

Lakeside Village  
Manager's Report  
November 24, 2025

1. Delinquency notices were mailed out.
2. Resale Certificate ordered for unit in Building #2
3. Escrow demand completed for unit in building #2
4. Annual meeting ballots and/or proxies have been received.
5. Proof of insurance for owner in building #2
6. Annual meeting notices were mailed on 11-12-2025. Annual meeting is December 2<sup>nd</sup>, 2025 at 7:30pm. If you are unable to attend, please send in your proxy and ballot.
7. Bids were received for sealcoating, parking stall, concrete grinding, and hazard marking
8. Annual report filed with Secretary of State
9. 2026-Reserve Study update, if you would like a copy please email Linsey for an emailed PDF copy.
10. Notice for chimney cleaning and inspection scheduled for December 13<sup>th</sup>, notices will be posted closer to date.
11. One single light bulb out in the carport of building 1 has been replaced.
12. Final inspection sign off for spa is to be completed this week.
13. Noise complaints from unit in building #5, suggestion to consult the attorney as numerous attempts have not been successful due to phone being disconnected and failure to answer the door.
14. Maintenance room lock was compromised, and has now been repaired
15. Owner in building 1 reported lights not working in carport or stairwell, work order issued to the electrician
16. Owner in building 3 emailed asking about replacement of windows. It was explained the window glass and seals are owner responsibility, however frames cannot be replaced by owners per the declaration as the frames are the association.
17. Owner in building 5 sent images of damaged tree and flowers from painting. Board to discuss.
18. Association wide email sent as a reminder about package deliveries as there has been reports of packaging around the complex and a report of a non resident going through the dumpsters.
19. Damage to the entry sign, sign company owner has retired. Spoke with Ron about repair, this will be a challenge on to how the sign was installed 10+ years ago. The steel post has become separated from the sign itself, bolts, screw all pulled away. Very odd situation.

**RULE REMINDERS:**

- **Unregistered vehicles can be towed off the premises. Please make sure all vehicles are registered with the association and MUST have current tabs.**
- Window coverings must appear white or off-white when viewed from the exterior of the building. All window coverings, including blinds, must be in good repair and free from visible stains. No sheets, foil, blankets, posters, lettering or signs may be used.
- 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).
- Owners who abuse the dumpster will be billed back for the haul away per the Rules and Regulations.
- Please remember the Emergency line is for Emergencies ONLY. Parking complaints are NOT property damaging emergencies. Fire and floods are emergencies. Calls that are not property damaging emergencies will be returned the next business day.

**Delinquencies as of today:**  
**Under 90 Days: \$ 8,066.48**  
**At Attorney: \$ 4,414.66**  
**Total: \$ 12,481.14**