June 2026

THE LAKES NEWS

"June is the time for dreams to take flight and soar into reality." - Emma Racine de Fleur

Financial Report—Anita

OPERATIONS: The largest operating expense in April was for spring clean-up paid to S&T, followed by payments to other contractors. Total Actual expenses were $21,289 for April, YTD $82,546.

RESERVE: We have $60,255 of approved A windows on the list as of 4/30/2026, for which $6,436 has been paid as a downpayment, leaving a balance to pay Blackberry of $53,819.

We have spent $75,826 in 2026 for windows leaving a budget balance of $164,174 to spend. We should target spending about $20,500 per month for the remaining 8 months to hit budget. With any savings from other planned projects, funds can be shifted if the need is much greater for the windows than what we budgeted for in 2026.

INCOME STMT: as presented by BH shows all revenues and expenses for the month and YTD, but excludes any budgets for the Reserve related accounts. From operations we have a positive variance to budget through April of $31,700, this is largely due to savings in virtually every area of the budget this month. This month's variance alone was $36,671, less than the budgeted $57,960 for expenses.

On the flip side, for the Reserve account we have a YTD negative (overspent) variance of $40,455, driven by the large window install payments made in March.

The combined variance YTD is that we have overspent the budget by $8,755.

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Landscape Update—Barbara

Hi Neighbors,

June is busting out all over. We have started our 2026 landscaping projects with Mulder's Nursery beginning with spring trimming.

The Lakes were built around the 1980's, our landscaping has gotten overgrown and dated. We are doing our best to keep everything up. If you can, when you see stones out of the landscape beds, please put them back.

We do encourage all of our owners to make landscaping improvements. If you would like, please present a plan to the condo board through Lindsay and we will be happy to take a look at them.

If you have questions please contact Lindsay, lindsayflynn@bhhsmi.com. Lindsay sends them to me and our committee will work on them.

We will do our best, working within our budget to keep everything beautiful!

Property Manager—Lindsay

Recycling Bins

If you would like to cancel your recycling service or request a smaller bin, please contact Waste Management directly at (877) 814-2328.

As a reminder, the Board has agreed to provide a grace period until June 1, 2026 to allow residents time to make these adjustments. After June 1, all recycling bins must be stored inside garages. We will issue violation notices for non-compliance after that date.

Reminders Regarding Contractors Working On-Site

As a reminder, if you hire a contractor to perform work on your unit, they may not post any signage on the common grounds. No signage of any kind is allowed.

Additionally, contractors may not dispose of materials, packaging, or construction debris in the community dumpsters. All such items must be removed from the property and disposed of off-site.

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General Update—Aimee and Rick

SIGN POSTS—We are replacing all sign posts in the community. The new sign posts will be black in color and made out of a composite material. This will reduce the reoccurring maintenance costs. We will also be replacing all of the signs. Many of our signs are very old and faded. You should see the Sign Post project completed by the end of June.

LIGHT POSTS—We will be replacing all of the Street Light Posts in our community. The new light posts will be a black powder coated metal. We will be reusing the lights, just replacing the posts. We believe this will give us a nice updated appearance and eliminate our current issue of the posts breaking and falling to the ground. We expect this project to be completed by the end of July.

DRAINAGE ISSUE—We have a drainage issue near 3470 Woodbridge Lane. The water is pooling in between two homes. We have replaced the underground drainage pipe that leads back to the golf course. This area should drain properly now. We are also having an issue at this same location with water pooling in the road. We are removing approximately 8” of soil on this corner and replacing it with stones. This will allow the water to run off of the road and drain properly through the stone bed.

LAKE LEVELING SYSTEM—This Spring we were having issues with the Lake Leveling System running property. This past winter was harder than normal and caused a few issues on the system. This repair has been completed and we are monitoring the lake levels to make sure everything is running properly.

FOUNTAINS, DUSK TO DAWN—We have installed new dusk to dawn sensors on all of our fountains. The new system will eliminate the old timers that are high maintenance and very old. Also in poor working condition. The new Dusk to Dawn sensors will allow the fountains to start running when the sun comes up and stop when the sun goes down.

ROCK WALL—We are adding 100 feet of rock wall to Lake #2, behind Building 25. We need to address an erosion problem on this lake. We will be placing a 100 foot rock wall to start and will watch the rest of the lake to see if this problem continues.

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General Update—Aimee and Rick

HOME INSURANCE— The Board is suggesting to each owner that you check with your home insurance company to see if you have any ASSESSMENT COVERAGE. Some home owner policies have a small amount of coverage and some have none. We have found that if you do not have sufficient coverage you can add it to your policy at a very low additional cost. So far we have found that most policies it is only an annual increase of $5-$10. We are suggesting this to all owners simply so that each owner can be protected in the event there was to be an assessment placed on your home at some point in the future. We are not planning any assessments, we are not forecasting that we will have any. We are simply recommending a safeguard for each owner.

The question to ask your insurance company is: If my HOA were to assign an assessment to me, example: If my Association were to apply a $15,000 assessment to replace our roofs. Do I have insurance coverage for something like this?

When I asked my insurance company this question, I found out I only had $2500 coverage on my current policy. I was able to increase that to $25,000 of coverage for only $7 per year. I am sure that each insurance company is different this is just my experience.

June is the pearl of summer, shining with warmth and joy."
L.M. Montgomery