

April 2023



THE LAKES NEWS

"Sweet April showers, do bring May flowers" - Thomas Tusser

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Financial Report—Larry

Cash on hand of \$216K against, Accounts payable and prepaid member fees of \$60K and an approved transfer of \$86K of unused operating funds from 2022 to the reserve accounts leaves us with \$71K for future 2023 expenditures.

Revenue/Member Fees are tracking according to budget and \$10K was recovered through legal mean from a co-owner that was severely delinquent. 3734 Tartan Circle, the Assoc has not been able to contact the co-owners for over a year, co-owner was severely behind in monthly dues and was put into foreclosure and sold March 30th .

Operating Expense – of the \$84K paid out in Jan and Feb, \$56K was transferred to the reserve account, \$10K in snow removal (we were very lucky this year), \$5K in utilities and trash removal and \$10K in management services with the remaining \$3K going for minor misc, maint and supply items.

Reserve Spending of \$6K consisted of \$4K in Misc. Maint. And \$2K on window installation.

February 2023—Windows - Dollars to Spend

2022 Subaccount Carryover	(20,647.00)
Reclass Mailbox Reserve to Windows	43,360.00
Unused 2022 Operating Funds Transfer	
To Reserve Account	86,000.00
2023 Budget Allocation	<u>220,753.00</u>
	329,466.00
2023 Dollars Spent through 2/28/23	(1,706.00)
Dollars Committed through 2/28/23	<u>(235,585.00)</u>
2023 Dollars to Spend	92,175.00

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Landscape Update—Barbara



Happy Spring!

Last month I mentioned about volunteering to do some yard sprucing up. Before we could jump into that the realization came that the association would be liable for any injuries suffered while doing this under the auspicious of the condo association.

So even though we think it is an outstanding idea and feel very proud that so many of our co-owners want to work to beautify our community, we are unfortunately not going to be able to offer this type of volunteer program. However, if you want to spruce up your yard, please feel free to look around your space and see what improvements or spring cleaning can be done. If you see weeds sprouting up, pull them, if a tree needs to be trimmed up, give it a small haircut. If you want to make any tree or bush changes, please make sure to submit these ideas to the Board for approval. I'll talk a little more about this at our annual meeting, April 17th.

Property Manager—Sheila

SPRING REMINDERS

- Remodeling - All remodeling work must be permitted by the City of Portage and done by a licensed contractor. Copies of the building permit, contractor's license and insurance must be submitted to the management office at 633 Group.
- Decorations - Remember that each unit has a limit of two outside decorations (bird baths/feeders, tables/chairs, glazed balls or lawn statues). Please count - if you have more than two, please remove them. Flowers in pots do not count as an outside accoutrement, but everything else does!
- Cooking Grills – Per the City of Portage, Open Flame Ordinance. Stackable units are not allowed to use the grill on their deck or patio unless it is an electric grill or the 1-pound green gas container. Standard gas grills may be stored in your garage, brought out to be used then returned to the garage. Townhome condominiums may use the grill on the deck and patio. Please keep it away from the siding to prevent any damage. Damaged siding is a resident responsibility to replace. • Grills may not be stored in rock beds or lawns.
- Flowers and Plants - While flowers and plants are beautiful—please be sure that your pots are not on the walkways, stairs or lawns that would obstruct those areas and will not impede mowing. Only annuals are allowed, and they must be removed at the end of the season.
- Geese - With the Goose Roundup canceled again this year, the geese will be plentiful. PLEASE DO NOT FEED THE GEESE!
- SLOW DOWN! There are lots of people out walking or riding their bikes. Their safety is very important. Please slow down and follow the 15 mile per hour speed limit.

Annual Walk Around—The Board will be doing a walk through the community sometime in the next month (weather permitting). The walk around is an important method that the Association uses to catch maintenance and or repair items, before they become bigger issues.

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Upcoming Events—Aimee



Portage Farmers Market starts on May 7, 2023. Every Sunday weather permitting until October



Kalamazoo Farmers market starts May 6, 2023. Every Saturday until November.



Have you had a chance to check out the Park Areas throughout Portage. Celery Flats is just one of many. Not only are they offering historical things to see and learn about but if you like to ride your bike, roller blade, or walk their paths are amazing.

They also have starting in May “Friday at the Flats”. This is generally the last Friday of each month, they have musicians playing and Food Trucks. It is wonderful entertainment and great food. We try to never miss a “Friday at the Flats”.

REMINDER: If you are planning a neighborhood event and would like the community to know about it, please email Sheila by the 1st of the month and we will make sure to get it in the Newsletter.

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.