

July 2023

THE LAKES NEWS



I see the ocean and the sky, today on the glorious 4th of July. Stripes of red and white, stand regal on stars very bright. I honor the fallen and the survivors on what they have done. Today, the reason we all have fun.

IN THIS ISSUE:

- Finance
- Landscape
- Property Manager
- Mailbox Update
- Window Update
- Grounds Update

Financial Report—Larry

Cash on hand of \$179k against accounts payable and prepaid member fees of \$65k. Leaves a balance of \$114k for summer expenses and projects.

Revenue/Member Fees are tracking to budget with 2 co-owners that will be receiving Step 1 Past Due Notifications.

Operating Expenses: Lawn and Grounds Maintenance Expenses are ramping up. Sprinkler repairs of \$6713 against an annual budget of \$21k primarily represents start up and repair of winter damage.

Other Contractors and Building Maintenance of \$3327 covers May gutter cleaning, leak trouble shooting, spring mulching and misc repairs. Structural repairs, roof and garage door repairs of \$3676 covered said expenses. All other expenses and utility charges were within expected ranges.

Reserve spending of \$1800 for garage door replacement and \$119,350 for window replacement occurred.

Uncommitted window replacement reserve for 2023 is \$0.

April 2023 Windows \$\$ to Spend

2022 Carryover	(20,647)
Reclass Mailbox Reserve	43,360
Unused 2022 Operating Funds	86,000
Transferred to Reserve	
2023 Reserve Budget Allocation	<u>220,753</u>
	329,466
2023 \$\$ Spent thru 6/6/2023	(246,449)
\$\$ Committed thru 5/31/2023	(82, 913)
\$\$ Installed not yet paid	<u>104</u>

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*Does not include the proposed transfer of funds from Other Contractor and Bldg Maint

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Landscape Update—Barbara

The Landscaping Committee is out and walking around. We are checking for shrubs that are in poor condition or overgrown, ground cover issues, etc. Our goal is to improve the appearance of our condos. Of course we want the fronts to look great, but we also know some of the back areas and side areas need attention. If you want to be involved and have ideas or experience that we can all benefit from, please email Sheila, so I can get ahold of you. As a Community we want our landscaping to look great, not only so we enjoy seeing beautiful shrubs and flowers, but it is always good for improving our home value. We would like to encourage home owners to get involved and improve your landscaping. Let the Board know how we can assist you and work with you on the improvements you would like to make.

Property Manager—Sheila

Remember, each unit has a limit of two outside decorations (bird baths/feeders, tables/chairs, glaze balls or lawn statues). Many residents have added several more items. Please be mindful of our guidelines - if you have more than two, please remove them. These items may be moved to your deck or patio area. Flowers in pots do not count, but everything else does!

A reminder that ANY change to the exterior of the property (Including landscaping and new furnace vents, etc.) must have board approval prior to any work being done. Please submit your work requests in writing to the management office.

Garage doors are to remain closed at all times unless you are entering, exiting or working in it. This also protects items from being taken.

Deck Rails - Please check to be certain your deck rail is securely fastened to the condo. As our decks age—rails may become detached and need to be secured. This is a resident responsibility.

Dryer vents – It is recommended dryer vents are cleaned out every couple of years. What Happens When a Dryer Vent Is Blocked?

1. Your dryer takes much longer than a typical 45-minute cycle to dry.
2. Clothes come out of the dryer damp.
3. Your dryer feels very hot to the touch while running.
4. There's a musty odor while the dryer is on.
5. You see a lot of lint accumulation outside the trap and vent.
6. The heating element in your dryer can burn out resulting in costly repairs.
7. Your dryer and home could catch on fire.
8. Most carpet cleaning companies provide this service.

Update—Aimee

Mailboxes— Sheila is working with the Post Office on the placement of the cluster mailboxes. We are hoping the mailboxes will be on order soon, with delivery to follow in approximately 30 days. We will keep you posted with installation updates.



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Update Continued—Aimee



Windows—We are still in conversation with one supplier of windows. There are always a lot of discussions and investigation that needs to happen before a final decision can be made. We will continue to keep you updated.

Grounds Maintenance & Snow Plowing—We have met with the companies that quoted our grounds and snow plowing. After a thorough review of the quotes and speaking with the companies we have determined that we are receiving the best service at the best price available at this time.

Thank you— We would like to send a huge “Thank You” out to Mickie Gaskell who has served our Board in various positions and most recently as President for over 18 years. Mickie’s dedication to our community has helped to improve our community immeasurably. I know we will all wish Mickie and her husband well as they enter a new season of life. Thank you Mickie for all you have done.

Community— The Lakes of Woodbridge is a community. A group of homes that are all connected by an Association. But I am wondering, “Do we really think of ourselves as a community?”

Research shows that Americans prefer living in places with a strong sense of community, and that tight communities actually boost one's mental health and improve resilience. Have you ever seen a herd of elephants circled up, protecting their young? That's community: a group of individuals who collectively care for each other and lift each other up, protecting the vulnerable and acting for the greater good.

To me Community means friends, family, fur babies, neighbors, and the fun activities in our daily routine. It means helping each other, looking out for each other. No one in our Community is an island. What can we do to help each other? If we work together on the many needs of the Community, we all benefit. It may be a very small act that takes no more than a few minutes of your time, but that small act can have a ripple effect of reaching people or situations that you couldn't possibly imagine!

I challenge you to look at what you can do to help a neighbor. I challenge all of us with this beautiful summer weather to come out of our homes and say “Hi” to our neighbors. Our lives are more full when we take a few minutes in each day to think of others. We're all connected.

I love how summer wraps it's arms around you like a warm blanket— Kellie Elmore