

November 2023

THE LAKES NEWS

“Don’t wait until the fourth Thursday in November, to sit with family and friends to give thanks. Make every day a day of Thanksgiving” - Charmaine



Financial Report—Larry, Treasurer

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Cash on hand of \$120k against accounts payable and prepaid member fees of \$77k. Leaving a balance of \$43k taking us in to fall trimming, clean up and lawn care replacements.

Reserve Member Fees are tracking to budget with no major delinquency, however two co-owners are on the cusp of sliding over the 60 day mark which will trigger our standard collection process.

Operating Expenses: Lawn & Grounds Maintenance are tracking to budget with adequate funds for the remainder of 2023. Sprinkler repairs are \$4900 over budget before fall shutdown. Sprinkler system is 30-40 years old and showing it's age. On the positive side Other Contractor/Outside Services and Building Maint/633 have \$50k remaining for the balance of the year.

Other Structural Repair expenses will be tight with no major problem that we are aware of. Snow Removal has \$36k available thru year end, fingers crossed. Utilities will be close at year end. Consulting Fees are \$5k over budget due to attorney fees in foreclosures and co-owner disputes. All other expenses continue to track to budget expectations. Reserve Spending: Initial fees from unit resales continue to run behind expectations, however there are currently 6 units for sale that could correct the problem. All 2023 window replacement funds have been committed. 2024 replacement requests are being processed and \$34k have been approved with 3 inspections on hold.

September 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 10/4/2023	(334,656)
\$\$ Committed thru 10/17/2023	(55,154)
\$\$ Committed Blackberry 10/17/2023	<u>(18,984)</u>
Remaining \$\$ to spend	672**

**Includes \$40k of Reserve Funds not yet authorized to spend in 2023

2024 Replacements approved with 3 Blackberry	33,747
Inspections on hold until Jan 2024	

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Landscape Update—Barbara, Secretary

Landscape Committee: I want to again thank our members, Vickey Sabin, and Rick Bosse for all the hard work they contributed. Walking around noting all that we first wanted to do and second what we could do within our budget. They also did some of the work themselves, planting and cleanup where they could. We will take a well-deserved break during the Michigan winter. We will meet sometime over the winter to plan for next year. We have a list of what our neighbors would like and we will put that in our planning. Anyone interested in being a part of this venture, please contact Sheila. It was a lot of fun getting to know our neighbors as we walked around.

Property Manager—Sheila, Property Manager

Fall Cleanup

Fall in Michigan is beautiful. The lazy days of summer are gone, and the cooler temperatures move in. One of the best aspects of fall is the changing colors of the leaves. Eventually, the leaves end up on the ground. Once that happens, the grounds team will begin working on fall clean up. This is weather dependent. Please understand, if the leaves are wet, they take longer to clean up. The fall clean up schedule does not follow the same as mowing. Where the team works is determined on how the wind is blowing. Once the allocated budget hours are used in full, the team does one final mow in an effort to clean up and remove as many leaves as possible before winter. Thank you!

Post Dating Checks

Please do not post date your check when paying your association fees. The banks do not accept them, and the management office cannot be responsible to hold them. The date on the check should be the date you are making the payment.

No Yard Waste Dumpster for Annuals

Reminder – the Association was unable to obtain a yard waste dumpster for residents to dispose of their annual flowers. Please place them in the regular dumpster.

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Snow Plowing—Stephen, Director

Believe it or not, our first snow of the season may not be that far away. I'd just like to remind all residents that keeping their vehicles in the garage helps facilitate snow removal. If you need salt, leave a bucket by your front door and call or email Sheila. Remember, the association only removes snow when it snows two inches or more, so there will be times this winter that you may need to help out by clearing your driveway and sidewalks, keeping visitors and neighbors safe.

To help prevent frozen pipes, those living in the Manor units will want to be sure to keep the front closet under the stairs clear so that air can circulate keeping the pipes from freezing. In very cold weather, keeping the cabinet doors open in cabinets along exterior walls will also help prevent frozen pipes. In addition, all units should keep their heat at a minimum of 55 degrees to prevent damage to their homes.

We will soon enter the holiday season. Decorating your home is something that many of us love to do. Please remember when decorating, that no holiday decorations may be attached to the buildings, and all decorations must be taken down no later than two weeks after the holidays are over.

Unfortunately, parking is at premium in the Lakes. Please help to prevent damage to lawns, and sprinklers, by having your guests either park in your driveway, or in guest parking.

In addition, the holidays tend to generate lots of empty boxes etc. If you don't have a recycle bin, please break down your boxes before placing them in the dumpster. During the holidays, the dumpsters fill up fast. We don't want to have boxes blowing around the neighborhood, or have the garbage company charge us extra for excess trash.

When the snow finally does start to fly, go and enjoy the many outdoor activities we have around us. We are fortunate, as we have many places nearby to cross country or downhill ski, or even snow shoe. For those who like fishing, there are many lakes in the area to choose from for ice fishing. And finally, if you want to have some fun with the kids or grandkids, there is always Echo Valley where tobogganing and tubing down hill is always a blast.

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Update—Aimee, Acting President

Mailboxes— Concrete bases are in and the pedestals and the mailbox pedestals installed. We are expecting for the mailboxes to be installed by Thanksgiving and then be able to start installing numbers on the boxes. There will be a separate notice coming out to you regarding getting your keys for your new mailbox when the time comes.

Windows—We are expecting the first Blackberry Kolbe windows to arrive by the end of November and then installation to be scheduled. We will continue to track these orders. 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 Thanksgiving

1. Thanksgiving was originally celebrated in mid-October.
2. Pumpkin pie isn't actually the most favorite pie for Thanksgiving, apple pie is.
3. Female turkeys don't gobble.
4. The first Thanksgiving was originally a 3 day festival.
5. The tradition of football on Thanksgiving was started by college teams.
6. Historians have no history of turkey being eaten at the first Thanksgiving.
7. Benjamin Franklin wanted the turkey to be the national bird.
8. The first Macy's Day Parade featured Central Park Zoo animals.
9. Thanksgiving was once celebrated on the third Thursday in November.
10. Jingle Bells was once a Thanksgiving Day song.
11. President George H W Bush was the first to pardon a turkey.

“Why was the turkey asked to join a band?

He could bring his own drumsticks.

Happy Thanksgiving to everyone!!