

December 2022

THE LAKES NEWS

May the Holiday Season fill your home with joy, your heart with love, and your life with laughter!



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Financial Report—Larry

Cash on hand of \$172K against accounts payable and prepaid member fees of \$50K leaving us with \$122K against a \$48K Ins. Invoice for 2023.

Reserve/ member fees continue to track on budget with 3 co-owners being one month in arrears and a 4th. Being numerous months in arrears. This owner is reported to be in China with no means of contact. To secure our association position a lien has been filed against the unit.

Operating expenses as of 10/31/22 puts us over budget for the year in sprinkler repairs, drywall repairs, consulting (legal fees), and pest control.

At year end, any unused operating expense cash will be transferred to the reserve window repair account which is significantly over committed.

Reserve spending \$182K has been spent out of the reserve account with \$143K being used for windows and 10K each for new street lights and painting. As of 10/31 there are \$156K in replacement window that have been approved and are on order. The back-order time being quoted is 9 months.

Landscape Update—Barbara

Hi Neighbors,

It's freezing outside and all our lovely flowers have gone to sleep and our trees have lost their glorious fall foliage. But we can dream of spring, butterflies and bees and the spring flowers that brighten our landscape.

We can also start planning on what we want to do. Sheila has received many good comments about just how good the landscaping around our condos is looking. Well, let's keep it up. How would you like to help, (if you're able)? Can you help with some spring cleanup? Some bush trimming? Planting some annuals? Walking around and thinking how we can update some of our older sad looking spots?

Please, during these long winter days and nights, think about if you'd like to help and what you can do? Send Sheila an email with your thoughts. If you could put in the SUBJECT line of your email my name, Barbara, that way Sheila can make sure to get me your suggestions. Thanks!

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Snowplowing Update—Steve

Now that we've had our first big snow, I'd just like to remind all residents to keep their vehicles in the garage to help facilitate snow removal, and if you need salt, leave a bucket by your front door and call or email Sheila. Remember, the association only removes snow when it snows two inches or more, so there will be times this winter that you may need to help out by clearing your driveway and sidewalks, keeping visitors and neighbors safe.

Those living in the Manor units will want to be sure and keep the front closet under the stairs clear so that air can circulate and keep the pipes from freezing. In very cold weather, another thing you can do to prevent frozen pipes is to keep cabinet doors open in cabinets along exterior walls. Don't forget, all units should keep their heat at a minimum of 55 degrees to prevent damage to their homes.

Though it's festive this time of year to decorate your home, please remember no holiday decorations can be attached to the buildings, and all decorations must be taken down no later than two weeks after the holidays are over. Another part of the holidays is that they bring visitors. Parking, is always at premium in the Lakes. Have your guests either park in your driveway, or in guest parking. And finally, if you don't have a recycle bin, please break down your boxes before placing them in the dumpster. This time of year, the dumpsters fill up fast.

Property Manager—Sheila

Amazon Packages - Secure, convenient package pickup in our neighborhood!

With the holiday season upon us, it's more important than ever to guard against porch pirates. Amazon has pickup locations conveniently located in our neighborhood so you can rest easy knowing that your packages are kept safe and secure until you're ready to pick them up.

Amazon Locker Pickup Location near us:

Rite Aid – Lockers are located back by the Pharmacy

1950 W. Centre Avenue

Portage, MI 49024

How it works:

1. Enter a location to find a locker or counter near you and add it to your address book.
2. Shop on Amazon and select Locker as your delivery address during checkout.
3. After receiving your delivery confirmation email, go to the locker location and follow the simple instructions included in your email.

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Fun In The City—Aimee

December to Remember

Thursday, December 15th from 5-7 pm. FREE event full of holiday cheer, treats and activities. Enjoy complimentary hot chocolate, coffee, and donuts under the holiday lights in Bronson Park. Write and drop off letters to Santa and take home a holiday craft bag with fun activities inside.

The Holly Jolly Trolley will run from 5 to 9 pm offering free rides around downtown and including a stop at the Radisson Plaza Hotel where Santa will be visiting from 4 to 8 pm.



Most of all The Lakes Board would like to wish all of you a very Merry Christmas and a Happy New Year. We hope that your holidays are safe, warm and wonderful, filled with happiness and joy.

