

Lakeside Village
Manager's Report
April 22, 2025

1. Delinquency notices were mailed out.
2. More owners have submitted their insurance coverages.
3. Sent Master policy certificate to owners insurance carrier.
4. Completed escrow demand & condominium questionnaire for #536.
5. Emailed another copy of special assessment invoice to a couple of owners.
6. Received updated owner information form #214
7. Received bids for the repair of the entrance wall. The camera did capture who hit it.
8. Compliance notice sent to owner in building #5 regarding excessive noise.
9. New owner in #522 submitted owner occupant form.
10. Compliance notice sent to new owner in building #5 regarding carpet pad in the common area.
11. Cabana reservation received for 7/12/2025.
12. Received returned mail from owner in building #1.
13. Replaced the master water shut off in the stack of #211
14. City of Federal Way completed their unannounced storm & surface water drainage inspection. Lakeside Village did pass.
15. #132 #133 dryer vent damages are almost completed, just waiting for #132 to be home again to finish interior work. Loss is under deductible, as it is treated as a 10K water loss.
16. Updated owner occupant form from #134.
17. Received payment for replacement fob for unit #411, mailed cabana fob.
18. Sent owner their statement for refi.
19. More contamination in recycle bins.
20. Neighbor reported a bathroom fan 24 hours a day, emailed owner, it is not the fan, it is a dehumidifier in a vacant unit.
21. Siding stains reported in building 5 stairwell, Andrea to check it out, seems similar to last time there was a failed toilet flange in unit. The person who reported the staining said there was a plumber in the unit after reporting.
22. Owners received notice of rezoning. Lakeside doesn't seem to be affected.
23. Ordered another building perimeter spray for ants.
24. Plumbing repair completed in #411, owner responsibility.
25. Put owner in contact with DirecTV for returning equipment.

RULE REMINDERS:

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.

Residents shall ensure proper disposal of pet excrement. Dog owners must pick up after their dogs. Cat owners must ensure that litter is appropriately bagged and disposed of. Residents are expected to clean up after their pets. Fines will be immediately assessed upon any homeowner who is observed not cleaning up after his/her animal.

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: \$ 10,744.56
At Attorney: \$ 0.00
Total: \$ 10,744.56