

Lakeside Village  
Manager's Report  
June 27, 2023

1. Delinquency letters mailed out. **Remember payments are due by the 15<sup>th</sup> of the month!**
2. Pool heater temp fix until new part gets here, control board replaced today.
3. The maintenance room lock was broken into, items stolen, police report filed.
4. Work order sent to replace locks, and lockbox
5. Condo cert completed for unit #336, pending close
6. WM has been out to evaluate the damage to the curb, waiting to hear from WM insurance.
7. Escrow demand completed for unit #336
8. Water running heard in wall of building #1, after plumber was out determined running toilet in lowest unit.
9. Quarterly special assessment invoices mailed
10. Compliance letter sent to owner in building #4 regarding storage in stairwell,.
11. Compliance letter sent to owner in building #2 regarding commercial vehicle.
12. Owner returned mortgage information form
13. Remove and replace the light post between building #4 & #5.
14. Continued bathroom remodel in Building #4, all three units are very accommodating.
15. Lights replaced at the entrance island
16. Owner reported there are some letters on the memorial plaque at the base of the flag pole. Board to discuss
17. Owner reported the "lip" where the concrete and asphalt meet. Board to discuss
18. Stenciling per Fire Marshall requirement is scheduled for about 2 weeks out. At this time all the yellow curb will be done as well.
19. Entrance wall was pressure washed and painted along with a few misc posts and the fence section.
20. Board was sent a map of the pruning to be done.
21. Owner in building 5 and another resident chased of two fisherman from the property, they left walking around the far end of building #1
22. Owner in building #3 reported bees, treated and haven't returned.
23. A section of fence needs to be straighten back out, it has been smashed down.
24. Issued inspection requests to contractors regarding deck conditions. Contractors will access from ladders, will give a date for owners to be aware of access.
25. Owner in building #4 requested DirecTV contact to set up service.
26. Bulbs were changed on the landing of 311 & 312, and the entrance bulb
27. Cabana reservation check returned to owner from last reservation.
28. Second round of chimney inspection and repair work scheduled for August 5<sup>th</sup>, if you unit receives notice you MUST allow access.
29. Oversized items removed from dumpster areas. PLEASE remember the dumpsters are for BAGGED HOUSEHOLD garbage ONLY! NO FURNITURE, NO TV'S, NO BED FRAMES, ETC! all of these haul away cost the association money which could result in an increase of dues! Reminder: Owners who abuse the dumpster will be billed back for the haul away per the Rules and Regulations.
30. 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).
31. Cabana is open for reservations. Please email Linsey for more details.
32. Please remember the 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: \$ 427.00**

**At Attorney: \$ 4,404.25**

**Total: \$ 4,831.25**