

April 2026

THE LAKES NEWS



"Behold, my friends, the spring is come; the earth has gladly received the embraces of the sun, and we shall soon see the results of their love." —Sitting Bull

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Financial Report - Anita and Larry

Starting 1/1/2026 compilation of the financial statements was transferred to Berkshire Hathaway as part of their responsibilities as or new management company. They keep our books on a modified cash basis, so what we received in for the month and what we paid out in the month will be reflected in the month funds were received or a check paid. Those of you who paid amounts in advance of their being due, the funds will be recognized in the month they are meant for, otherwise these funds stay in escrow and are not deposited into our operating account. This is a change from the 633 Group, as they would use a modified accrual basis for our record-keeping.

This means we may see some greater variations against how we budgeted for 2026, because our budget was built on when we had work done at the Lakes, rather than when we paid for it, and all payments were deposited in our account, regardless of how many months in advance were being paid.

As of the end of February the checking account has a \$92,456.47 balance and the Capital Reserve account has \$603,624.22. For the first two months we have received \$139,839.50 to be split between operations and the Capital Reserve account. We are splitting \$81,772.30 for operating expenses and \$58,067.20 as a revenue to the Capital Reserve.

The largest operating expense we have incurred through the end of February is snow removal, which for the two months totaled \$33,503.75. This is \$7,213.25 greater than what we had budgeted for these costs. The next largest cost was for utilities followed by our management fee and other office costs. In total for the first two months of 2026, we have spent \$51,087.42 on our operating budget and \$4,757.75 on the first of the window replacements for this year from our Capital Reserve. We had budgeted to spend \$46,155 in the first two months on operations, so at this time we exceeded our expense budget by \$4,932.42. Due to a few slow payors of their monthly fees, we have not collected the anticipated \$47,037 for operations each month, or \$94,074 for the two months, off budget by a total of \$12,301.80 in our revenues.

Further details regarding the operating and capital reserve budgets for 2026 will be shared with you at our Annual Meeting. Details of both budgets will be mailed to you shortly in preparation for the meeting. We will also recap all of the 2025 operations and capital projects completed during last year. We look forward to sharing with you all the numbers in a subsequent mailing.

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Property Manager - Lindsay



Save the Date – Annual Meeting

The Annual Meeting is scheduled for Monday, May 4, 2026 at 6:00 PM.

The meeting packet, including the agenda and materials, will be distributed by both email and mail in early April. We look forward to meeting many of you there!

In addition to the Annual Meeting packet, we will distribute the new Resident Manual and community forms to all Co-Owners via mail and email. This material has been prepared with Board approval to provide a comprehensive and convenient reference for important Association information, as well as standardized forms that support and streamline Association processes.

Board Elections & Nominations

This year, two Board positions will be up for election. The current Board members in those positions intend to seek re-election.

If you are interested in serving on the Board and would like your name included on the ballot, please contact our office by Wednesday, April 8, 2026.

Recycling Bins

If you would like to cancel your recycling service or request a smaller bin, please contact Waste Management directly at (877) 814-2328. Please note that 96-gallon bins may be exchanged for smaller 64-gallon bins beginning April 30, 2026.

The Board has agreed to provide a grace period until June 1, 2026 to allow residents time to make these adjustments. After June 1, all recycling bins must be stored inside garages. Violation notices will be issued for non-compliance after that date.

Goose Nest and Egg Removal

GooseWorks will be on-site the week of April 6, 2026 to complete goose nest and egg removal throughout the community. While geese cannot be relocated, this process helps manage population and reduce nuisance activity.

If you have any questions, please feel free to reach out to our office.

Wishing everyone a great start to spring!

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Landscaping - Barbara

Hi Neighbors,
The Spring Equinox has come (March 22nd) and now we are in the warm one day and winter the next. But we know the spring is coming.

For the last few years, we concentrated on the front sides of our condos. Last fall we formulated a tentative plan to update some of the lake sides of our condos. Along with that we will be doing a walkaround in May. If you have concerns or requests, please email Lindsay at lindsayflynn@bhhsmi.com

We look forward to again beautifying our landscapes.

General Update - Aimee and Rick

Moors Annual Meeting—The Moors will be having their Annual Meeting on April 6th at 7:00 pm at The Moors Grille Room, 7877 Moorsbridge Road, Portage, MI. We hope to see everyone there.

As a reminder, LASR is the management company for the Moors of Portage, and quarterly payments in the amount of \$70 should be made directly to LASR. For questions regarding the Moors of Portage or your quarterly payment, LASR may be contacted at:

Call: (269) 888-1808, Email: office@lasrmanagement.com
Mail: 328 W. Milham Avenue, Portage, MI 49024

The Lakes Annual Meeting

Our next Annual Meeting will be held on **Monday, May 4th at 7:00 pm (location to be announced soon)**

You will be receiving in your mailbox the Annual Meeting Information. There is an **ANNUAL MEETING BALLOT FOR BOARD ELECTIONS AND FINANCIAL WAIVER** in this packet that we need each owner to fill out and return. *It is very important that we receive this form back from you.*

This will be a nice opportunity for you to meet our new Property Manager, Lindsay and Diane.

We will also be covering several new projects and improvements for our Community. *More new improvements coming for 2026!!!*

We hope to see everyone there.

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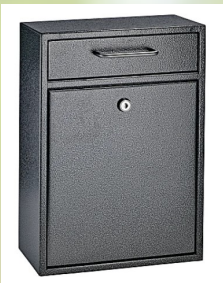
General Update - Aimee and Rick

Website - We now have a new look to our website. It is the same domain name and information <https://thelakesatwoodbridge.com/>

Facebook - We now have a Facebook page. We think this will be a great addition to our Community. This will help everyone to get up-to-date notices and community information. I would encourage all of our owners to go in and "LIKE/FOLLOW" our Community Facebook page. <https://www.facebook.com/TheLakesOfWoodbridge>

Dropbox Location

We will be installing a DROPBOX. This may be used by owners that wish to drop off their monthly payments, requests for work orders, or any forms that need to be returned to the Property Managers office. We know that some owners wish to drop off items instead of mailing them. This will save you a trip from driving to the Stadium Road address. This will be attached to the street light at the corner of Moors Point Way and Woodbridge Lane. Once this has been installed we will send out a notice to update you. This should be installed within the next 30 days.



"The first blooms of spring always make my heart sing."

— S. Brown