reviewing the registration requirements at LakeMissionViejo.org/using-your-own-boat.

Failure to display an updated sticker may result in a \$100 fine.

