

February 2026

THE LAKES NEWS

"Love doesn't make the world go round. Love is what makes the ride worthwhile." —**Franklin P Jones**



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Financial Report—Larry and Anita

Ending 12/31/2025—Cash on hand of \$62k against prepaid fees of \$15k leaving a balance of \$47k to start 2026.

Member Fees of \$893k met 2025 budgeted expectations with no co-owners in the collection process.

Operating Expenses: Lawn, Flower and Shrub Maint of \$112 was \$2k over budget. Tree trimming of \$9700 was \$5300 under budget. Maint supplies, Lawn and Lake Chemicals of \$11359 were \$7441 under budget. Spring and Fall Cleanup of \$19903 was \$2908 under budget. Sprinkler, Aerator and Well Repair of \$13560 was \$22,295

under budget. Contractors, Services and Building Repairs of \$77773 was \$24874 under budget. Snow Removal of \$26301 was under budget of \$24840. However we will see additional billing in January for the end of December. Utilities of \$47645 was \$13545 under budget due to irrigation system repairs. Accounting and Consulting and Office Supplies of \$3917 was \$6251 under budget. Insurance expense of \$86737 was over budget \$25737. Management Fee of \$62k was on budget as was transfer to the Reserve Account of \$334800. Other Misc expenses of \$4790 were \$5146 under budget.

Reserve Expenditures: The Reserve Account began the year with a calculated balance of \$663k an additional \$335k was transferred from the Operating Account and \$41k in dividend and initial fees were credited to the account. We also received \$22k grant from the City of Portage for the tornado damage. It should be noted that the Roof Repair that occurred in 2025 was covered by our insurance carrier which allowed us to update areas of the Community that had not been scheduled for repair. Key 2025 reserve expenditures were Window Replacement of \$356k, replacement exterior light fixtures of \$47k, asphalt seal coat and repair \$38k, landscape and plant replacement of \$37k, dumpster area and parking upgrades \$13k, exterior door and chase covers \$11k, street light replacement \$5k, storm damage repair \$19k, other misc expenditures \$5k.

The Year end calculated reserve fund balance of \$615k will be allocated into various sub categories, 2026 funds transfers added and a finalized 2026 reserve expenditure plan developed and distributed.

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Property Manager—Lindsay

Our team at Berkshire Hathaway is excited to be working with the Lakes of Woodbridge community! We look forward to getting to know you all better over the coming months!



If you have not yet returned your **Owner Information and Mortgage Notice Form**, to our office, please do so as soon as possible. If you have returned your forms, you do not need to do anything further. We will attempt to reach those Co-Owners who still need to return their information over the coming weeks.

If you have questions regarding your account or need assistance setting up your Propertyware portal, please contact:

Amber Tyler, Email: kzooleasing@bhhsmi.com, Call: 269-488-0112

Lindsay Flynn, Email: lindsayflynn@bhhsmi.com, Call: 269-488-0133

Through your Propertyware portal, you can set up automatic payments for your monthly Association fees. You may also mail a check for your monthly Association fees to:

The Lakes of Woodbridge
6312 Stadium Drive
Kalamazoo, MI 49009

If you have a maintenance request or concern, please contact:

Danni Clark, Email: kzooworkorders@bhhsmi.com, Call/Text: 269-488-0137

You can also submit work orders through your Propertyware portal.

MOORS OF PORTAGE

As a reminder, LASR is the management company for the Moors of Portage, and quarterly payments in the amount of \$70 should be made directly to LASR. For questions regarding the Moors of Portage or your quarterly payment, LASR may be contacted at:

Call: (269) 888-1808, Email: office@lasrmanagement.com

Mail: 328 W. Milham Avenue, Portage, MI 49024

<https://www.lasrassociationmanagement.com>

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Snow Plowing—Aimee

WOW— What more can anyone say. They are reporting that since October 1, 2025 until the end of January 2026, we have received 55" in snow fall. Last year for this same time period we had 37". We won't even discuss the cold temps and winds, BRRRRRR!!!!

Just a friendly reminder for all residents and guests to not park in the yards or on the grass. As spring approaches the ground can get soft and wet leaving for muddy ruts in the grass that causes damage to the grass and sprinklers. Also a reminder that S and T will come back in the spring and repair any of the snowplow damage.

General Update —Aimee and Rick

Website—We now have a new look to our website. All of the information is the same (at this point) we will be reviewing the information to make sure it is up-to-date and informative. It is the same domain name <https://thelakesatwoodbridge.com/>

Facebook—We now have a Facebook page. We think this will be a great addition to our Community. This will help everyone to get up-to-date notices, when we are in the middle of a large scale project such as roofing or repaving our roads, we will be able to give updates that will be helpful. I would encourage all of our owners to go in and "LIKE/FOLLOW" our Community Facebook page. <https://www.facebook.com/TheLakesOfWoodbridge>. This page is also open to the owners to be able to post pictures or information. Maybe you are taking a walk and see some beautiful flowers, snap a picture and post it so all of us can enjoy!!!! We are hoping this page will be enjoyed by everyone in our Community, so let's all please keep it clean, friendly, and positive. Any information or pictures that are posted that do not meet these standards will be taken down. If you comment on a post, let's remember the rule" if you don't have anything nice to say, say nothing at all".

New Resident Manual—Lindsay will be developing a New Resident Manual. This manual will be a helpful too to all of our new owners, providing Community information. Some of our new owners have a hard time getting connected with the Rules and Considerations of our Community, we are hoping this will help bridge this gap.

Insurance—As I am sure most of you will remember how at the end of 2025 our insurance took a dramatic increase. ***The previous 2025 cost for insurance was \$63,915 and for 2026 will be \$82,737.*** We are quoting out our insurance and will have updates coming for you hopefully by our annual meeting in April.

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General Update —Aimee and Rick

Recycle Bin

Please remember that **ANY AND ALL cardboard boxes MUST be broken down and put in your RECYCLE CONTAINER. NO CARDBOARD BOXES SHOULD BE PLACED IN THE GARBAGE DUMPSTERS.** If you do not have a Recycle Container, please contact Chris Phillips at Best Way Disposal, email Cphillips@bestwaydisposal.com. The Recycle Containers are paid for by your property taxes, there is no additional fee for you to have and use one.

When our Dumpster are so full that the lids do not close we get charged hundreds of \$\$\$\$\$\$ additional by the garbage company.

Visitor Parking Reminder—Let's all please keep in mind that the piles of snow that are mounting around us can make driveways feel smaller. When you park your vehicle in your driveway please make sure that it is not sticking out in the road or will cause any difficulty for a person driving by. Also, visitor parking areas are to only be used for "GUESTS". They are not to be used by Owners vehicles.

Fun Facts about Valentines Day

- Valentine's Day is the most popular day to get engaged.
- People like to celebrate their pets on Valentines Day.
- The oldest known Valentine was written from prison.
- Alexander Graham Bell, who invented the telephone, applied for a patent on February 14, 1876.
- Valentine's Day was originally a Roman Fertility Festival.
- In the 1300's, it officially became a holiday associated with love.
- The tradition of giving Valentine's Day flowers dates back to the 17th century.
- Nearly 250 million roses are grown each year in preparation for Valentine's Day.
- Americans send over 140 million Valentine's Day cards each year.

How do vampires know if they had a successful Valentine's Day?

If it's love at first bite.