

Lakeside Village  
Manager's Report  
July 27<sup>th</sup>, 2021

1. Delinquency letters were mailed out. Make sure you get your account current. Late fees will be begin being accessed on all unpaid balances soon.
2. Owner in building 5 needed statement of account for refi.
3. Resale certificate ordered and picked up for unit #316, pending sale
4. Resale certificate ordered and delivered for unit #136
5. Make sure you update mailing address as we are still getting returned undelivered mail.
6. WO sent out for exterior spray for ants of all buildings
7. Earthquake policy renewed.
8. Red/Orange Ford Focus tagged for final tow before sealcoat. It was removed by owner, was not towed.
9. Escrow demand for unit #136 completed, pending closing end of July.
10. Owner reported heat and slightly discolored tile in bathroom. Sent out Plumbing and Drain Company, no visible leaks, Leak Detection performed, found water running under concrete exposed  $\frac{3}{4}$  soft copper water line under slab and turned up wall, removed and replaced. No leaks found after repair.
11. Cantilevered beam work to be started first full week of August, owners to be notified.
12. Owner received compliance letter regarding violations in the common area. Owner responded. Board to review and decide response.
13. Owner in building #4 received compliance letter about the motorcycle that was parked in front of his vehicle. Owner had motorcycle stolen after it was in a space by itself. Owner has requested that when he is able to get his motorcycle back to park like he was for obvious worries of theft. The motorcycle is only on site during the nice weather.
14. Compliance letters sent for inoperable vehicles and flat tires. Vehicles were removed from the property
15. Jim has filed a trespass order with the Federal Way Police Department on behalf of Lakeside Village, this is valid for 3 years.
16. Seal coat and striping project is almost complete, working on the punch list items now. Overall, the residents did well making sure vehicles were moved. A few residents decided to drive through the sealcoat before 48 hours.
17. Bids for storage door interior work have been received.
18. Bid from The Wood Shed for the removal of the pine tree has been sent in. \$500 for removal and \$100 for the stump to be ground.
19. Pool pump needed dew Multi-Port Valve, approved work and repair completed
20. Misc WO sent to NWHI, ceiling repair in #234 from minor water damage, reattach 2x6 at space #49, install signs at the entrance on new post.
21. Owner in building #5 has requested tree along dining room window be trimmed back, Board to discuss and decide.
22. Two places of the 312<sup>th</sup> fence were kicked out, Jim was able to repair.
23. Landscapers have begun trimming around the complex, THIS is NOT a single day project. Have patience!
24. Certificate of Insurance ordered for owner of #526
25. Deck work on two units will start tomorrow, materials were picked up yesterday and first coat of primer and paint and measurements have been completed.
26. New owner of #213 received new fob and cabana key, old owner never signed for keys, no charge.

27. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).

28. Cabana is open for reservations. Please email Linsey for more details.

29. 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: \$ 7,911.59**

**At Attorney: \$ 0.00**

**Total: \$ 7,911.59**