

May 2024

# THE LAKES NEWS

**The weather is getting warmer, the flowers are in bloom. The butterflies flutter by, and the birds sing a chirpy tune. The sun comes up much sooner, to brighten up my day. It goes to bed much latter, So I have much more time to play!**



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## Financial Report—Larry, Treasurer

Cash on hand of \$112k against accounts payable and pre-paid member fees of \$75k leaving a balance of \$37k.

Member Fees of \$76k for the month are tracking to budget with one co-owners heading to step one collection and a 2nd co-owner's HOA fees will be collected when the title transfers to the new owner.

Operating Expenses: Summer lawns and grounds maintenance expenses are starting to hit the financial statement with nothing

extraordinary to report. Building/Other Maintenance was the usual, pickup branches, spread mulch, clean out ponds, and skimmer service. Structural repairs of \$2865 was primarily mortar repairs on various units. The monthly transfer of \$31,600 to the Reserve Account occurred in a timely manner. All other expenses were as expected and relatively minor in nature.

Reserve Account: In addition to the standard funds transfer, dividend income was as expected and initial fee revenue of \$9760 has reached nearly 50% of our annual expectations. Although numerous windows are on order only \$4510 were installed and paid for. There was an unexpected expense of \$9444 for chase cover caps for a number of units that were experiencing leaks down their chimney chases and causing interior drywall damage.

### 2024 Windows \$\$ to Spend

2023 Account Carryover	39,194
2024 Reserve Budget Allocation	<u>200,178</u>
	239,372
2024 \$\$ Spent Thru 5/7/2024	(46,821)
JP Builder/Pella Committed thru 4/20/24	(34,357)
Blackberry Committed thru 4/30/24	(18,040)
Blackberry committed on hold	<u>0</u>
Remaining \$\$ to spend	140,154

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## Landscape Update—Barbara, Secretary

Dear Neighbors,

Well it looks like summer has arrived. The Condo Board has walked around all of our homes. Along with many things that we check for, we also note any areas that we see where the landscaping needs attention.

The Landscaping Committee is meeting and figuring out how to stretch our budget.

**Our first idea is “Weeding Wednesdays”. We are asking for volunteers to help in maintaining our gardens. So on the 2<sup>nd</sup> Wednesday of each month, (June, July, August) all volunteers will meet at a specified location and be assigned an area to weed. We’ll plan to spend 2 hours each day. Wear sunscreen, a hat and gardening gloves. The first date will be June 12<sup>th</sup>, in front of Vernard Dr. at 9:30 AM. If we work together we can accomplish a lot in just 2 hours a month!!**

Another way you can help is around your own home, pull weeds, and place the stones back in the beds that are blown on the grass.

We are excited and hope that we will have a large group of volunteers for our first “**Weeding Wednesday**”.

## Property Manager—Sheila, Property Manager

**BUILDING PERMITS** – Any major interior renovation requires a building permit. Make sure your contractor secures this document and supplies a copy to the management office along with a copy of all contractor’s license and insurance.

**FLOORING ALTERATION POLICY** – Upper-level units who wish to install hard surface or carpet flooring must go through the Board approval process to ensure that the Noise reduction material is installed.

**EXTERIOR CHANGES** - A reminder that ANY change to the exterior of the property (including new furnace vents) must have board approval. Please submit your work request in writing to the management office.

**DECK STAIN** – If you would like to stain your deck, railing and support posts this season, here is the Board approved product; SHERWIN WILLIAMS SUPERDECK SEMITRANS-PARENT IN CIDER MILL “SW3512”. Please keep in mind for the homes with upper decks, you are also the owner of the posts that go from your deck to the ground.

**OUTSIDE DECORATIONS** – Each unit has a limit of two outside decorations in the front (bird feeders, baths, or lawn statues). If you have more than two, please move them to your patio or deck. Flowers in pots do not count as an outside accoutrement.

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## General Update—Aimee, President

### Questions and Answers from our Annual Meeting

**1 - It was noted that several people are parking on the lawns, which could cause damage to our sprinkler system. A resident suggested placing signs to help with this.**

We will add a reminder in the Newsletter to the Residents about parking on the side of the road. We are not able to put in the parking signs on the sides of the road due to our By-laws and Master Deed Rules.

**2 - Concerns about damage to roofs after a hailstorm. A resident suggested having the roofs inspected as a preventative measure.**

Larry explained, contractors are on the roofs regularly. The Association would be made aware if there were any issues. Any issues that are found are repaired. There is no budget line for preventative roof inspections. Although this sounds like a wonderful idea and we wish that we could do preventative inspections, there just simply is not a way to do this without raising the HOA dues to cover this cost.

**3 - A resident brought up that a tree planted next to the dumpster was planted twice and died each time. It was suggested to the Board to work with someone that could provide input on what would be best suited for this location.**

The Board works with an arborist for all tree planting projects. Unfortunately, there is no way to guarantee that a tree planted will live. However, we do have a 1-year warranty that we do receive if trees fail within the 1<sup>st</sup> year, they can be replaced at no cost.

**4 - Why was the final cost of locking mailboxes more expensive than the original quote.**

The original quote was for the posts to be installed with an 18" circumference of cement. The Post Office required a 48" square cement pad, this increased the pad costs. Also, some of the mailbox locations had to be adjusted due to Post Office requirements, this caused several retaining walls that need to be built. There were also cost increases in cement from the time the original quote was done to the time the project was completed. Along with tree roots that needed to be removed from the cement pad areas.

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## General Update—Aimee, President

### **5 - There are sidewalks that have settled.**

It was explained that the Association follows the same guidelines as the City of Portage for correcting this. Sidewalks will be repaired when they meet the guidelines for repair.

### **6 - The question was asked on the status of adding to the guest parking on Tartan Circle.**

Due to budget constraints, it is permanently tabled.

### **7 - It was asked if residents are contacted when work at their home has been completed before the invoice is paid.**

Our Property Manager, Sheila, is reaching out to the owners when the job is finished, before the invoice is paid.

### **The Moors of Portage Annual Meeting**

The annual meeting of The Moors of Portage was on May 6, 2024. If you would like to read the minutes from the meeting please log in to the residents page on the Woodbridge Hill's website at [www.woodbridgehills.com](http://www.woodbridgehills.com).

### **Fun Facts about May**

- The birthstone for the month of May is the Emerald.
- The birth flower for May is the Lily of the Valley.
- The Kentucky Derby always occurs on the first Saturday of May each year.
- On May 1, 1931, the Empire State Building officially opened for the first time.
- On May 14, 1804, the great American explorers Lewis and Clark explorers began their trip up the Missouri River.
- On May 27, 1937, the Golden Gate Bridge opened in San Francisco.
- May is Skin Cancer Awareness Month, Zombie Awareness Month and National Military Awareness Month.