

Lakeside Village
Manager's Report
January 28, 2025

1. Delinquency notices were mailed out.
2. Gutters and downspouts cleaned took multiple trips and a slight delay however now completed.
3. Homeowner in 514 returned information form, thank you!
4. Cabana reservation deposit check returned.
5. Numerous owners have sent in their insurance declarations, thank you. There are many more to be sent in.
6. Returned mail resent to owner in building #5
7. Compliance letter sent to #411 for garbage and auto repairs being completed onsite.
8. Owner updated vehicle information, thank you.
9. Escrow demand completed for #522
10. Resale certificate completed for #522
11. Annual meeting notice sent out. Annual meeting is scheduled for February 4th, 2025 @ 7:30pm. If you are not able to attend, please make sure you get your proxy and ballot in.
12. Debra and Linsey met with the cleaning company to clarify some concerns around the property. There is now a log sheet for the cleaners to use.
13. Stair treads were replaced as ordered.
14. Owner in building 3 was billed back for the overage charge on the dumpster due to construction.
15. Based on inspection the shrubs in front of building 4&5 are being maintained.
16. Numerous junk removal completed due to oversized items.
17. Numerous light bulbs replaced around the complex.
18. The tall lights at the sports court will need a lift to be completed, suggestion would be upgrade the fixtures to LED at the time the lift is rented. This work should also be done when the ground is hard as to help minimize the ruts in the grass area.
19. Plumbing repair completed in building 2, owner was able to connect with neighbors.
20. Plumbing repair completed in building 5, water was shut off without notice from owner.
21. Items for the first aid kit have been replaced.
22. BIO/CTA is on hold, next ruling is in March.
23. Owner in building 5 asked about repairs to sliding glass door. Referred over to Nieman Glass in Federal Way, owner responsibility.
24. Two owners have received bills for early termination from DirecTV, contacted the account manager, the owners have been informed to call DirecTV directly and speak to a manager, there shouldn't be charges for early termination.
25. Owner in building 2 had mailbox lock issues, spoke with the delivery person, there was a package that had jammed the lock.
26. Offsite dumping, letter mailed to the address on the box.
27. Couple of owners emailed about their dues payment checks, they were received, however there were delays in the mail due to holidays and bank closures.

RULE REMINDERS:

Window coverings must appear white or off-white when viewed from the exterior of the building. All window coverings, including blinds, must be in good repair and free from visible stains. No sheets, foil, blankets, posters, lettering or signs may be used.

Residents shall ensure proper disposal of pet excrement. Dog owners must pick up after their dogs. Cat owners must ensure that litter is appropriately bagged and disposed of. Residents are expected to clean up after their pets. Fines will be immediately assessed upon any homeowner who is observed not cleaning up after his/her animal.

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).

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: \$ 4,086.82
At Attorney: \$ 1,462.58
Total: \$5,549.50