

May 2023

THE LAKES NEWS

“Happiness is a butterfly, which when pursued, is always just beyond your grasp, but which, if you will sit down quietly, may alight upon you.”
— Nathaniel Hawthorne



IN THIS ISSUE:

- Finance
- Landscape
- Property Manager
- Annual Moors Meeting Minutes
- Mailbox Update
- Window Update
- Grounds Update

Financial Report—Larry

Cash on hand of \$150k against accounts payable and prepaid member fees of \$77k leaves us with a balance of \$73k against future 2023 expenditures is more than adequate at this point in the year.

Revenue/Member Fees are tracking to budget.

Operating Expenses of \$224k YTD include transfers to the reserve account of \$84k in 2023 funds and \$86k of unused operating funds for a total of \$170k. Snow removal of \$15k, Management Fees and Admin Expenses of \$16k, Utilities of \$6k, Lake Chemicals and Spring Cleanup of \$8k, Building and Property repairs of \$5k, Legal and Accounting of \$2k with the remaining \$2k spent on aerator install and minor misc expenses.

Reserve Spending of \$38k YTD consisted of \$33k for window installation, \$2k for siding repair and \$3k for misc drainage repair.

Uncommitted window repair funds are \$90,333.

March 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 3/31/23	(55,189)
\$\$ Committed thru 3/31/23	<u>(183,944)</u>
2023 \$\$ to Spend	90,333

May 2023

THE LAKES NEWS

Landscape Update—Barbara



Beginning of April: 80 degrees, summer, shorts and sandals.

End of April: Snow, winter coats and gloves. What is this? That's Michigan in the spring. The good part is that the daffodils, tulips and flowering trees are lasting for a while. I love to see all the trees as they take turns with their lacy baby leaves just coming out. It is beautiful. Walk around and see the beauty. Remember you can do small projects around your area. Only pansies can take a frost, so if you want to plant some annuals wait a bit. Remember you need to pull out the annuals in the fall. Look around your place, what else needs help? Let us know if you want to do a bigger project, we'd be happy to go over it with you and maybe we can share a bit of the cost. Enjoy Spring!!

Property Manager—Sheila

Proper Dumpster Usage—Please understand that our dumpsters are for normal, everyday, household garbage. They are NOT a collection point for unwanted furniture, construction debris, or to throw out large, unwanted items. Please comply with the signs posted by the dumpsters. Also, putting ANY items, including bags of garbage, outside of the dumpster is unacceptable. If you have items that need to be disposed of you may contact companies that will haul these items away for you. Here's a few that you may contact:

College Hunks Hauling Student Haulers, (269) 225-3220 or (269) 345-4285

Two Men and a Truck Junk King, (269) 488-6683 or (269) 580-8552

No Driving on the Grass— There are sprinklers positioned near the road and drives. In an effort not to damage them, be mindful when driving on our narrow roads and keep all four tires on the asphalt. The association spends considerable dollars annually repairing sprinkler heads.

Spring Inspection— As the weather permits, your Board will be walking around the community doing their spring inspection. The Board is looking for maintenance and or repair items before they become bigger issues. Also be aware if any violations are seen you will be notified by letter.



May 2023

THE LAKES NEWS

Update—Aimee



There were several questions that came up at the Annual Meeting on April 17th. We want to answer your questions and keep you updated on probably the 3 most talked about subjects we have.

Mailboxes—a picture of a locking mailbox was brought to the meeting by an owner and requested that this mailbox be looked at. In looking at this mailbox we would need to have new mailbox post stands built/current post modified to accommodate the additional size of the mailbox and weight. We have requested for Joel to give us a quote for this. Once we have this information we will get back to you with another update.

Windows—We have sent out a Request for Quote for our window business. We are hopeful to have quotes back to us by early May. So far we have 3 suppliers that have agreed to quote and 2 suppliers that have chosen not to quote. We will keep you updated as we go through this process.

Grounds Maintenance & Snow Plowing—We have sent out a Request for Quote for our grounds maintenance. We are hopeful to have quotes back by early May. We have 5 contractors that have agreed to quote and 4 that have chosen to not quote. We will keep you updated as we go through this process.

Moorsbridge Road—When will Moorsbridge Road be resurfaced? It is on the schedule for 2024-2025. The City of Portage is responsible for this.

Asphalt—Tustin's Asphalt will be reviewing a few problem areas to see what can be done to repair.

Work Orders—When work orders are completed, how do we verify work has been done satisfactorily before a payment is made to that contractor? Sheila will start calling/emailing the owners as work is completed to verify the owner satisfaction of the work.

Announcement: Brian Johnson has stepped up and requested to join the Board. We believe he will be a valuable asset with his engineering and procurement experience. We are excited to have Brian join the team.

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.