

Lakeside Village
Manager's Report
May 29th, 2024

1. Unit in building 1 has closed, welcome packet sent to new owner.
2. Mulch installation will be starting in June.
3. Pool was opened in time for Memorial weekend, weather was not sunny.
4. All survey responses have been tallied.
5. Owner in Building 4 has requested the Board trim back the tree/shrub that is encroaching on the sidewalk. Picture enclosed, board to discuss.
6. Escrow demand completed for unit in building #5.
7. The damaged fascia near building #2 was repaired.
8. Numerous items of returned mail.
9. Deck resurfacing project completed.
10. Bird nests and exclusions were completed around the property.
11. Owner in building #5 coordinated water turn off to replace their washing machine valves.
12. Another two bid for the pressure washing received.
13. Yellow striping (warranty) is scheduled for June 25th.
14. Fire extinguisher boxes installed as needed and repairs completed as needed.
15. Deck resurfacing project complete, MOST owners followed notices
16. Owner of unit in building #1 to clean their gutter run above their deck, this is not Association installed.
17. More dumped items hauled away
18. Owner reported "carpenter bees" will send a work order out for exterior spray.
19. Water damage repaired in #321 & #311, pinhole leak in copper line inside the wall. This was a long event, owners were away and would only allow work to be done if President or Manager was there to supervise.
20. Trespassers on the north side of Building #1, they have shoved down the fence. Advised owner to contact the police.
21. New downspout and gutter run installed on Building #2
22. Corner of building #1 gutter issue reported, investigation started to determine fascia board or gutter.
23. 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).
24. Reminder: Owners who abuse the dumpster will be billed back for the haul away per the Rules and Regulations. 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: \$3,107.28

At Attorney: \$6,654.68

Total: \$9,761.98