

February 2022

# THE LAKES NEWS

*"All you need is Love, but a little Chocolate never hurts"*

*Charles Schultz*

*Happy Valentines Day*



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## Financial Report—Larry

Cash on hand of \$111,000 against accounts payable and prepaid member fees of \$37,000 leaves us with \$74,000, which is more than adequate for near term expenditures.

Revenue/Member Fees continue to track on budget, with four members being beyond normal collection parameters. One member of the four is of concern and standard late payment procedures are being applied.

Operating expense – Grounds maintenance (lawn, weeds, flower, fall cleanup) have a positive balance of \$13,000 primarily due to the early snow, and is expected to be used in December. Other Contractors and Building Maintenance expenses are showing an unused balance of \$54,000 which will help to offset the \$12,000 overage in drywall repair. Unused Snow Removal of \$22,000 should more than cover December Expenses.

Remaining balances in utilities are adequate to cover December expenses. All other expenses are within reasonable expectations.

Reserve spending, the Window Replacement Fund is currently overspent/committed \$129,000. We are expecting to have a \$50,000 excess in operating funds at year end, but this is not yet a hard number plus we will re-allocate \$4,300 in unused street light funds and \$43,000 in mailbox allocation which leaves a \$32,000 shortage to be covered out of 2023 funds.

## Landscape Update—Barbara

With the recent cold and snow, it is hard to remember that spring will be coming soon. We'd like to form a group that can volunteer to do some pruning and sprucing up around our condos. We'll set up a sign-up sheet in March. Think Spring and daffodils.

## Snowplowing Update—Steve

Just when we thought we were going to have a relatively mild end to winter, Punxsutawney Phil told us otherwise. If your supply of sidewalk salt is running low, contact Sheila for more. As spring arrives and the weather starts to warm, both residents and guests can help the association out by ensuring vehicles are parked on the pavement and not the grass. Vehicles parked on the soft mucky ground found in the spring, can leave ruts in the yards as well as increase association expenses by breaking sprinkler heads and lines.

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## Property Manager—Sheila

### Reminder To Remove Holiday Decorations

Decorating for the holiday gives a festive touch to the community. However, they need to be taken down in a timely manner. This is a friendly reminder to let you know that your association asks that all exterior holiday decorations are to be removed within two weeks of the holiday. If you have already removed them, thank you. If not, your association would appreciate their immediate removal.

## Mailbox Ballots—Rich

The vote on the matter of the installation of cluster (locking) mailboxes at the Lakes has occurred as promised. The Board committed to requiring a 2/3 affirmative vote to move ahead with the project, even though this is not required by the Master Deed for assessments under \$1000. The result of the ballot was that the measure DID NOT pass by a 2/3 vote although the measure did enjoy a straight majority of the votes cast. The tally was 74 - yes and 61 - no. Total ballot would be 186.

The Board still gets reports of mailbox raids, though, and has received one in the last two weeks. Across the whole area this is a continuing issue.

## Bird Feeders—Aimee

We know that winter time is a favorite for putting out our bird feeders. We would just like to remind everyone that the Bylaws do allow for no more than 2 bird feeders or 1 bird feeder and 1 bird bath. If you have a neighbor below you, please keep in mind that your birdfeeder should be set up so that it does not drop seeds on your neighbor below. A possible resolution to this problem is to purchase a Seed/Shell Catcher that you can easily add to your existing bird feeder. These can be purchased many places, below is just an example of one that is available on Amazon.



Wild Bird Feeder & Seed/Shell Catcher Hanging Outside for Garden Yard Patio Outdoor Decoration



## Annual Meeting Notice

Our next Annual Meeting will be held on Monday, April 17, 2023 at 7 pm at the Grille Room. Please mark your calendar, we look forward to seeing all of you there.