

February 2024

THE LAKES NEWS

"Love doesn't make the world go round. Love is what makes the ride worthwhile." —**Franklin P Jones**



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Financial Report—Larry, Treasurer

Cash on hand of \$51k against accounts payable and prepaid member fees of \$95k, leaving a deficit balance of \$44k. This deficit was primarily caused by a midyear transfer of projected excess operating funds of \$80k of which only \$40k actually occurred.

Member Fees of \$874k met expectations with an addition of \$2k in late fees and misc. We presently have no collection issues of concern.

Operating Expenses: Lawn & Grounds Maintenance including trimming, removal, replacement, chemicals, supplies and cleanup came in at \$6k under budget. Sprinkler/Aerator repair, lake chemicals

and maintenance were \$4700 over budget again due to an ever ageing system. Specific Structural Repairs including foundations, roof, drywall and garage doors of \$49k exceeded the budget by \$12k. All the little misc maint items performed by 633 Group, JP Builders and a variety of other small vendors were budgeted at \$82k or approximately \$440 per unit which equals 2 service calls give or take, came in at \$45k under budget. Snow Removal was \$30k under budget and utilities were \$3k under budget. Accounting and Legal Fees exceeded budget by \$7k due to a rising need to address questions as to who is responsible for what expense. Insurance, Office Supplies, Taxes and Misc Expenses were \$500 under budget.

Funds transferred to the Reserve Account totaled \$502k. Representing \$86k of unused 2022 operating funds, \$336k of scheduled 2023 transfers, \$40k of unused 2023 Operating Funds and \$40k of 2024 Operating Funds that will need to be covered in the coming year. Additional Reserve Account funding came from investment income \$12k and initial fees from resales \$29k.

Reserve Fund Expenditures: 2023 Window Replacement totals \$382k with an additional \$52k committed but not yet installed. Locking Mailboxes at \$81k that were not in the budget wipes out our 2023 Roof Replacement funding and then some. This deficit will be recaptured over the next 3 years with the \$10/month HOA Fee Assessment. \$8k was spent on garage doors replacement, an expense that will continue to rise as the years pass. All other expenses are deemed reasonable in nature.

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Financial Report, continued—Larry, Treasurer

December 2023 Window \$\$ to Spend	
2022 Carryover	(20,647)
Reclass Mailbox Reserve	43,360
Unused 2022 Operating Funds Transfer	
To Reserve	86,000
2023 Reserve Budget Allocation	220,753
2023 Operating Funds Transfer	40,000
2023 2nd Operating Funds Transfer	<u>40,000</u>
	409,466
2023 \$\$ Spent thru 12/31/23	(382,943)
Pella Windows committed thru 12/31	(42,361)
Blackberry committed thru 12/31	<u>(10,017)</u>
Remaining \$\$ to spend	(25,855)

Landscape Update—Barbara, Secretary

We've been through and ups and downs weather-wise in January. Now it seems like we are having an early spring. We don't want the bulbs to come up too soon!! But Mother Nature has her say, not us.

It's not too early to think what you would like to see happening around our condo's landscape. Contact Sheila with your thoughts and/or join us on the Landscape Committee and we will see what is possible within our budget.

Property Manager—Sheila, Property Manager

Secretary of State Mobile Office

The Secretary of State Mobile Office will visit the Portage Zhang Senior Center to provide services to members;

- Thursday, February 15, 10 AM – 3 PM
- Free – Registration required. Book a visit to complete your Secretary of State transactions, including renewing your driver's license, transferring a title, or applying for or renewing a disability placard.

Reminder To Remove Holiday Decorations

This is a friendly reminder to let you know that your association asks that all exterior holiday decorations are to be removed within two weeks of the holiday. If you have already removed them, thank you. If not, your association would appreciate their immediate removal.

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Snow Plowing—Stephen, Director

What a surprise it is to have this unusual warm winter weather. I will take it!!

Just a friendly reminder for all residents and guests to not park in the yards or on the grass. As spring approaches the ground can get soft and wet leaving for muddy ruts in the grass that causes damage to the grass and sprinklers.

Update—Aimee, Acting President

Mailboxes—All cluster mailboxes have been installed. Make sure to get your keys from Sheila, if you have not. Replacement keys are available if needed, contact Sheila, replacement cost is \$25. So far the feedback has been very positive, and we are pleased that we are no longer having any mailbox thefts.

Windows—Blackberry has been installing windows in the first few homes. So far this has been a very positive experience, with only a few bumps in the road as Blackberry learns how The Lakes likes to have things done. Overall this appears to be a positive move. We are going to continue to monitor additional installs and keep an eye on this new supplier.

Snow Plow Damage—Snow plowing damage is an annual occurrence, unfortunately there just is no way around it. The repairs will be done by the 633 Group in early May, (at no cost to the association).

Generators/Electric Car Charging—We will be forming a Committee to look into the possibility of owners having home generators and/or personal electric car charging. If you have any interest in joining this committee or experience in electric, we would like to have a few volunteers to help on this committee. Please notify Sheila, if you have interest.

Neighborhood Alerts—You can sign up for Neighborhood Alerts at:
Neighborhoodalerts.com.

This is a free service. You can choose what type of alerts you want to receive.

- Crime Alerts
- Registered Offender Alerts
- Real Estate and Building Permit Alerts
- Pet Alerts
- New Restaurants Alerts
- Weather Alerts

You can receive your alerts via email or text message.

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Update—Aimee, Acting President



Fun Facts about Valentines Day

- Valentine's Day is the most popular day to get engaged.
- People like to celebrate their pets on Valentines Day.
- The oldest known Valentine was written from prison.
- Lace has a romantic meaning. The Latin word for "snare", as in you ensnare someone's heart.
- Alexander Graham Bell, who invented the telephone, applied for a patent on February 14, 1876.
- Valentine's Day was originally a Roman Fertility Festival.
- In the 1300's, it officially became a holiday associated with love.
- The tradition of giving Valentine's Day flowers dates back to the 17th century.
- Nearly 250 million roses are grown each year in preparation for Valentine's Day.
- Americans send over 140 million Valentine's Day cards each year.

How do vampires know if they had a successful Valentine's Day?
If it's love at first bite.