

Lakeside Village
Manager's Report
January 23, 2024

1. Delinquency letters mailed to owners, reminder dues are due by the 15th, items are date stamped.
2. File compilation for Audit being prepared and sent to the CPA.
3. Owner reported gutter was overflowing between building 4 & 5, the cleaning of the gutters/downspouts/roofs is not completed however the vendor was going to check it out.
4. Annual Meeting notice (February 6th) was mailed to owners addresses on file.
5. Move in fee paid by unit #433.
6. Installation of larger DirecTV boxes has been ordered. Installation date is coming soon.
7. The next round of storage doors is complete, one more to be done along with minor deck repairs to unit #133
8. Approval of the removal of the broken masonry pillar, work scheduled for TBD.
9. Cabana reservation received for February 18th, 2024.
10. Cabana was reserved for January 1st, 2024, December 17th, December 24th, deposit checks returned.
11. Returned mail from unit #132.
12. The gutter along building 4 carport was hit by the new hire of the landscape company. The owner of the landscape company was out to remove the damaged gutter the next morning. The landscaper will reimburse Lakeside for the cost of the damage.
13. Installation of new gutter along the carport of building #4 has been scheduled for this week.
14. Two of the three building leaking spigots have been repaired, the next one is scheduled for this week.
15. One broken recycle container was ordered to be replaced. No cost.
16. Updated owner/occupant form received from #135, 325, 431, 122, 322, 121, 323, 313, 515, 131, 326, 112, 311, 526, 535, 311,132.
17. New cleaning company bids have been received. Board to decide.
18. Compliance letter sent to #336 for noise compliance.
19. Statement emailed to owner per owner request.
20. PSE mailed notice to offer Time of Use (TOU) for the meters at Lakeside Village, Board to approved. Each meter needs to be set up online
21. Secure Pacific notice of rate increase, less than 5%.
22. Unit #211 was inspected for moisture, nothing leaking from unit above, moisture readings were compiled, drywall of ceiling lid were removed, no leaks from upstairs unit. Owner was informed they needed to install a new exhaust fan, owner responsible for fan replacement.
23. Annual report completed to Secretary of State.
24. Third request for mortgage information was mailed. Public record search was completed, just a few units left that were not able to be determined by public record.
25. Foreclosure procedures proceeding with unit #132.
26. Special assessment invoices were mailed back in December.
27. Bid for removal of the shed in the north corner of the property. Board to decide.
28. The log was removed from the lakeside.
29. Required contact information from #316 has still not been received, unit fined, fine paid.
30. Advise the Board to update Rules and Regulations of the association. Last update was in 2017.
31. Post in front of #411 being replaced tomorrow along with confirmation of the dead line at the entrance from the interior of the broken pillar.
32. The replacement light bulb for carport light about 74/75 will be replaced tomorrow.
33. ANY CHANGES TO THE COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
34. Reminder: Owners who abuse the dumpster will be billed back for the haul away per the Rules and Regulations.
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Please remember the 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: \$ 3,674.48
At Attorney: \$ 7,560.00
Total: \$ 11,234.48