

May 2025

THE LAKES NEWS

"May is the month of promise and the sweet beginnings of summer." - Unknown



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Financial Report—Larry, Treasurer

Financial Report for period ending 3/31/25

Cash on hand of \$118k against Accounts Payable and Prepaid Member Fees of \$76k leaving a free balance of \$42k. Current Member Fees of \$74k are tracking to budget with 2 co-owners, 2 months outstanding. Collection letters are in process. Operating Expenses: \$3603 was spent for Spring Cleanup and the Annual Lake Chemical bill of \$6521 has been paid.

Other Contractors and maintenance of \$1292 was general small fix it items. Snow Removal Expenses were no existent. All other expenses and utilities were within expectations.

Reserve Account: In addition to the standard \$27,900 monthly transfer from operating funds \$9013 of Dividend Income and Initial Resale fees were credited to the Account. \$1318 was spent to repair street lights that were damaged and \$35,359 of completed window installations were paid for.

March 2025 Window Dollars to Spend

2024 Actual Carryover	\$226,663
2025 Reserve Budget Allocation	\$217,300
2025 Windows Spent through 3/31/25	\$104,997
JP Builders/Pella Committed	\$ 8,122
Blackberry Committed thru 3/31/25	\$ 58,039
Funds Available	\$273,105

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Landscape Update—Barbara, Secretary

Hi Neighbors,

The trees are blooming, our tulips and daffodils are putting out a beautiful display, I do love Spring. At the Annual Meeting I spoke about our landscaping. This year, because we had extra money from the roofing fund, they added a bit to the landscaping budget. I'm grateful. Our subdivision is about 30 years old now and so is much of our landscaping. This year, (beginning shortly) we will be starting this year's projects. We walked through our subdivision with Mulder's Nursery and named what needed to be done first. We have also received requests from our neighbors for their yards. When we receive these requests, one of us on the Landscaping Committee will go out and check on it. We are trying to be able to respond to your needs. We will be able to do more than last year, but probably not everything.

Enjoy the lovely weather, Barbara

Property Manager—Sheila, Property Manager

BUILDING PERMITS – Any major interior renovation requires a building permit. Make sure your contractor secures this document and supplies a copy to the management office along with a copy of all contractor's license and insurance.

FLOORING ALTERATION POLICY – Upper-level units who wish to install hard surface flooring or new carpeting must go through the Board approval process to ensure that the Noise reduction material is installed.

EXTERIOR CHANGES - A reminder that ANY change to the exterior of the property (including new furnace vents) must have board approval. Please submit your work request in writing to the management office.

DECK STAIN – If you would like to stain your deck, railing and support posts this season, here is the Board approved product; SHERWIN WILLIAMS SUPERDECK SEMITRANS-PARENT IN CIDER MILL "SW3512"

OUTSIDE DECORATIONS – Each unit has a limit of two outside decorations in the front (bird feeders, baths, or lawn statues). If you have more than two, please move them to your patio or deck. Flowers in pots do not count as an outside accoutrement.

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General Update—Aimee, President

2024 Annual Review from Annual Meeting held on 4/21/25

Windows – we are continuing to use Blackberry for windows. Blackberry is now handling all of the windows and sliding glass doors whether they are Kolbe or Pella.

Grounds Maintenance – Mowing, Landscaping and Snow Removal – the 633 Group is no longer handling these services for us. We are currently using S and T Lawn Services; they will continue with our lawn services for 2025. We will be quoting out this business to make sure that we are receiving the best possible services at the best price.

Installation of Gutters – Last year (July 24, 2024) we published a resolution regarding gutters, asking each owner to have gutters installed on the fronts and backs of their homes (if you have a basement). The majority of water issues infiltrating a unit is due to the lack of gutters. Residents will have 12 months to have them installed. We are hoping that all owners will have this completed by the end of July this year. Again, this is only for homes with basements.

AT&T Fiber for Internet has been installed – I have subscribed and found it to be less expensive than other internet companies and the internet speed is much faster. A few owners asked when AT&T would be back to bury the lines that they could not during the winter due to the ground being frozen. We have put a call in to AT&T and requested an update on this.

New Roofs – Our work began October 7th and finished Jan 7, 2025. To have this project begin and end in 3 months, tearing off and completely replacing shingles on 45 buildings/186 homes. We are considering this project to be a huge success. At just over \$2 million dollars this was a huge win for our community.

Happy Hour – We will be starting our Happy Hours again. We will be scheduling two dates starting in May. They are twice a month on Thursday's. The Happy Hours last year kept growing in numbers and really were a lot of fun. We hope that more people will join in this year.

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General Update—Aimee, President

Roofing Funds – We had approx. \$400k in our roofing bucket prior to our new roofs. We had some expenses such as the insurance deductible and administration expenses, however this left us with a balance in the roofing bucket. We have worked to redistribute these funds to other areas that are in need. We used some of these funds to pay off the mailbox assessment, which has saved all of us the \$10 a month. So, we no longer need to pay on this. We were able to balance our budget for this year which resulted in NO increase on our monthly dues this year. Another huge success for all of us.

We are increasing the Landscaping budget to allow for more landscaping work to be done in 2025. We also increased several budget lines to cover overages in the past year. We will be adding a few new projects this year such as new carriage lights for our homes and new roads.

Road Repair-Resurfacing Update: We are getting quotes to have our roads repaired and resurfaced. Holes will be filled; cracks will be filled. The gap between our cement garage floor and the beginning of our blacktop will be filled. We have a few problem areas throughout the community that will need some special attention, they will be fixed. We will have ALL Driveways and roads seal coated so they will look fresh and new again. Rick Bosse and myself will be meeting with various asphalt companies and getting quotes, we are very excited about this project and look forward to having this done. Of course, we will keep you updated as this develops.

Carriage Light Replacement for each home. This will include the carriage lights on the front and backside of our homes. For the Manor Homes it will also include a light by your front door if you have one (in the ceiling area). Rick Bosse and myself will be working on this as well. We will be looking at several different styles, we want to make sure they will provide the right amount of light at night, easy to install and maintain.

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General Update—Aimee, President

Quorum—We did meet Quorum for our Annual Meeting. Minimum Proxy's and Ballots that needed to be submitted was 56 and we received 60. Board Members that were up for re-election were successfully re-elected. Brian Johnson, Rick Bosse and Aimee Glassman.

Owner Responsibility Repairs or Maintenance - Last year we addressed the dryer vents with many of our owners signing up to have their vents cleaned. This year we want to continue to work on projects that we can receive a group discount, if several of our owners sign up. If there are any other Owner Repairs or Maintenance that you can think of, where it would be helpful to have a contact and discounted group price, please let us know so we can look in to this.

- **Clean Furnace Ducts**—I will look in to this
- **Clean Dryer Vents**—if you wish to have your dryer vents cleaned (same as last year) please email Sheila and she can get you put on the list. The contractor will maintain the same price as last year \$50 each.
- **Vent Bathroom Fans** outside instead of in to the attic—I will look in to this

Upcoming Night of Music— There will be a “Night of Music” on June 6, 2025 starting at 5:30 pm at 3501 Woodbridge Lane. Bring your chair and beverage of choice. We hope everyone will come out and join us!!

MAY Happy Hour Schedule—We hope that everyone can join us for our Community Happy Hour. For May they will be on Thursday, May 8th and May 22nd from 4:00—5:30 pm. Bring your chair and beverage of choice. We will meet at 3608 Woodbridge Lane. Hope to see you there.

What do you call a bee born in May?

May bee