



Lakes of Woodbridge Condominium Association

2021 Fall - Winter Newsletter

WELCOME

A huge welcome to all our new co-owners. Your Board hopes that you love living here as much as we do.

A reminder to all residents: 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 your Master Deed for the safety and security of all 186 residents!!

Updates and information from the Board are shared periodically via email. Please provide yours to Sheila.



MAILBOX THEFT

Mailbox theft increases around the holidays. Do not leave delivered mail in your box overnight and remove packages from your porch as soon as possible. Request a signature for medications. Finally, sign up for Informed Delivery from US Postal Service.

Flower Disposal

Dispose of your summer flowers and plants in the special dumpster located in guest parking on Woodbridge Lane, next to 3537 now through the month of November. Please do not put plants in the trash dumpster or trash in the flower bin!



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. All exterior changes must have prior board approval!

HOA Dues

The association payment booklets will be mailed to each resident. Please be sure to pay on time to avoid late fees. Also make sure to update your %Automatic+ payment through your online banking.

Post Dating Checks

Please do not post date your check when paying your association fees. The banks do not accept them and the management company cannot be responsible to hold them. The date on the check must be the date you are making the payment.

General Household Maintenance

Some residents tend to forget that condo living still requires household maintenance on the part of the co-owner. Remember to clean out your dryer vents, change the batteries in your smoke detectors and check to be sure your outside light bulbs are working. Residents who will be gone from the community for a prolonged period of time should shut off the water to the unit and set heat no lower than 55 degrees.

Major Projects — Update

Our windows continue to be replaced on an as needed basis. The main focus continues to be on egress doors, sliders and master bedroom and occupied bedroom windows. The frequency of window failure has been overwhelming. Your patience and understanding is appreciated.

The Board has been working on re-caulking areas along the sidewalk and garage. 23 in total. Also, there were 13 sidewalks that had mud jacking to raise them back to grade.

Fall shrub trimming and tree trim completed along with removal of several dying trees.

Safety and Security

If residents need either police or fire assistance- they should call 911- not the office



Winter Reminders

Parking in the driveways and roads will impede snow removal. Residents should park in their garages so that snow can be removed.



Driveways/roads will be plowed when there is over two inches of snow. Please be patient as 633 Group has 186 driveways to plow.

While walkways will be salted- please call the office if you would like additional salt.

To avoid frozen pipes, residents must keep their heat at a minimum of 55 degrees.



Holiday Decorating

Residents are welcome to add holiday decorations to their own unit but be sure that nothing is attached to the siding or roofs, nor does it impede shoveling or plowing. Be aware of how your decoration impact others (flashing lights, etc. maybe annoying for your neighbors). All holiday decorations to be removed **TWO** weeks after the holiday ends. Bear in mind that like our summer restriction- a maximum of **three** accoutrements are allowed when decorating for the fall or winter season.

DON'T FEED the Squirrels!

The squirrels are damaging the property by chewing on the buildings. Association dollars are having to be taken from other projects to cover these repairs.

Thanks you!



Please be mindful when pulling into your driveway. Try to stay off the lawn. Many have sprinkler heads in this area that get broken. This creates a muddy mess and is an additional cost to the association.



Master Deed

Please review the Master Deed before submitting anything to the Board. The Board uses the Master Deed and policies to make decisions on anything to do with Common Element (landscape, siding windows, etc) and has oversight of **LIMITED** common element for which the residents have responsibility, but the Board oversees (decks, fireplaces, etc) .

Dumpster Directions

- ***Bagged household trash only**
- ***Flatten boxes**
- ***No toxic or flammable materials or batteries**
- ***No liquid paints or other materials**
- ***No business or construction wastes**
- ***No furniture or appliances**
- ***No scavenging**

*Please do NOT leave ANY items beside the dumpsters as the garbage company will not pick up items outside of the bins.

***Please recycle the items that can be recycled!**



Pets

Pets must be on a leash at all times and owners are responsible to clean up after them immediately. 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.

Lakes Board of Directors

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