

Lakeside Village
Manager's Report
August 26, 2025

1. Delinquency notices were mailed out.
2. A few more owner occupancy forms have been returned. It is **extremely** important to get the requested forms returned to the association.
3. WO issued for repair to ceiling of #312, there was a leak from #322 over the weekend, that unit PM has scheduled the plumber.
4. Owner Insurance contacted for more information regarding the entrance wall.
5. Owner submitted new license plate number for records
6. City of Federal Way has issued the spa permit, however changes need to be made. Coordination of all three vendors will happen once the permit has been updated.
7. Owner insurance sent in notice of coverages
8. ALD was dispatched for leak on lower unit coming from underneath the flooring. Leak was determined to be from owner fridge valve failure.
9. WO sent for replacement of light bulbs in 111/112 and 223 stairwells
10. Ordered master insurance certificate for owner in building #5
11. Received copy of HO policy from numerous owners.
12. Only three residents not in compliance. Second letter and fines will be issued.
13. Emailed owner ledger to show balance.
14. Letter sent to another owner in building 5 regarding noise outside of quiet hours.
15. Letter sent to owner regarding dog being off leash in building #5
16. WO sent to plumber for leak in the ceiling of 414, plumbers determined it was a non active leak.
17. Notice of reinstatement of HO insurance received for owner in building #1
18. Emailed statement to owner in building 4 after they received a late notice.
19. CAU insurance inspection was completed August 4th
20. Cabana reservation deposit was returned to owner.
21. Public Health did their inspection. No red violations, pool needs a new skimmer and a CPR mask in the first aid kit.
22. Letter was sent to owner for retroactive common area alteration.
23. Building 4&5 are completed, thank you to all the owners for their patience.
24. Owner in building #1 questioned pest control services. Email was sent to pest control they will be out early next week to treat her area.

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: \$ 8,447.16

At Attorney: \$ 0.00

Total: \$ 8,447.16