

Lakeside Village
Manager's Report
June 24, 2025

1. Delinquency notices were mailed out.
2. Reminder special assessment is due no later than June 30th, 2025.
3. WO issued for the downspout repair on the corner of building #2, estimator was out and work is scheduled for next week.
4. City of Federal Way permit has been paid for, waiting for permit approval to move forward with spa decommissioning.
5. CAU master policy was renewed, premium came in lower than budget.
6. Batteries in alarm boxes have been replaced.
7. Leak adjustment request was made to Lakehaven for the main valve box leak at Building 1, adjustment amount was \$76 therefore was not granted.
8. Owner in building 1 was billed back for plumbing bill, leak is owners' responsibility.
9. Received owners insurance certificates, multiple
10. All Building #5 owners were sent an investigation of noise disturbance, no owner confessed, still reports of noise from one owner.
11. Owner in building #5 has concerns of tree that is becoming up rooted and falling into the lake fence.
12. Pool permit has been received, needs to be signed and posted in the cabana over the old permit.
13. Owner in building #1 has concerns of the acorn tree dropping acorns on the walkway, would like to see one of the major branches hanging over the sidewalk cut back.
14. Mattress removed from dumpster 2
15. Repaired entry wall was to be painted today.

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: \$ 5896.93
At Attorney: \$ 0.00
Total: \$ 5896.93