

October 2023

THE LAKES NEWS

"Autumn leaves are falling, filling up the streets; golden colors on the lawn, nature's trick or treat!" - Rusty Fischer



IN THIS ISSUE:

- Finance
- Landscape
- Property Manager
- Mailbox Update
- Window Update
- Gutter Cleaning
- Fun Facts

Financial Report—Larry, Treasurer

Cash on hand of \$102k against accounts payable and prepaid member fees of \$74k. Leaving a balance of \$28k taking us in to fall cleanup, tree and scrub trimming and plant replacements.

Revenue/Member Fees are tracking to budget with all significant past dues either paid or collected upon sale.

Operating Expenses: Nothing unusual to report in the Lawn & Grounds Maint areas with expenses tracking normally. Proposals for landscape replacement and tree trimming have been received, reviewed and revised by the landscape committee. Even with revisions it appears that we will exceed the budget for 2023. Sprinkler repair are expected to exceed budget with only \$2800 remaining for

the year end. Structural repairs of \$4600 for drain repairs on Tartan and a vactor truck clean out on Woodbridge are expected to drive this expense over budget also. All other expenses continue to track at a normal pace. Reserve Spending: Initial fees from unit re-sales continue to run behind expectations. All window replacement funds have been committed. Replacement requests will continue to be processed, however no orders for replacement windows will be placed until fiscal 2024.

August 2023 Windows \$\$ to Spend

2022 Carryover	(20,647)
Reclass Mailbox Reserve	43,360
Unused 2022 Operating Funds	
Transferred to Reserve	86,000
2023 Reserve Budget	
Allocation	220,753
2023 Operating Fund Transfer	40,000
Duplicate 2023 Transfer	<u>40,000</u>
	409,466
2023 \$\$ Spent thru 9/10/2023	(320,401)
\$\$ Committed thru 9/25/2023	(58,154)
Kolbe Windows approved	<u>(25,313)</u>
	5,588 **

2024 replacements approved \$11,453

**Includes \$40k duplicate transfer of funds not authorized for use in 2023

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Landscape Update—Barbara, Secretary

The Landscape Committee has been busy this fall. Roots are trimming trees and removing a few dead trees. We went a little over budget this year, but everything being done is very necessary. Our Condo area is roughly 30 years old and we have trees that simply needed removing. Removing and grinding out stumps is more expensive than just trimming. Next, we walked around with Mulder to look at the bushes and shrubs. Our needs for the bushes and shrubs was also going to put us over budget, so we moved a few projects into next year. They will be top of the list for next season. A few of our co-owners this year purchased the bushes/shrubs/trees/plants and then the Association planted them. If you are interested in doing this next year, this will help with the budget. Please contact Sheila and let her know. Vickey Bethel, Rick Bosse and myself are the three members of our committee. It involves some time to walk around and look at all the landscape. We would be happy to have a couple of more volunteers. We will winter through the cold weather and get busy again next spring. Please let Sheila know if you have interest in joining the Landscape Committee. Enjoy the beautiful fall weather and notice the beauty of mother nature as she colors the leaves. Enjoy the smells of autumn, if you're like me, have some pumpkin spice coffee.

Property Manager—Sheila, Property Manager

Driveway Aprons

The driveway apron is the area between the asphalt driveway and the concrete garage floor. Overtime the asphalt begins to recede. Over time water can penetrate this area and develop a cavity under your garage apron. In turn, your driveway begins to settle and sink in front of the garage floor. Due to the high cost to repair the apron, I will be reaching out to Tustin's to see if they can fill in the gap. With the season coming to an end, this will be a 2024 project.

Moss on Shingles

There are many beautiful trees in the Lakes community. Trees are a great benefit by reducing the amount of storm water runoff, which reduces erosion and pollution and may reduce the effects of flooding. They also provide shade which has caused moss to grow on the shingles. Your Board will be working on getting estimates to remove the moss. As this season is winding down, removing the moss will be a project for next year.

Dumpster for Annuals

We are working on getting the yard waste dumpster this year. This dumpster is so residents can dispose of their annual flowers. This dumpster is only for organic material. Please do not place anything but organic matter in this dumpster. We will keep you updated on the matter.

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Update—Aimee, Acting President



Mailboxes— The new cluster mailboxes have arrived. Joel has marked the installation areas. Miss Dig has been called and will be out soon. You will then see a backhoe going through the neighborhood to dig out the marked areas. Once that is complete the cement pads will be laid. We will keep you updated as this progresses. Please keep in mind that we are required to comply with Post Office requirements for mailbox installation as well as manufacturer installation requirements. This is a picture of one of the mailboxes. Some have 8 boxes, some have 12 and 16 boxes. Each owners box is approximately 3" high

x 12" long. Each cluster will include larger box areas when you have a package that is delivered that will not fit in your personal box. Each cluster also includes an Outgoing Mail slot, that will keep our outgoing mail secure as well.

Windows—The first 2 homes that were approved for Kolbe windows have been ordered. We will track this order and installation. At this time the Kolbe windows for these homes are showing a 20% cost savings. We will keep you updated on the results of this.

Gutter Cleaning— Once the leaves have fallen for the season, we will have May Family Ent. cleaning out the gutters and downspouts for each home. They will also identify any of the underground bubblers that are clogged.

Fun Facts about Halloween

1. The holiday dates back more than 2000 years.
2. Trick-or-Treating has existed since medieval times.
3. Early trick-or-treaters had to dance for candy.
4. Halloween used to be a time for romance.
5. The largest pumpkin tipped the scales at 2528 pounds.
6. Early Halloween costumes involved dead animal heads. Yuck!!
7. Houdini died on Halloween.
8. 17% of the people in the US dress up their pet for Halloween.
9. The Guinness World Record for fastest pumpkin carving is 16.47 seconds.
10. Candy corn was originally called "chicken feed".

“What do you use to mend a jack-o-lantern?
A pumpkin patch.”- Unknown