

Lakeside Village
Manager's Report
August 23, 2022

1. Delinquency letters mailed out. **Remember payments are due by the 15th of the month!**
2. Repairs to units #515 and #525 essentially complete, the flooring was installed yesterday, the owner is moving stuff back into her unit. Just have to stain base trim to match as close as possible to original.
3. Updated owner contact information on unit #533.
4. Returned mail from new owner in #316, have communicated via email.
5. Work order sent for knocking sound in the 514-534 stairwell. Appointment confirmed for 8/27/2022
6. Cabana reservation for August 7th went well, no complaints.
7. Welcome packet sent to new owner in #316
8. Updated information on owner in #535, rental unit.
9. Returned mail from the owner in #414.
10. Pool inspection report received from Public Health. One minor repair. Emailed Aqua Rec for repair.
11. Payment received from owner through the attorney as per agreement.
12. Mailed owner check back for signature.
13. Certificate of Insurance ordered for two owners
14. Onsite visit with Insurance Risk management assessor.
15. Building #5 pathway installed near carport.
16. 55% of owners have returned their water heater information request form. Sent second email to list of owners who have not provided information.
17. Owner inquired about other payment methods.
18. Met onsite storage door final count on the next round of replacements
19. Invoice received and paid for asphalt work in front of building 4 & 5 carport
20. Owner volunteered to clean the sign at the entrance and remove the rocks and dead potted plant from building #5
21. Dead tree at building #1 removed and stump grinding completed. Stump grinding near building 2 from previous work caused electrical work to be ordered.
22. Misc small items work order sent to NWHI, bulb replacement, two sign post installed with lake signs, lip on entrance at 413 stairwell.
23. Emailed previous owner to stop sending dues payments.
24. Owner in building #5 emailed about their air conditioner blowing the breaker, ac unit was too larger for the breaker. Breaker did was it was designed to do.
25. Handouts for owners created for amendment voting.
26. Owner complaint received about DirecTV, owner advised to contact DirecTV for a service appointment as the receiver had been reset multiple times.
27. Cabana deposit check returned from reservation on 6/5/2022 and 7/30/2022
28. Report from owner regarding illegal dumping, camera footage recovered, police report made.
29. Requested a site visit with NWHI for deck inspections.
30. Owner in building #3 asked for permission to water the area in front of the building, Board approved.
31. Owner in building #4 asked for recommendation for plumber, having toilet issues.
32. Oversized items removed from dumpster areas. PLEASE remember the dumpsters are for HOUSEHOLD garbage ONLY! NO FURNITURE, NO TV'S, NO BED FRAMES, ETC! all of these haul aways cost the association money which could result in increase of dues!
33. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
34. Cabana is open for reservations. Please email Linsey for more details.
35. Please remember 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: \$ 0.00

At Attorney: \$ 6,603.91

Total: \$ 6,603.91