

June 2024

# THE LAKES NEWS

"Far up in the deep blue sky, Great white clouds are floating by; All the world is dressed in green; Many happy birds are seen, Roses bright and sunshine clear Show that lovely June is here." — F. G. Sanders



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## Financial Report—Larry

Cash on hand of \$119k against accounts payable and prepaid member fees of \$61k. Leaving a balance of \$58k for coming summer expenditures.

Member Fees of \$76k for the month are tracking to budget with 1 co-owner in the first phase of the standard collection process.

Operating Expenses: Summer Grounds Expenses are starting to hit the financial statement with nothing extraordinary to report. Sprinkler repair and start up cost of \$5452 is a large amount by normal course for this time of year. Other Contractors and 633 Bldg Maint was

inconsequential but is expected to pick up as we get into the summer repair season. Roof repairs continue to chug along with 70% of the annual budget allocation spent YTD. This will need some watching. Utilities and Management Expenses are as expected and the monthly transfer of \$31,600 to the Reserve Account occurred as scheduled.

Reserve Account: In addition to the standard funds transfer, initial fees for May of \$5096 pushes us past 75% of our expected annual revenue. Windows still remain on order with a few deliveries trickling in but no installs or payments occurred since the last report and dollars to spend remain at \$140k.

### May 2024 Windows \$\$ to Spend

|                                              |                |
|----------------------------------------------|----------------|
| 2023 Carryover                               | 39,194         |
| 2024 Reserve Budget Allocation               | <u>200,198</u> |
|                                              | 239,372        |
| 2024 \$\$ Spent thru 6/18/2024               | 46,821         |
| JP Builder/Pella Committed<br>thru 5/31/2024 | 34,357         |
| Blackberry Committed<br>Thru 5/31/2024       | <u>18,040</u>  |
| Remaining \$\$ to Spend                      | 140,154        |

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## Landscape Update—Barbara

Dear Neighbors,

The Landscaping Committee has been busy this spring walking around, getting weeds pulled and bushes trimmed.

Our goal this season is to weed in the back of our condos and to spruce up the fronts with new rocks. Our largest issue we are dealing with is removing ivy. It becomes aggressive and takes over a garden strangling the other plants and even trees. I'm sorry that the original builders placed this in our landscaping.

Recently we have had several co-owners requesting that at their expense they would like to update their landscaping. Some of their ideas are wonderful and really beautify the neighborhood for all of us. Thank you, neighbors. While you may notice that some condo landscaping looks better than others, this is part of the reason.

If you wish to update your landscaping, please present a design (either designed by yourself or have a professional, several use Mulders), to the Board, we will do a quick check to make sure that none of the plants are invasive, and approve the request. Quick and easy!!

## Property Manager—Sheila

### DUMPSTERS

The association is being charged for over filled dumpsters. Those are funds that are now taken away from other projects. Here are a few things we can do that will help.

- Recycle as much as possible. This saves room in the dumpsters.
- Dumpsters are for normal, everyday, household garbage. They are not for unwanted furniture, construction debris, or to throw out large, unwanted items.

If you have items that need to be disposed of, you may contact the following companies.

College Hunks Hauling (269) 225-3220

Student Haulers (269) 345-4285

Junk King (269) 580-8552

Two Men and a Truck (269) 488-6683

Also, please do not put ANY items, including bags of garbage, outside of the dumpster, it will not be picked up.

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## Property Manager—Sheila, cont'd

### SMOKE ALARMS

Although your smoke alarms are connected to your main electrical panel, they still have batteries. If your smoke alarm starts to chirp every few seconds, replace the battery. Most of the time, that is all it takes.

### CONCRETE PATIOS

Reminder, all concrete patios must be washed no later than September 30, this year. May Family Enterprise is offering a discounted price of \$45.00 per patio. This price is only available if a minimum of 10 sign up for it. If you are interested, call me at 269-329-0366 or email me at [smowry@633group.com](mailto:smowry@633group.com).

## General Update—Aimee

**Geese**—We know that the geese have been plentiful this year. During their season of raising their babies they can be somewhat aggressive. Please give them the appropriate amount of space so they do not feel threatened, we do not want to see human or bird be harmed. Federal law protects the geese. It is illegal to harm geese, their eggs, or their nests in the United States without permission from the U.S. Fish and Wild Service. Roundup has been cancelled in the past several years due to the bird flu.

**Algae Update**— PLM has been working on the algae bloom that we have experienced in the lakes this year. They feel this is due to the warm winter that we had. The skimmer nets are being emptied several times a day. Weed and algae control was put into the lake in late May and a second treatment was applied June 10th. The 633 crew has been trying to rake and use a pool skimmer net to break up and remove as much scum as they can. PLM has said that they are doing everything that can be done chemically and that it will just take time.



If summer had one defining scent, it'd definitely  
be  
the smell of barbecue.