

Lakeside Village  
Manager's Report  
March 26<sup>th</sup>, 2024

1. Delinquency letters mailed to owners, reminder dues are due by the 15<sup>th</sup>, items are date stamped.
2. Small balance reminders sent to owners who have outstanding balance from the dues increase.
3. Work order sent for misc small repairs, mostly completed Saturday. A new light fixture had to be ordered for the storage shed as the bulb is part of the fixture.
4. Compliance letter sent to owner in building 1 regarding excessive noise.
5. Quote received for new downspout and two gutter runs above the entrance landings of building #2
6. Owner sent letter of denial of waiver of dues.
7. Met with Lakehaven Utility District for inspection of sewer system. No blockages found
8. City of Federal Way did annual stormwater compliance inspection. Will update if there are any concerns.
9. Owner sent in difference in dues, they were not able to change the payment amount in time for the dues increase.
10. Dryer vent cleaning was completed. Remember owners are responsible for the dryer vent inside their unit that connects to the dryer.
11. Met with two contractors for additional security camera work in the North end of the complex.
12. Performed walk around site visit.
13. In process of collecting bids for pressure washing of the walkways. This hasn't been done for a couple of years.
14. Cabana reservations are coming in quite frequently.
15. Fire alarm testing completed.
16. More dumping at the building #5 dumpster, Jim did you see anyone on camera?
17. Annual fire extinguisher service completed, need new a few new boxes and extinguishers
18. Invoiced from DirecTV for service call, tech noted the trees along 312<sup>th</sup> seem to be creating an interference
19. Owner survey still in process, once finalized will be sent to owners for response.
20. ANY CHANGES TO THE COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
21. Reminder: Owners who abuse the dumpster will be billed back for the haul away per the Rules and Regulations.
22. ANY CHANGES TO THE COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS DECLARATION AND SUBJECT TO FINES(S).

Please remember the Emergency line is for Emergencies ONLY. Parking complaints are NOT property damaging emergencies. Fire and flood are emergencies. Calls that are not property damaging emergencies will be returned the next business day.

**Delinquencies as of today:**

**Under 90 Days: \$ 3,005.77**

**At Attorney: \$ 7,452.68**

**Total: \$10,458.45**