September 2026

THE LAKES NEWS

"Ah, September! You are the doorway to the season that awakens my soul." -Peggy Toney Horton

Financial Report— Anita

OPERATIONS: The largest operating expense in July was lawn maintenance for $13,315. Total actual expenses were $28,115 for June, YTD $216,773.

RESERVE: We have $92,188 of approved Class A windows on the list as of 6/30/2026, for which $20,572 has been paid as a downpayment, leaving a balance to pay Blackberry of $71,616. We have spent $107,060 in 2026 on windows, leaving a budget balance of $132,940 to spend. We should target spending about $19,000 per month for the remaining 5 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.

Our largest Reserve expense was the second payment for the signage replacement project of $11,255; we continue to work on windows ($9,826. Total Reserve outlays of $25,768 for July, $187,073 YTD.

THE LAKES NEWS

Property Manager - Lindsay

Subject: Notice of Board Resolution - Clarification of Maintenance Responsibilities for Enclosed Porches and Other Exterior Modifications

Dear Lakes of Woodbridge Co-Owners,

At its July 27, 2026, Board Meeting, the Board of Directors adopted a resolution clarifying maintenance responsibilities for owner-installed enclosed porches and other exterior modifications.

After reviewing the Condominium Documents and the Association's historical practices, the Board determined that maintenance, repair, replacement, and upkeep of owner-installed exterior modifications are the responsibility of the Co-Owner who benefits from the modification and not the responsibility of the Association.

Accordingly, the Board adopted the following resolution:

Effective July 27, 2026, for all modified enclosed porches or other exterior modifications, the Association will no longer facilitate or pay for maintenance, repairs, painting, or replacement of any element of an exterior porch or modification, including the repair or replacement of windows or doors. Future window and door replacements on any modified enclosed porch will be the responsibility of the Co-Owner.

This means that, effective immediately, the Association will no longer coordinate, facilitate, maintain, repair, replace, or fund work related to owner-installed exterior modifications. This includes, but is not limited to:

- Enclosed porches and porch additions
- Windows and doors serving enclosed porches
- Roofing associated with a modification
- Siding associated with a modification
- Exterior painting of modified structures

• Owner-installed gutters and downspouts or those serving modified structures
• Structural repairs to modified structures
• Any other maintenance, repair, replacement, or upkeep associated with an owner-installed exterior modification

The Board recognizes that some units with enclosed porches pay higher monthly assessments due to the increased finished square footage assigned to the unit. However, those additional assessments are based upon the increased square footage and ownership percentage associated with the unit and are not intended to fund the ongoing maintenance, repair, or replacement of owner-installed modifications.

Owners are responsible for arranging and paying for all maintenance, repairs, and replacements associated with these modifications. Any future work affecting the exterior of the building must continue to comply with the Association's architectural approval requirements and any applicable Modification Request procedures.

The Rules and Regulations and Owner Responsibility List have been updated to reflect this clarification and are available on the Association website.

If you have any questions regarding whether a particular improvement is considered an owner-installed exterior modification, please contact our office.

Thank you for your understanding and cooperation.

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General Update —Aimee and Rick

FRONT ENTRANCE LANDSCAPING REFRESH – This is complete at this time. We will need to replace the pond liner. We are working on getting quotes before moving forward with this.

TREE REPLACEMENT PLAN - We have submitted drawings and are waiting for approval from the ACC. We are hoping to have approval in time for us to be able to plant trees yet this year. If the weather turns cold on us too fast, we will wait until Spring to plant.

FALL BUSH TRIMMING – The fall bush/shrub trimming will begin mid to late September.

FALL TREE TRIMMING - We will schedule this to start after the leaves fall from the trees.

SEPTEMBER FUN FACTS

- **Name Origin:** September comes from *Septem*, the Latin word for "seven," because it was the seventh month in the early Roman calendar.
- **Birthstones and Flowers:** The September birthstone is the sapphire, and its birth flowers are the aster and the morning glory.
- **Apple Picking:** Orchards open for the fall harvest, making it a great time for fresh cider and apple treats.
- **Outdoor Changes:** Cooler evening temperatures and changing leaves make it ideal for nature walks.
- **Fall Decorating:** People transition their homes with pumpkins, warm candles, and autumn wreaths.