

June 2023

THE LAKES NEWS

“Far up in the deep blue sky, Great white clouds are floating by; All the world is dressed in green; Many happy birds are seen, Roses bright and sunshine clear Show that lovely June is here.” — F. G. Sanders



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Financial Report—Larry

Cash on hand of \$182k against accounts payable and prepaid member fees of \$82k. Leaves a balance of \$100k. This amount should be more than adequate to cover summer expenses and projects.

Revenue/Member Fees are tracking to budget with 2 co-owners edging towards step 1 for past due notification.

Operating Expenses: Annual lawn chemicals and fertilizer at \$12k occurred along with \$5k worth of spring clean up expenses. \$4k was spent on sprinkler start up and repair. \$4k was spent on structural repair where brick veneers were separating from the building structure. \$4k in legal consulting was spent in resolving a co-owner dispute. All other expenses were within expected ranges.

Reserve spending of \$42k brings YTD expenditures of \$74k for window installation, with \$119k of windows installed but not yet billed.

There remains approx. \$70k in window replacements that have been approved but not yet installed leaving an uncommitted balance of \$65k for 2023.

April 2023 Windows \$\$ to Spend

2022 Carryover	(20,647)
Reclass Mailbox Reserve	43,360
Unused 2022 Operating Funds	86,000
Transferred to Reserve	
2023 Reserve Budget	<u>220,753</u>
Allocation	329,466
2023 \$\$ Spent thru 4/30/2023	(134,568)
\$\$ Committed thru 4/30/2023	(70,637)
\$\$ Installed not yet paid	<u>(59,165)</u>
	65,096

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Landscape Update—Barbara

Spring is here and summer is approaching soon. We had beautiful flowering trees to enjoy spring as we walked around. I enjoy seeing flower pots on our decks and entrances with lovely blooms. Also, if you want to plant some annuals, please remember they must not interfere with the mowing. If you're in doubt please ask. I also see weeds among the stones at our condo's feel free to pull them out.

Our landscape committee will be walking around and seeing what larger areas around our condos could use some help. If you are interested in a large project, let us know maybe we can do this together.

Property Manager—Sheila

The new sponsor for the Woodbridge Hills Garage Sale mistakenly mailed out information to the condominium communities. Please know, garage sales are not allowed in the Lakes community. The garage sale takes place in the single-family areas only.

Spring shrub trimming will begin on Monday, June 5 and will be completed by Friday, June 16, 2023. Roots will trim each area then return to clean up the debris before moving on.

Decks-With all decks now having three coats of stain, the Association will not be requiring decks to be washed and stained this year. If you wish to re-stain, be sure to use Sherwin Williams Superdeck Semi-transparent in Cider Mill SW3512. Please know, if during the spring inspection there are areas of the deck that need to be touched up, a letter will be mailed.

Update—Aimee

Mailboxes— In June we will be looking at a few additional options to resolve our mailbox theft issue and will keep you posted. Purchasing the lesser expensive mailbox and having new mailbox posts built did not reap the cost savings over the original cluster mailbox suggestion that we had hoped for. We will continue to work on this.

Windows—We have received back quotes from 2 companies for windows. One company that originally said they would quote decided not to quote, they did not have the capacity. We have interviewed 1 company and will be talking with the 2nd company in June. We are still moving through this process and will keep you updated.

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Update Continued—Aimee

Grounds Maintenance & Snow Plowing—We have received back 3 quotes. We had 2 companies that said they would quote and then decided they did not have the capacity. We have interviewed 1 company and will continue to go through this process in June.

Local Construction Projects:

Shaver Road—from Oakland Drive to Vanderbilt Ave will be getting resurfaced in June

Portage Road, East Centre Avenue to Romence Road Parkway is getting resurfaced from June to October

South Westnedge Ave, Melody Avenue to Centre Avenue, will be getting resurfaced from July to October

Summer Concert Series:

Thursday, June 8 at 7 pm. Overlander Bandshell (7810 Shaver Road), FREE Concert

Motortown will be performing all of the greatest hits from the likes of the Four Tops, The Temptations, Marvin Gaye and Stevie Wonder.

Food Truck Rallies From 5:00 pm to 7:30 pm

Water Street, (Downtown Kalamazoo) —June 6th and August 1st

The Mill (Vicksburg) - June 13th, July 11th and August 8th

Fannie Pell Park (Plainwell) - June 20th, July 18th, August 15th

Warner Vineyards (Paw Paw) - June 27th, July 25th and August 22nd



If summer had one defining scent, it'd definitely be the smell of barbecue.