

Lakeside Village  
Manager's Report  
July, 2011

1. Painting underway for Buildings 1 and 2, and all carports.
2. Prepared and posted multiple notices concerning painting schedules.
3. Deck resurfacing underway for Building 5. We will have 3 less decks to resurface than originally estimated. This is due to the fact that 3 of the decks were the first ones resurfaced and are still in good condition. Although they will be replacing some additional railings on decks that were also resurfaced prior to the change in code. Upon completion all of the deck railings will be up to the new code and deck surfaces in good repair. This also means that we now have an accurate recordation of all decks at the property, and how to proceed with inspections on the oldest to determine the next round of replacements.
4. Fence replacements will get started next week. Contractor is backed up, but the price was very good.
5. Pool inspection was conducted and the pool passed. They did want some small items corrected. But still need weekend volunteer for testing and treating on weekends and holidays.
6. New earthquake insurance ordered and bound.
7. Board member list and welcome packet, plus other documents and file updated.
8. Still need BECU statements.
9. Preparing reinstatement of FHA approval. Awaiting FEMA map which should be in end of this week, early next. I will copy this entire package, as this will most likely be something we will have to do yearly. The lender I was going to work with on this did not follow through. The reinstatement can be done by the Association, management company, or a lender.
10. Dryer vents cleaned.
11. Sent a letter to one unit appealing decision to revoke truck parking. She appealed again verbally for use for one more month, August.
12. Wrote resident about request for new windows, they will hold their request until a later date.
13. Delinquency letters sent out.