

Lakeside Village
Manager's Report
May 27, 2025

1. Delinquency notices were mailed out.
2. 2025 Mid Year budget ratification meeting, held on May 21st, 2025. Mid year budget ratified.
3. Work order sent for exterior staining on building #5 at the time of the plumber nothing was leaking and the staining had been cleaned up, decision by president to see if staining reappears as nothing appears to be active.
4. Secure Pacific installed new batteries in the fire alarm boxes.
5. Building #1 meter repaired with curb stop installed.
6. Request sent to Lakehaven for adjustment to bill for leak.
7. Owners insurance companies have sent in proof of insurance.
8. More owners have submitted their insurance coverages.
9. 2nd Quarter special assessment invoices mailed out.
10. Updated owner form for unit #232 received effective June 1, 2025.
11. Met with structural engineer regarding the decommissioning of the spa. Sent findings over to City of Federal Way. The City has requested a permit. Received quote for the concrete for the filling in of the spa per the engineering report.
12. Permit Electronic Document link requested, all information for the permit must be submitted online.
13. #211 vanity has been put back, drywall complete, primed and ready for paint. Authorized for access panel to be installed for future shut-off needs. Owner and contractor to coordinate painting.
14. Secretary of State corporate renewal amended.
15. Board members to update Reserve Account signatures at BECU.
16. Andrea and Linsey will be meeting with Ki on Thursday to discuss the condition of building 4&5 in order to have a third painting bid. He has concerns of the siding condition.
17. Owner in building 5 has reported loud noises multiple times. Sent warning letter to unit above, the unit above is hearing the same sounds, they are not the unit causing the noise.
18. Small leak in building #1, leak is coming from failed grout in master shower, not a failed shower drain owner billed back for plumbing bill.
19. Next round of storage doors should start soon. 9 doors are on the list.

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.

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: \$ 5,187.02
At Attorney: \$ 0.00
Total: \$ 5,187.02