

Lakeside Village  
Manager's Report  
June 25, 2024

1. Unit in building 5 has closed, welcome packet sent to new owner.
  2. Gutter/downspout repair on the corner of #135 has been completed
  3. Master Policy insurance has been renewed
  4. New owner in Building 1 emailed with questions for dues. Responded as needed.
  5. WO sent for all buildings to be treated for bees and ants.
  6. Compliance notice mailed to unit in Building #4
  7. Reserve Study has been updated
  8. Ordered for shrub by sidewalk of building #4 to be trimmed back off the sidewalk.
  9. Cabana reservation deposit check returned to owner.
  10. Mail returned from new owner in building #1, however President dropped off the packet to the doorstep.
  11. New fence/gate was replaced on the patio of #211
  12. Owner in building #4 sent in new insurance declarations
  13. Report of suspicious person entering the property, sent info to Jim for tape review, Deb reported no sign of homeless encampment or break in.
  14. Owner in building #5 complained of blackberry vines not being cut. Landscapers will cut to the ground next week.
  15. After walk around during the rain there are multiple downspouts and gutters that have aged out. Bid received, however suggested to table until the new roofs are completed. Another option would be to handle the gutters and downspouts per building. Reserve Study calls for new roofs starting 1-4 in 2027 and #5 beyond
  16. New chlorinator ordered, will be installed once part is received.
  17. Plumbing repairs completed in unit in Building #4, owner responsibility.
  18. Warranty striping is scheduled for June 25<sup>th</sup>.
  19. 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).
  20. 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: \$1,809.30**

**At Attorney: \$5,105.68**

**Total: \$6,914.98**