

August 2024

THE LAKES NEWS

If you [love summer](#), August gives you time to make the most of it. If you're tired of summer, rest assured that the cool days of fall are arriving soon.



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Financial Report—Larry

Period ending 6/30/2024—Cash on hand of \$126k against accounts payable and prepaid member fees of \$85k. Leaves a balance of \$41k towards summer expenses. Member Fees are tracking to budget with 2 co-owners in the first phase of our standard collection process.

Operating Expenses: Summer grounds expenses are occurring as expected and spring shrub trimming has been completed and paid for. June sprinkler repair of \$6135 makes us all grind our teeth and hope that people would stop parking on the yards.

Other Contractors of \$2977 is primarily related to the on going gutter and drain issues that we are trying to stay ahead of due to the unusually wet year that we are having and the problems that amount of water is causing.

Other Building Maintenance of \$3141 is predominantly spring maint related ie, debris clean-up, edging and lawn retention, spraying for lake weeds, moles, etc. June roof repair did slow some. Utilities are tracking in a measurable manner. Management fees and Reserve transfers are on schedule.

Reserve Account: In addition to the standard transfer of \$31,600 initial fees and dividend income of \$3100 was credited to the account. \$10k of windows were installed and paid for and an additional \$50k of replacement requests were approved and ordered leaving us with \$90k of uncommitted window funds for the remainder of the year and many inspection requests yet to be addressed.

June 2024 Windows \$\$ to Spend

2023 Carryover	39,194
2024 Reserve Budget Allocation	<u>200,198</u>
	239,372
2024 \$\$ Spent thru 6/30/2024	(56,811)
JP Builder/Pella Committed	
thru 6/30/24	(88,638)
Blackberry Committed thru 6/30/24	<u>(3,540)</u>
Remaining \$\$ to Spend	90,383

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Landscape Update—Barbara

Dear Neighbors,
Hard to believe that August is here. The summer is going by very quickly. Our Landscape Committee has been very busy this June and July. They have been all around our condos planning, removing and planting. We made a list of what we can do within our budget and have asked Mulder's Landscape Company to complete our list. I want to thank Rick, Vickey and Elaine for their dedication and hard work. If you see them walking around thank them please. We as co-owners of our condo association take great pride in living here. If you get a moment, stop by the corner of Venard Cir and Woodbridge Ln, where Elaine is planting a butterfly garden.
Barbara

Property Manager—Sheila



Former Lakes resident, Karen Kott donated a Crabapple tree to the community. This is Karen's thank you to everyone that helped her while she was here. Karen was the original owner. The tree allows her to continue to be a part of the community that she loved.

Window Screen Policy: Board Resolution (July 24, 2024)

The Board approved a Window Screen Policy; To keep uniformity of the exterior appearance, window screens are to be all in or all out.

Installation of Gutters, Front and Back Resolution (July 24, 2024)

The majority of water issues infiltrating a unit is due to the lack of gutters. The Board is now requiring gutters to be installed on the front and back of units with basements.

The installation will include gutters, gutter screens, downspouts and a bubbler. This is a resident responsibility. The Association's preferred contractor will be required to do the work to make sure they are consistent. Residents will have 12 months to have them installed. Residents must notify our management agent, Sheila Mowry at 269-329-0366 or email at smowry@633group.com when the work is completed.

Gutter installation contact; Ron Chopp, 269-501-6988

Bubbler installation contact: Steve May, 269-806-8262

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Property Manager, continued—Sheila

Skylights – Please know that skylights were a buyer's option when the condominiums were being built. Any repair, replacement or damage caused by the skylight is the responsibility of the homeowner and not the Homeowner's Association.

Drywall cracks that are a stress crack;

a. located where the wall meets the ceiling, can be a long crack.

b. At the corner of the header and wall.

c. Inside corner from the ceiling down, typically 4'.

If there are no signs of water damage, it is a stress crack. This is a resident responsibility.

Update —Aimee

New Faces—You may be seeing a few new face in our Community. We have hired Russ Bronson to help out on a part time basis with some of our maintenance needs.

NO Fishing—Just a reminder that The Lakes of Woodbridge does **NOT** allow fishing in our lakes.

Moorsbridge Road—I am sure everyone has noticed all of the trucks on Moorsbridge Road doing work. Here is an update from the City of Portage as to what is happening.

Moorsbridge near Centre Avenue – Consumers Energy working on underground electric and street lighting

Moorsbridge Oakshore to Woodbridge – AT&T Fiber Optic 5G Installation

Moorsbridge NB lane just south of Old Centre north to the two-way merge – AT&T Fiber Optic 5G Installation

Moorsbridge SB lane Old Centre heading south – AT&T Fiber Optic 5G Installation

Moorsbridge SB lane just south of Old Centre north to the two-way merge – AT&T Fiber Optic 5G Installation

August is the end of summer. Make it your mission to achieve the rest of your dreams for this season before the cold starts to settle in.