

Lakeside Village  
Manager's Report  
May 31<sup>st</sup>, 2022

1. Delinquency letters mailed out. **Remember payments are due by the 15<sup>th</sup> of the month!**
2. Second quarter invoice for Special Assessment will be mailed tomorrow 6/1/2022.
3. Lakehaven posted notice that there is a leak at the cabana.
4. Compliance notices mailed regarding noise after hours to unit in building #5
5. Fine assessed to unit in building #5 for violation of quiet hours.
6. Move in fee and information request mailed to unit #535
7. Owner turned over to attorney for collection on past due account
8. Continued research for a new pool service company.
9. Resale Certificate ordered and mailed to owner in building #3
10. Renewal of insurance, a bit higher than last year.
11. Water damage repair in building #2 from a previous leak.
12. WO sent for repairs in building #5 from water leak in #532
13. Welcome packet, letter sent to #136
14. Proposal received for new carpet and new vinyl in bathrooms of cabana
15. Landscapers installed new plants around the complex, variations were made from the site map.
16. Leak was verified at Cabana in the mainline, under the wall of the cabana. Working on solutions.
17. Owner submitted reimbursement for windows seals, reimbursement denied, the association is NOT responsible for seals, owners are welcome to replace at their cost per CC&R's
18. More storage doors to be replaced, and vendor will require site a visit. Will schedule for next week's time frame.
19. Owner reported cherry tree growing through patio, will add to site visit
20. Owner reported two cracked concrete steps. Will verify integrity on my next site visit. Concrete repairs are not slated until later per the Reserve Study.
21. No trespassing signs have been approved; fingers crossed for pick up mid next week. Will have NWHI install per Board direction.
22. Owner reported a mess of wiring from Comcast and DirecTV, will investigate for better options.
23. Oversized items removed from dumpster areas. PLEASE remember the dumpsters are for HOUSEHOLD garbage ONLY! NO FURNITURE, NO TV'S, NO BED FRAMES, ETC! all of these haul aways cost the association money which could result in increase of dues!
24. Bid received for miscellaneous asphalt work around complex.
25. Another vendor to provide bid on spa repair from site visit last week.
26. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
27. Cabana is open for reservations. Please email Linsey for more details.
28. 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: \$ 617.52**

**At Attorney: \$ 4,963.53**

**Total: \$ 5,581.05**