

Lakeside Village  
Manager's Report  
March 22, 2022

1. Delinquency letters were mailed out. Late fees were applied. Statements were also mailed to owners with small balances. Two units sent to Attorney for collection action.
2. American Leak Detection, running toilet in women restroom and there is a leak between the spa wall and the maintenance room wall.
3. Bid request sent for spa jet return line repair 3/29/2022 11-1
4. Maintenance room was vandalized. Did not gain access to building. New lockbox installed; door trim reinstalled. Will need to cut and install new padlock for the chained gate for pool.
5. Owner from building 2 scheduled for ceiling repair from past water damage.
6. Woodpecker has returned, work order for removal of bird nest in Building #3 and hang up the deterrent piñata on building #2.
7. Updated Reserve study is back. <https://clients.reservestudy.com/>
8. Invitation to Reserve Study basics webinar, any feedback?
9. Pool and Spa conference in April, focuses on water chemistry. Anyone attending?
10. Gutters/roof/downspouts have been cleaned, only two minor inconveniences reported.
11. Truck attempted break in, messed with ignition, report and pictures given to the owner. They couldn't steal the truck due to dead battery.
12. Board did walk around to add more plants/shrubs to the property.
13. Couple of units will be listed for sale in a week or so.
14. Many homeowners were confused with the Annual minute email. To clarify emailed out was the 2021 minutes, not the 2022. Minutes are approved at the future meeting.
15. Water leak in 134-124. Owner of 134 was on top of the repairs, handled by Jim.
16. North fence next to building #1 has been cut again. Three areas have been damaged.
17. Returned check to owner for signature.
18. Returned mail from owner, reissued invoice for special assessment payment to management company.
19. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
20. Cabana is open for reservations. Please email Linsey for more details.
21. 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: \$ 2055.80**  
**At Attorney: \$ 3142.98**  
**Total: \$ 5198.78**