

Property Lines And You

Where did you come from? An apartment, farm, condo? This may be your first move into a deed restricted community and things sure are different from where you came. When you bought, you were given your survey, which is a map of your property, showing its' boundaries and identifies surrounding land.

There is an old phrase that says,"fences make the best neighbors". Here in Ventana, there aren't many fences and property lines are hard to define without that survey in your hand. So you mowed a foot or so over the line. You probably did your neighbor a favor.

All residents need to know that your front property line ends at the sidewalk. The rest is City right of way. Additionally, lakeside residents need to know that their rear property line ends a few feet back from the water's edge. That strip of land is the VOA's common property.

If it's not mine, why do I mow, water, trim and edge that land? Simple. What if you didn't? It looks like part of yours and you treat it like it was yours. You want your view to be clean and trim, both front and back and enhances the look of your home.

Let's take a look at some property lines as it pertains to lakeside residents. Nice view from your lanai, isn't it. Trim grass, clean water and the sometime waterfowl. If you're an original owner, you know you paid a premium for your lot. Want to fish? A Ventana resident and guest is entitled to the use of amenities and our lakes are one of them. Access for those not residing lakeside are on San Ysidro Way at the Southwest corner of each lake. This is identified as the maintenance easement. Enter any other way and you are trespassing on private property. Should you obtain permission from the property owner, keep in mind he is liable for any injury to you. Think twice.

A few simple fishing rules will preserve lake beauty and the view lakeside residents enjoy. Children should be accompanied by a parent or adult. Catch and release properly. Gently unhook and get the fish back in the water as fast as possible. Do not keep or consume it. Our lakes are mainly fed from street runoff. Don't leave any trash behind or throw trash in the lake. Keep the noise down...you are in people's back yards. Don't feed the waterfowl. They need to remain natural, not depending on humans and we don't need their droppings on our screens and roofs. Do not dig, destroy grass or try to alter the shoreline in any way. Sound harsh? No, it's common sense and courtesy.

So, Now You Know.