

Lakeside Village
Manager's Report
July 22, 2025

1. Delinquency notices were mailed out.
2. Coupon books were ordered for August through the end of the year
3. July invoices were sent out to all owners regardless of if they had made a payment. This was done for their records. Many owners had to pay the difference in dues.
4. Emailed a couple owners statements to show where credits had been applied due to the change of dues
5. CAU will be performing an insurance inspection. Usually, a board member unit is inspected. This should happen within the next month.
6. Earthquake insurance premium was transferred from the reserve account, insurance coverage came in cheaper than last policy term. Policy cost is \$31,457.25
7. Garbage was dumped in front of building #5 dumpster, unknown if it was placed in the dumpster for pick up by WM. **Please remember items must be placed INSIDE the dumpster not just in the surround.**
8. Received an email from owner in building #4 about a gathering at the pool and loud music, please be mindful of other residents when using the pool even outside of quiet hours as a courtesy.
9. Letters were sent to owners who had paid the special assessment in full for authorization to apply as credit to the account. Many owners did authorize the credit on the account.
10. Painting project of building 4 is almost complete. They will be painting the doors tomorrow, notices were posted tonight to leave screen/security doors unlocked. They will begin knocking on doors at 8am. IF the door can not be opened it will only be painted where visible. Will take about 3 hours to dry.
11. Met with Ki numerous times for the rotted siding that was replaced and building progress.
12. Met with Field Roof Service regarding the fascia and roof line. Discussion with the board is needed on how to proceed.
13. Building #5 is starting next week for prep and painting. Notices posted tonight.
14. City of Federal Way has approved the permit for the decommissioning of the spa. Will coordinate for the project to begin amongst the pool company for the removal of spa equipment and the filling of the spa.
15. Compliance walk around was completed with the President, owner not in compliance were sent a notice. Thank you to those owners who have already complied. Board will need to do a follow-up as the deadlines have now passed.

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: \$ 14,673.80
At Attorney: \$ 0.00
Total: \$ 14,673.80