

Lakeside Village
Manager's Report
November 26, 2024

1. Delinquency notices were mailed out.
2. Welcome packet sent to new owner in #514
3. Upcoming changes to the association letter emailed out to owners with email on file. Other owners were mailed notice via USPS
4. Owners are starting to send in copies of their homeowners coverages. Thank you!
5. Corporate renewal annual report completed.
6. New dumpster surround completed at Building #5 and one replacement post at #4 surround
7. Confirmation of the fire extinguisher box inside the cabana does not require a cover as it is not subject to weather.
8. American Leak Detection sent out for water intrusion in building 4, units 414 and 424.
9. Condo questionnaire completed for #532
10. Notice mailed to owner regarding late fee waiver.
11. Termination of DirecTV notice emailed to MEREON Networks. More information to follow to owners.
12. Certificate of insurance ordered for owner in #525
13. Owner in building 3 submitted payment for the incorrect amount, owner made the correction.
14. Waste Management has charged Lakeside Village for overfilled dumpsters. WM has suggested increasing the dumpster size.
15. Lights above the mailboxes are starting to dim, will get a count of lights and have them replaced.
16. Owner in building #5 inquired about online payment options. Emailed response.
17. Owner in building #2 reported a couch being dropped off at the dumpster, junk removal was contacted, it seems WM actually removed the couch, OR someone else hauled it away.
18. Leak in #111 & #121 cause reported failed toilet flange and wax ring. Owner billed back.
19. KNOX box installed at cabana per the fire department.

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: \$4,233.50

At Attorney: \$ 2,410.68

Total: \$6,644.18