



Lakes of Woodbridge Condominium Association

2022 Spring - Summer Newsletter

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 we 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 <http://thelakesatwoodbridge.com>

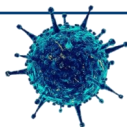
Covid-19 Updated Information

Due to the *stay home* order from the governor, several things have changed with respect to the operation of our community.

Our ground crew was not able to begin work at the usual time—therefore is still behind and trying to catch up. Please be patient as they resume their normal schedules. Please do not ask the crew for individual favors or requests. All work requests must go thru Sheila.

Our annual meeting was not held due to the *stay home* order. We will convene our annual meeting as soon as it is safe to do so. Also on hold at this time is our annual block party.

In these uncertain and rapidly changing times, **e-mail** has become very important. We urge all residents to send their email address to the office so information and updates can reach residents faster.



Pets

Pets must be on a leash at all times and owners are responsible for cleaning up after their pet. When walking your pet, please try to have your pet relieve himself away from the front of other units and do not walk on the golf course as it is a private facility

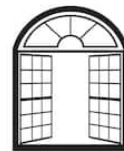
Flowers and Plants



While flowers and plants are beautiful—please be sure that your pots are not on the walkways, stairs or lawns that would obstruct those areas and will not impede mowing. Only annuals are allowed and they must be removed at the end of the season.

Please be sure that you use good neighborly judgment in selecting how many flowers pots to have and do not forget that you can only have TWO other accoutrements such as a bench, wreathes, flags or statuary. Residents with more will be asked to reduce the number.

Major Projects — Update



Our windows project continues with building 11 this summer plus many more as individual windows continue to fail. Glass replacement will be done as the funds allow.

The work on the foundation in building 28, stalled by the *stay home* order, will begin soon.

We will begin to dig out large tree areas and put in edging and stone (not mulch).

While our three year tree replacement project has concluded—we will still be doing some tree removal as well as our usual area wide trimming of shrubs and bushes.

Safety and Security

If residents needs police or fire assistance—they should call 911—not the office.



Building Permits

Please be aware that any major interior remodeling requires a building permit from the City of Portage. Make sure that you or your contractor secures this document and gives a copy to our management office. **Any exterior changes must have prior board approval!**



Parking

Co-owner's cars must be parked in their garages or driveways. Parking in drives should only occur when other vehicles are parked in the garage or when a manor home resident has two cars.

Guests parking is for guests only and please remind guests and repairmen never to park on the lawn as it breaks sprinkler heads. Please note that overnight street parking is never allowed.

Garages may not be used for storage if it displaces a vehicle. Please continue to keep garage door closed unless being actively used.

Summer Updates



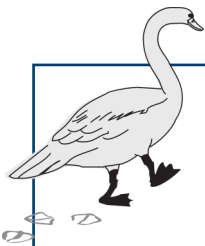
The Board is walking about assessing items for repair. Items that the Association is responsible for will be started soon.

Residents who need to power wash and stain their decks this year have been sent a letter. Please let the office know when completed.

All grills should be used on a deck or open patio. Grills may not be used in lower units under the upper deck, in enclosed patios or on lawns.

Any concern about other residents should be sent in writing to the office. Names and dates are helpful.

Our 2019 year-end financial and our 2020 operating budget are both posted on our website for review.



Geese

The geese are plentiful and annoying this season due to the cancelation of the Goose Roundup. The DNR did continue with the egg eradication.

PLEASE DO NOT FEED THE GEESE!

SLOW DOWN!

Many residents are far exceeding our 15 mile per hour speed limit

PLEASE SLOW DOWN and adhere to the limit!



Dryer Vent Cleaning

As a safety precaution to prevent a fire it is recommended to have your dryer vents cleaned out. If you've not had this done within the last 2 years, please have this scheduled to be done. Most carpet cleaning companies provide this service. Talk with your neighbors and see if the company will give you a group rate.

Dumpster Directions

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 site.

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 have to call for another pick up which costs the association more money.

ABSOLUTELY do not place paint cans in the dumpster. The association has had to have painted washed off the several times taking funds away from other projects. If caught, this is a finable offense.

Please recycle the items that can be recycled!



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Notice to Upper Level Units

Residents in upper units on Tartan and Blackmar who wish to install hard surface flooring need to know that noise reduction material that **must be installed** first. Please contact Sheila for the specifics of this new Board resolution.

The Lakes Association Board

Mickie Gaskell	President
Rich Edwards	Vice President
Mary McCrumb	Secretary
Larry Romyak	Treasurer
Steve Presdorf	Director

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