

Lakeside Village
Manager's Report
February 28, 2023

1. Delinquency letters mailed out. **Remember payments are due by the 15th of the month!**
2. Entrance Wall rebuild is complete, now waiting for weather for stucco to be applied then painting.
3. Fence along 312th was hit, replacement of sections to be completed Friday 3/3/2023
4. Homeowner replaced two lightbulbs, will submit receipt for reimbursement.
5. Resale Certificate inquiry for unit in building #5.
6. DeLuca/Levine inquired about entrance sign/wall as they were hired to subrogate against the at fault driver.
7. Escrow demand requested for unit #211
8. Work order sent for replacement of light bulb at #311 and the landing of #413.
9. Unit #523 closed.
10. Trash dumped near building #2, owner picked up, addresses on mail is from off site.
11. Owner reported horrible smell in stairwell, emailed Cindy for ideas and cleaning options. Board to discuss.
12. Email about recycling event to all homeowners on file, one response. Anyone go?
13. Coupon books were ordered and have been received, if you didn't receive yours send an email to Linsey.
14. Reserve Study to be updated next month for 2024.
15. 14 bags of ice melt were delivered mid month in the maintenance room.
16. 13 buckets of ice melt were delivered tonight along with scoops.
17. Gutter on deck of #122, is coming off. The decks were NOT designed to have gutters attached to them. Gutter company requests a contractor to remove the old gutter and build framing for a gutter then he would install a gutter.
18. 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.
19. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
20. Cabana is open for reservations. Please email Linsey for more details.
21. 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: \$ 1,616.63

At Attorney: \$ 890.80

Total: \$ 2,507.43