

September 2024

THE LAKES NEWS

“September days have the warmth of summer in their briefer hours, but in their lengthening evenings a prophetic breath of autumn.” Rowland E. Robinson



Financial Report—Larry

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Period ending 7/31/2024—Cash on hand of \$133k against accounts payable and prepaid member fees of \$92k. Leaves a balance of \$41k towards summer expenses. Member Fees of \$76k for the month are tracking to budget with 2 co-owners in the first phases of our standard collection process. It should be noted that these are not the same 2 co-owners that were in arrears last month.

Operating Expenses: Summer grounds expenses continue at expected levels. July sprinkler repair of \$3011 is half the amount spent in June with \$15k having been spent year to date.

Other Contractors of \$8198 represents numerous small repairs, ie leaks, gutters, doorbells and locks with the bulk being spent in the ground drain cleaning project that has been precipitated by the heavy rains we have been experiencing.

Building and Other Maintenance of \$1249 represents standard summer maintenance of dumpster area maint, lake weed and general debris removal. General Unit Repair, ie structural, roof, drywall and garage door of \$4500 are all small projects related to the general ageing of our buildings. Remember our buildings and infra structure is now 30-40 years old. Power washing of \$7500 was completed under close supervision of one of our HOA Board Member to assure that we got the maximum effect for the dollars spent. Utilities are one of the few bright spots with July's water bill of \$7602 being \$6k less than 2023 due to the wet summer we are experiencing. Management Fee and Reserve Transfers are on schedule.

Reserve Account: In addition to the standard reserve transfer we earned \$2k in dividend income. There were no initial fees on resale of units in July. July window installation was \$3540. Numerous inspections have occurred, quotes approved and supplies ordered to the tune of \$91k. We presently have \$83k left to spend. There are \$10k in quotes to the reviewed and approved at the August HOA Board meeting.

July 2024 Windows \$\$ to Spend

2023 Carryover	39,194
2024 Reserve Budget Allocation	<u>200,198</u>
	239,372
2024 \$\$ Spent thru 8/6/2024	(65,387)
JP Builder/Pella Committed	
thru 7/31/2024	(71,093)
Blackberry Committed thru 7/31/24	<u>(20,100)</u>
Remaining \$\$ to Spend	82,792

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Landscape Update—Barbara

Dear Neighbors,

We are entering September, the beginning of fall and cooler weather. Our Landscape Committee has done a fantastic job this summer, building a Butterfly Garden, walking around, helping people spruce up their landscaping. We will be meeting soon to plan for next season.

As the active season is over; bushes will be trimmed and a walk around to mark trees that need trimming or removal. Have a wonderful fall.

Barbara

Property Manager—Sheila

WELCOME—A warm welcome to all our new co-owners. Your Board hopes that you will love living here.

A reminder to all residents that condo living requires compromise and communication and that you give up some individuality for the convenience of living in a condominium community. Please follow the rules of the Master Deed for the safety and security of all 186 residents!! Information for many condo related items can be found on our website at www.thelakesatwoodbridge.com

Please Do Not Feed the Squirrels or Geese!!!

We have had issues with squirrels damaging the property by chewing on the buildings. With the Goose Roundup cancelled the last two years, there is a significant number of geese.

Dumpsters—Please bag all garbage and close the lids to discourage critters. If the dumpster closest to you is full—please take your trash to another.

Please do NOT leave ANY items beside the dumpsters as the garbage company will not pick up items outside of the bins. If items are left outside the dumpster, we must call for another pick up which costs the association more money.

Please recycle the items that can be recycled!

LICENSED AND INSURED CONTRACTORS

Residents are required to have a licensed and insured contractor to do any/all repair items and renovations. This is to ensure that updates are done to code. This is an added layer of protection for you, the co-owner.

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General Update —Aimee

Dryer Vents— We all know in theory that we are supposed to have our Dryer Vents cleaned out. No one wants their home to catch on fire, and we all want our dryers to work efficiently. But I do think that this is a task that many of us forget to have done.

We just moved from Tartan Circle to Woodbridge Lane. The home we purchased on Woodbridge Lane, the dryer vent goes from the dryer, down through the floor, then into a 15 foot pipe and then back up through the floor to vent outside. (I am betting that more homes in our community are also designed this way) I was amazed at this long process that the lint from our clothes would have to travel before exiting out through the wall to the outside. When we took this 15 foot long pipe apart to clean it, it was 3/4 full of lint. It was horrible. We have only lived at this new home for 30 days, so it was obvious to me that the previous owner had never cleaned this out. What a terrible fire hazard!!!

I was checking on prices for having a dryer vent cleaned. Several of the companies here in town are wanting \$150 to do this. I have contacted a General Contractor that has worked in our community to see if he would be interested in this work. He is willing to come and clean out dryer vents. **If he can get 4 or more homes he will give the price of \$50 each.**

If you are interested please contact Sheila and get your name on the list.



COMMUNITY HAPPY HOUR

We will be having a Community Happy Hour on Thursday, September 12th and September 26th from 4-6 pm. Bring your chair, beverage of choice and join us at the cul-de-sac on Moors Point Road. Just an informal get together to meet your neighbor or say "Hi" to a neighbor that you haven't seen recently. We hope that everyone will come out!!!

Fun Facts about September

- September was originally the seventh month of the year.
- September is the only month not named after a Roman deity.
- September is the only month with the same number of letters in its name as the number of the month (9).
- The birthstone for September is sapphire
- The birth flowers for September are the aster and morning glory.
- September is National Chicken Month.
- September is National Self-Improvement Month.
- September is the month with the most songs with its name in the title.
- The first newspaper in the United States was published on September 25th, 1690.
- A full moon in September is called Corn Moon.