

Lakeside Village
Manager's Report
October 25, 2022

1. Delinquency letters mailed out. **Remember payments are due by the 15th of the month!**
2. One owner out of collections, requested occupant information twice.
3. Board has made progress on minor updates in the cabana, hauled away old furniture, replaced with nice, donated furniture.
4. Tree removed from building 1, large limb damaged and the tree was planted too close to the building.
5. Met with another foundation company, they noted the condition of the foundations of the buildings are good and gave things to look for.
6. Foundation vendor is also to provide an option for the redesigning the sidewalk at building 3 as they are not able to "lift" the current pads as the tree roots will also get lifted.
7. Two units currently listed on the market for sale.
8. Resale certificate has been ordered in advance for #135.
9. Cabana deck has been resurfaced since the weather held up much longer than anticipated.
10. Two separate gas tanks were drilled, both owners filed police reports.
11. Building sprayed for bees, should be the last spray of the season.
12. Owner in building 5 reported water leak, however after further discussion and investigation it was not a leak and more of the sound of residual water in the drain pipe. No unit damage.
13. Jim replaced one fence board along 312th.
14. Owner from building 4 dumped furniture in the dumpster surround, pictures from camera. Once bill is received from the removal company it will be billed back to the owners account.
15. New fob delivered and signed for at #316.
16. New tenant to move in #315 next week.
17. Board has received the first draft copy of the restated declaration and bi-laws for review/changes/clarification.
18. Bid received to clean all gutters and downspouts, FALL has arrived.
19. Owner in building #4 reported DirecTV issues after a technician was out yesterday afternoon. Directv is making an appointment for service.
20. Oversized items removed from dumpster areas. PLEASE remember the dumpsters are for HOUSEHOLD garbage ONLY! NO FURNITURE, NO TV'S, NO BED FRAMES, ETC! all of these haul aways cost the association money which could result in increase of dues! Reminder: Owners who abuse the dumpster will be billed back for the haul away per the Rules and Regulations.
21. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
22. Cabana is open for reservations. Please email Linsey for more details.
23. 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: \$ 1801.54

At Attorney: \$ 1072.89

Total: \$ 2,874.43