

September 2025

THE LAKES NEWS

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



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Financial Report—Larry

Financial Report for period ending 7/31/25

Cash on hand \$163k against Accounts Payable and Pre-Paid Member Fees of \$86k leaving a balance of \$76k for the completion of Summer Maintenance Projects should be more than adequate.

Member Fees of \$74k are tracking to budget with one Co Owner that has entered the standard collection process and two other that are on our watch list.

Operating Expenses: Lawn, Flower Care, and Weeding are still tracking to budget. Spring shrub trimming has occurred and been paid for (\$10k). Sprinkler repair of \$8k that are not related to the AT&T mess are beginning to hit the Income Statement. Other contractors of \$6700 cover numerous maint, gutter, downspout and exterior water damage issues. Structural Repairs of \$950 for a rotted Rim Joist that needed addressed. Garage Door Repair of \$1772 for track, rollers & springs on 3 units. Utilities are tracking in a reasonable manner. All other expenditures were minor in nature. The Monthly Transfer of \$27,900 occurred as scheduled.

Reserve Account: In addition to the standard monthly transfer, \$1465 of Dividend Income was credited to the account. Asphalt repair of \$37,920 was well under the \$100k originally budgeted. Pond Skimmer upgrade of \$2164 was unplanned for as was a \$2717 front door replacement. Landscape plant replacement of \$5770 still leaves us \$2k under budget for the year. The building Coachlite project @ \$47k appears to be \$13k under budget but an unplanned steel street light replacement due to a car mowing down a pole cost us \$1826. \$51k of windows replacements were completed and paid for. We

presently have \$106k of windows on order leaving us with \$130k to spend. There are \$47k of class A windows that have been inspected that will be approved at today's HOA meeting leaving us \$83k to spend through year end.

July 2025 Windows \$\$ to Spend

2024 Annual Carryover	226,663
2025 Reserve Budget Allocation	217,300
2025 Windows Spent thru 8/9	(230,192)
Less Deposit and Down	21,561
Blackberry Committed thru 7/21	<u>(105,821)</u>

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Landscape Update—Barbara

Our weather has turned cooler. Looks like summer is leaving and fall is in our forecast. Our landscaping projects are finished for the season (there will still be bush and tree trimming), but our removal and plantings are finished. We accomplished a lot this summer with Ben from Mulders and our landscaping committee. All worked really hard and accomplish much needed landscaping improvements. To stay within our increased budget this year, we could not get everything on our to do list completed. Most have been scheduled for next spring. Please continue to send in your observations on what looks good to you, and what could be improved.

Property Manager—Sheila

Dumpster Usage:

- * If you are placing a box in the dumpster, **YOU MUST BREAK THIS BOX DOWN** first before placing it in the dumpster.
- * Please bag all garbage and ensure lids are securely closed to deter animals.
- * If the nearest dumpster is full, kindly use another available dumpster.
- * It is crucial not to leave any items outside the dumpsters. The garbage company will not pick them up, and we incur additional costs for special pickups.
- * Remember to recycle all eligible items!

Disposal of Annual Flowers

We are no longer able to provide a dedicated yard waste dumpster for annual flowers. Please dispose of them in the regular dumpsters.

Licensed and Insured Contractors

A reminder that all residents are required to use licensed and insured contractors for any repair or renovation work. This ensures that all updates meet code standards and provides an added layer of protection for you as a co-owner.

Spring Inspection Items

If you received a letter about items needing completion from the spring inspection, please notify the management office at smowry@633group.com once the work is done so we can update our records.

Thank you for your cooperation in keeping our community well-maintained!

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General Update —Aimee and Rick

Street Lights & Road Signs

The NEW street light pole that was replaced on Blackmar looks fabulous!!! If you have not had a chance to stroll by, please do and take a look.

AT&T Damage

Perseverance has paid off. We have a check coming from Great Lakes Underground (which is the company that did the work for AT&T). They are reimbursing us for the cost of the repairs that were caused during their Fibernet installation.

Irrigation Repair

We believe that we are well on our way to having all of the sprinkler issues repaired. We still have one known issue on Blackmar that is being addressed. If you are still experiencing any issues please let Sheila know.

Pond Skimmer

We replaced the pond skimmer on Lake #2, at the end, between Kirkaldy and Woodbridge with a circulator pump. The new circulator pump is working great. We are very pleased with the results. We will continue to monitor the new pump and the lake levels that are required to keep the pump working properly. We are calling this a big win for our community.

Lake Levels

Currently for us to maintain our Lake levels it requires several Board members to monitor the water levels (on a daily basis) on multiple lakes and then manually turn the 2 wells on and then go back and turn them off. This simply is not a good system. It is also critical that we maintain our lake levels so that the fountains and the new circulator pump work properly.

To improve our lake levels and reduce the manual intervention that our current system requires we are having installed a new system that will monitor the lake levels for us and automatically turn on the wells when needed. This new system will be installed the middle of September. We will keep you updated on the progress and success of this installation. It is important that we keep our equipment and processes up to date and in good working order.

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General Update —Aimee and Rick

Property Management Update

We were informed by The 633 Group at our June Board Meeting that Sheila Mowry would be retiring at the end of 2025. The 633 Group has chosen to not replace Sheila and will no longer be providing Property Management Services as of December 31, 2025. Although we are excited for Sheila and her new role as a Grandmother, we will all be sad to see her go.

The Board formed a Committee to start looking for a new Property Management company. We sent out a quote package to 5 different companies in the Kalamazoo area and received quotes from 4 companies. We had one company that chose not to quote. Of the 4 quotes we received, the Committee voted to interview 3 of the companies.

We are happy to announce that after extensive quoting and interviews, checking references and a 2nd round of interviews, we have chosen Berkshire Hathaway Home Services as our new Property Management company for The Lakes of Woodbridge. Berkshire will officially take over on January 1, 2026.

There will be many meetings to come as we go through the transition process from 633 Group over to Berkshire. We will be scheduling an owner meeting so that we can answer all of your questions and have an opportunity for you to meet our new property management team.

- 1) What is a tree's least favorite month? Sep-timber
- 2) What did the tree say to autumn? Leaf me alone
- 3) Why don't mountaineers like late September? Because it is fall
- 4) What do it you call a cold day in September? Septem-brrrrr.

