

Lakeside Village  
Manager's Report  
March 25, 2025

1. Delinquency notices were mailed out.
2. Escrow demand completed for #522
3. Emailed owner a copy of special assessment invoice
4. Issue work order for bird holes in building three, while onsite the techs found three more around the complex, authorized to seal while on site.
5. Returned cabana deposit from rental
6. Owner did not receive coupon book, returned vis usps yesterday, dropped off tonight
7. Issued water mitigation for the 122-132 unit, 132 was not drying in acceptable time, so far still under deductible.
8. Received copy of letter sent to board members regarding the special assessment.
9. Issued work order for water damage in 211, plumber found leak from #231, owner billed back for the plumbing.
10. Resale certificate ordered and received for #536
11. Received closing information on #522, welcome packet sent to new owners.
12. Storage door project should get on the schedule. As of last round of replacements shows 10 doors on the repair list remain as critical.
13. Decks & Patio railing should be added on the 2025 project list.
14. Emailed two previous painting companies for updated proposals and scheduling time frame.
15. Sent association wide email about improper parked cars, unauthorized cars will be tagged for towing.
16. Owner in building #1 reported a woodpecker at the chimney, its mating season
17. Owner in building #3 reported black ants, last exterior spray was January.
18. Fire alarm system was tested, no reportable issues found.
19. BOI is on hold again, the Department of Treasury issued a statement they will not enforce penalties.
20. Emailed owner in building 4 about a beeping alarm sound, owner reported back not their unit.
21. Issued work order for plumbing leak in building 4, plumbers found failed wax ring in middle unit. no major damage to the unit below moisture on wall is condensation and owners need new fan. Owner replaced wax ring.

**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 floods are emergencies. Calls that are not property damaging emergencies will be returned the next business day.

**Delinquencies as of today:**  
**Under 90 Days: \$ 4,543.30**  
**At Attorney: \$ 0.00**  
**Total: \$ 4,543.30**