

Lakeside Village  
Manager's Report  
October 27<sup>th</sup>, 2020

1. Compliance notice mailed to owner in building #5 regarding common area planting
2. Another owner sent in their email address.
3. Homeowner brought up some concerns with the rain lately and the tree trimming and removal away from buildings have clogged gutters.
4. A few homeowners were reminded that weatherstripping/screens/etc are homeowner responsibility.
5. Homeowner sent an email with a complaint with the cleaning person. The cleaning person was onsite before the trees were trimmed/removed but she was sent a reminder email.
6. Comcast vs DirecTV issues with unit #133, Jim has made many calls and installed a duplexer that resolves the issue.
7. Unit #131 has notified management of renovations that started last week, they were reminded to remove all construction debris from the property and not use the association dumpsters.
8. Owner reported new car to register, advised her the registration of her new car will happen when she gets plates
9. Multiple insurance certificates were ordered.
10. Sent #411 an email to mgmt. company to remove the appliances from the patio. Also contacted the new owner in building 5 with the same complaint.
11. Minor roof leak in #234, still needs minor drywall repair in small areas
12. Leak from #136-#116, plumber dispatched, water restoration dispatched, all dry in less than 5 days. Working on which units have minor drywall repairs. This stack of unit owners were extremely efficient with getting the water off and throughout the process.
13. Minor leak from upstairs bathtub in #133, owner and management company handled. Waiting to confirm if there is any drywall damage that needs to be addressed.
14. A vague but threatening note was posted to the mailboxes at building #3. 2-
15. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
16. Unauthorized cabana use reported. Cabana still remains LOCKED due to COVID-19.
17. Updated Reserve Study is completed. <https://www.reserves.guru/api/file/get/1032190>
18. Please remember Emergency line is for Emergencies ONLY. Parking complaints are NOT property damaging emergencies. Fire and flood are emergencies. Calls that are not property damaging emergencies will be returned the next business day.

**Delinquencies as of today:**

**Under 90 Days: \$ 7888.40**

**At Attorney: \$0.00**

**Total: \$ 7888.40**