

Lakeside Village
Manager's Report
January 26, 2021

1. Questionnaire for #132 completed
2. Plumbing leak from #321, shower drain failed
3. Escrow demand completed for #132
4. Noise complaint letter then fine sent to #133
5. Warning letter sent to unit #423 regarding noise
6. Resale Certificate completed for #132
7. Updated email and mailing address for 213
8. Drains replaced in pool and spa per KCHD
9. Delinquency letters send out
10. Leaking toilet from #136 completed and repaired #126
11. Disconnected dryer vent in 136 and 135, order was sent for 136 hoping to get 135 at the same time
12. #123 had minor water leak, work order issued, scheduled then in communication with contractor for repair/verify fan in lower unit is ok to use at a later date. No leak currently
13. Complaint of package theft in building #4, police were contacted
14. Updated information from #131
15. Projects approved around property, new dumpster surround wall at Building #5, landing at building #2, cabana deck repairs and resurface, repairs to north carport
16. Gutter and Downspout cleaning started Friday and wrapped up yesterday
17. Dryer Vent cleaning will take place on March 15th, work awarded to Dryer Vent Solutions
18. Annual Mailing packet sent USPS and to email directory
19. Updated list of storage door replacement to be done in Spring
20. Chase cover damaged caused water intrusion in #313, Chimney Specialists to fabricate and install new chase cover. Pride Contracting to do the interior repairs to #313.
21. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
22. Cabana still remains LOCKED due to COVID-19.
23. Updated Reserve Study is completed. <https://www.reserves.guru/api/file/get/1032190>
24. 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: \$ 3016.75

At Attorney: \$0.00

Total: \$ 3016.75