

Lakeside Village
Manager's Report
February 23, 2021

1. Coupons ordered and received. A few books have been returned undeliverable
2. #132 closed, welcome packet sent to new owners
3. New chimney chase cover installed on stack of #313
4. Expert Air Control, to reattach dryer vent inside wall of #126-136 #125-135
5. Warning letter with fine assessed for common area disturbance. Fine removed. Noise was not during quiet hours.
6. WO issued for reinstallation of the sign at the lake. Contacted the City for updated sign.
7. WO issued for drywall repairs to unit #321 #311 due to failed chimney cap/chase cover
8. Emergency call for leak into #211, leaked caused by over flow sink in #221. Also, upon Contractor arrival the hot water line to the tank was spraying which caused more damage to #211. Owner of #221 has been billed back for plumbing and will be billed back for reconstruction of lower unit. Plumber was out at night and did repair then turned water back on to the stack of units.
9. Misc condo questionnaires completed, units are refinancing.
10. Updated BID for A-Advanced Septic for cleaning of yard drains.
11. Updates to storage closet doors replacement list.
12. Report of miscellaneous light bulbs out, Jim has the list.
13. Broken fence boards were kicked out on the fence of 312th, will need new boards and to be painted. Conley did a temp fix
14. Continuous dropped items at dumpsters, mattresses, freezer etc...Remember construction debris is to be hauled away at the owner's expense.
15. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
16. Cabana still remains LOCKED due to COVID-19.
17. Updated Reserve Study is completed. <https://www.reserves.guru/api/file/get/1032190>
18. 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: \$ 5,574.75
At Attorney: \$0.00
Total: \$5,574.75