



The Lake

Winter 2025–26 Newsletter

Assessment Update

Light the Lake Event

Polar Bear Plunge

Budget and Reserve Study



LakeMissionViejo
ASSOCIATION



Winter 2025-26

November

3 **Red Cross Blood Drive**
11:30 am-5:30 pm

11 **LMVA Board Meeting**
7:00 pm

16 **LMVYC Turkey Regatta**
1:00 pm

27 **Thanksgiving Day**
North Beach Gates
8:00 am-5:00 pm
Administration Offices
Closed
Boat Rentals
8:00 am-3:00 pm



December

6 **Light the Lake Event, Santa, and Boat Parade**
5:00 pm-8:30 pm

9 **LMVA Board Meeting**
7:00 pm

Thanksgiving, Christmas Eve, and New Year's Eve

Guests welcome all day.
Regular guest fees apply.



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 **Christmas Day**
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 2026!**



Polar Bear Plunge
11:30 am

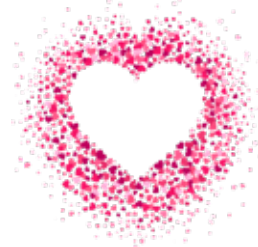
North Beach Gates
8:00 am-10:00 pm

Boat Rentals
8:00 am-5:00 pm

13 **LMVA Board Meeting**
7:00 pm

February

10 **LMVA Board Meeting**
7:00 pm



Nov | Dec | Jan | Feb

See calendar above for special holiday hours.

North Beach

Daily
8:00 am-10:00 pm

North Beach Grill

Closed for the Season

December 6 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

Clubhouse@
LakeMissionViejo.org

Lake Services | Beach Bag Store

Daily

8:00 am-5:00 pm

Boat Rentals

Daily starting November 2

8:00 am-5:00 pm

Last boat rents one hour before closing time.

All events and times are subject to change without notice.

Semi-Annual Assessment Increases to \$193 on January 1

The Lake Association relies on funding from assessments to operate; this year, the Board determined that a 7.8% increase to the assessment is required to meet 2026 funding needs.

The LMVA budget is made up of revenue and expenses in many different categories which are detailed in the full budget (*see link on page 6*).

The chart at right shows the broad expense categories of how your assessment dollars are spent. In creating the annual budget each year, the Board of Directors considers 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 primary expenses contributing to the higher cost of maintaining the Lake at the level members are accustomed to are:

- Anticipated replacement and repairs to original Lake and dam components
- Capital funding of the water treatment project
- Replacement of obsolete technology and systems
- Payroll increase due to minimum wage increase and merit increases
- Increased insurance costs
- Replenishing reserve funds used for repair and replacement of aging assets

\$30.00

Reserve Contribution

*Funding for the repair, refurbishment and replacement of all Association owned assets. Recent projects included:
North Beach Gate Entry Building Renovation
Picnic Shelter Refurbishment
Landscape Improvements
Dock Refurbishment Projects
New Rental Kayaks and SUP's

\$4.00

Capital Improvements

Water Improvement Projects
Long Range Master Plan Items

\$38.00

Facility Operations

Facility Staff
Lifeguards
Boat and Vehicle Maintenance
Utilities
Maintenance and Repairs

\$19.00

Services

Landscape Maintenance
Irrigation Maintenance
Legal/Collection Services
Audit and Accounting Services
Professional Consultants

Where Does My Lake Mission Viejo Assessment Go?

\$193

Twice per Year

\$14.00

Events and Programs

Concerts
Special Events
Movie Nights
Recreation Programs

\$63.00

Administration

Insurance
Print, Postage and Mailing
Computers and Systems
Permits and Fees
Employment Costs
Full Time Staff
Communications

\$25.00

Lake and Lake Water

Lake Water Refill
Fish Stocking
Water Maintenance and Testing
APW Capital Cost

The Board continues to prioritize investment in the Lake's future by allocating funds to reserves for repair and replacement of Association assets, capital improvements, and funding to address the problem of golden algae and the Lake water factors that contribute to its growth and toxicity. More information is available online at LakeMissionViejo.org.

2026 Assessment of \$193 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. Late fees are incurred starting February 1.

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



Lake Mission Viejo
ASSOCIATION



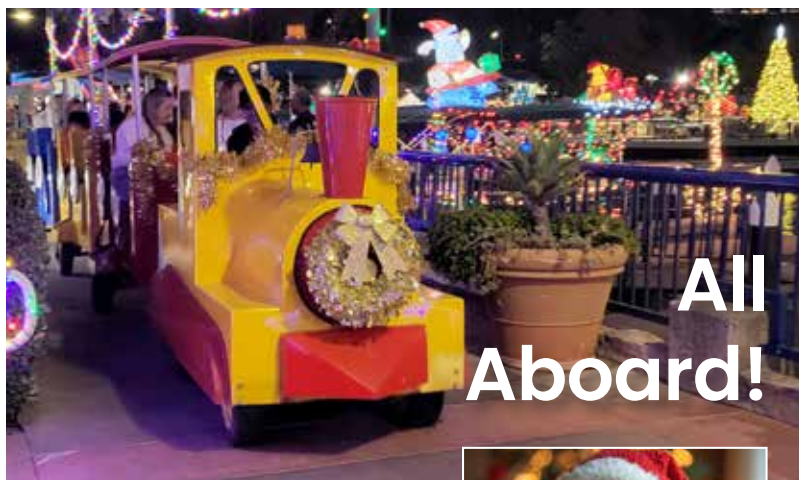
Light the Lake

47th 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.

Participating vessels gather at the North Beach marina by 6:00 pm. 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 for a \$20 deposit. Contact Lake Services at 949.770.1313 x200 to reserve.



All Aboard!

**December 6
5:00 pm–8:30 pm**

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, Activities and Music Begin

5:15 pm–8:30 pm

Photos with Santa

6:15 pm

Boat Parade Begins

4:30 pm–8:30 pm

North Beach Grill Open

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



The Clubhouse at Lake Mission Viejo

Perched on a hill with views of North Beach, The Clubhouse is available exclusively to members for special events including weddings, anniversaries, showers, celebrations of life, or meetings.



Adaptive Space

With 2,500 square feet, The Clubhouse accommodates up to 120 guests with a dance floor or can be partitioned for smaller gatherings.

Exclusive Indoor and Patio Access

Clubhouse events include both the indoor facilities and charming patio, as well as tables and chairs.

Kitchen usage, dance floor, AV equipment, and more are available at an additional cost.

Note that Clubhouse events are limited to The Clubhouse and patio. Outdoor amenities like picnic tables, boats, and the beach are not included in the rental.

Personalized Service

The Clubhouse staff operates by appointment, ensuring personalized attention while keeping facility rental costs lower than similar venues.

Email Clubhouse@LakeMissionViejo.org to check availability or to schedule a tour.

For details, pricing and photos visit LakeMissionViejo.org/clubhouse or scan QR code.



8th Annual



New Year's Day 11:30 am

Bring in the New Year with a splash in the (not quite) frigid waters of Lake Mission Viejo!

Grab your crew and help us make this the biggest plunge yet! Costumes? Absolutely. The wackier, the better!

Are you daring enough for this year's plunge?

11:30 am

Registration opens at Lifeguard Tower I

11:50 am

Festivities begin with the selection of Merry Monarchs and a Group Photo

12:00 pm

Everyone in the Lake!

12:15 pm

Warm up with Coffee, Hot Cocoa, and Chili

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



Now Available to LMVA Members

2026 Budget, Reserve Study, and Membership Disclosures

2026 Budget Overview

Assessment

\$193

paid twice a year

Total Operating Budget

\$11,731,961

This newsletter contains a summarized version of the 2026 Lake Mission Viejo Association (LMVA) Annual Budget and Disclosures packet.

Visit LakeMissionViejo.org/DisclosuresNov2025 to review the complete packet or scan the QR Code on this page.

You may request a printed copy by emailing communications@LakeMissionViejo.org or by calling 949.770.1313 x202. Please include your name and property ID number or address with your request.

The following disclosures are included in the packet:

- Summary of the Pro Forma Budget for the upcoming fiscal year

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

Budget and
Disclosures



The Budgeting Process and Your Assessment

For the 2026 fiscal year, the Board has determined that an increase of 7.8% is required to responsibly meet the Association's financial needs. Effective January 1, 2026, the semi-annual assessment for all Lake Mission Viejo Association homes will be \$193.

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:

Major Repair and Replacement Projects to Lake and Dam Components

Many dam and Lake components, including emergency water release valves that are required for the annual dam certification by the State of California, are original, nearly 50 years old. Repair and/or replacement is anticipated in 2026. Funding these repair and replacement costs comes from the Reserves (Long Term Replacement Fund). Continuing to properly fund reserves allows for these projects to be funded without the need for an additional special assessment.



Continued Funding of Capital Lake Water Treatment Projects and Fishing

Construction projects to address the Lake's water, golden algae, and sustainable fishing, as well as fish stocking (when conditions permit) are expected to start in 2026.

The 2026 budget includes funding these capital projects.

Technology and Systems Replacement

In 2026, the Association will make significant changes to its outdated technology platforms to replace systems before they are no longer supported. These changes will not only make daily transactions and functions for staff more efficient, but will also provide an improved member experience in making online payments, booking online reservations, signing up for programs, and contacting staff for account-related support.

Operational Personnel Costs

The safe operation of Lake facilities requires a significant staff of hourly wage employees, including lifeguards, gate attendants, dock attendants, and maintenance personnel.

The State of California will again increase the minimum wage in 2026. The Association must continue to appropriately fund these positions, maintaining competitive wages, or risk not having the personnel to safely operate and maintain the facilities.

Insurance Costs

Insurance premiums for community associations have continued to rise for several years. While the increases appear to be slowing in 2026, the cost of insurance premiums still require an increase to the budget.

The 2026 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.

Examples of recent projects utilizing these funds include:

- North Beach entry building refurbishment
- Small service vehicle replacement with electric vehicles
- Refurbishment of East Beach, fishing, and market docks
- Picnic shelter improvements

As of January 1, 2026, the anticipated reserve balance will be \$8,118,825, while the fully-funded balance is \$10,542,816. The Association is anticipated to be 77% 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.

Lake Mission Viejo Association

22555 Olympiad Road

Mission Viejo, CA 92692

949.770.1313 • LakeMissionViejo.org



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Red Cross Blood Drive

Monday | November 3

11:30 am–5:30 pm



Lake Mission Viejo Clubhouse

All blood types are critically needed

Lake members who participate in the blood drive will be entered in a drawing for a free, one-hour party boat rental. Alternative rental watercraft are available if the winner is under 21.

Scan here or sign up at RedCrossBlood.org and enter sponsor code **LAKEMVA** to schedule your appointment.



2026 Watercraft Registration Tags Available

An updated registration sticker is required to launch any personal watercraft on the Lake in 2026.

To pick up a new sticker, owners of previously registered watercraft are reminded to visit the Membership Office between November 3 and December 31, 2025, with current proof of liability insurance.

New registrations are available by appointment only.

Contact Membership at 949.770.1313 x212 to make an appointment after reviewing registration requirements at LakeMissionViejo.org/using-your-own-boat.

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



Happy Holidays!



The Board of Directors, management, and staff join to wish all members a safe Holiday Season and a Happy New Year!

*Lake Mission Viejo will be closed
on Thursday, December 25th.*



Senior Discounts



Lake Member 62 or older? Ask for your discount!

Be sure to let Lake staff know that you qualify. Our Gate Attendants and Rental Clerks may not suspect you're a Senior by looks alone.

50% off Guest Passes

For guests of any age, year-round.
No discounts on Concert Days.

50% off Boat Rentals

Non-Summer Season
Monday through Thursday
Holidays excluded.

Summer Season
(Memorial Day weekend through
Labor Day weekend)
Monday through Thursday
8:00 am–12:00 pm
Party Boats excluded. Holidays excluded.