

Lakeside Village
Manager's Report
February 28, 2012

1. Mailing for annual completed along with budget. Chairs picked up and returned, meeting completed.
2. New payment coupons ordered, those making auto pays were not sent coupons.
3. Trees and limbs removed from the ice storm damage. No word back yet on the claim. Approved filling in the stump area at Building 1 by planting new lawn.
4. Two roof repairs, one due to ice storm damage.
5. Electrical problems in stairwells at Buildings 1 and 2 repaired; found underground wire needed repair. This repair also solved the problem for the building 3 stair well lights.
6. Street light bulbs replaced.
7. Invoices for the first quarterly payment to go out tomorrow.
8. Unit 331 foreclosed by the Association. To rent this unit it will need to have the three bedrooms repainted, each will require 3 coats due to customized dark paint in each. It will also need to get the electrical in the Associations name, then cleaning and carpet cleaning. We don't know when it will be foreclosed.
9. Received notice of couch or bench at Building 5. Wrote to the owners of the unit that owned it. Issued work order to remove couch or bench issued, it was gone when they arrived.
10. Tagged two cars, identified both and working with owners to remove them.
11. Replaced shut off valve for stack of units at 214.
12. Repaired leaking faucet at unit 111-112, including drywall and paint repairs from accessing the plumbing pipe.
13. Repaired faulty toilet flange at unit 122.
14. Fire extinguishers inspected and tags updated.
15. Replaced damaged gutter across from Building 2; damage due to ice storm.
16. Delinquency letters sent out.
17. **Delinquencies as of today:**

Under 90 Days:	6,621.48
At Attorneys	1,760.29
Total:	8035.77