

December 2024

# THE LAKES NEWS

"December is a simple wish that brings spectacular moments." — Unknown



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## Financial Report—Larry

Period ending 10/31/2024—Cash on hand of \$85k exclusive of any proceeds related to the Roof Replacement Insurance Claim against accounts payable and prepaid member fees of \$65k leaving a free balance of \$20k towards fall cleanup and project completion.

Member Fees of \$76k are tracking to budget and an initial insurance receipt of \$1M+ has been received to support necessary progress payments to the roofing company as work is completed and approved. As of 11/25/24 there are no co-owners in arrears requiring collection action.

**Operating Expenses:** Summer grounds expenses should be adequate thru year end with shrub and tree trimming expected to be over budget. Fall cleanup appears to be adequately funded as do aerator and sprinkler repairs. Other Contractors is \$9300 over budget and that amount is expected to rise by year end. Wet weather and aging buildings have not been our friend. Other Maintenance appears adequately funded thru year end. Structural Repair is \$25k over budget again due to water related issues along with wood rot and drywall repairs which are \$10k over budget. The \$36k in snow related expenses should be enough to get us thru December. All other expenses are either minor in nature or within expected ranges.

**Reserve Account:** In addition to the standard reserve transfer of \$31,600 and additional \$9600 in dividends and initial fees were credited to the Reserve Account, plus \$1M+ was received for progress payments on the roof repairs of which \$363k has been paid on our account after HOA Board inspection and approval. Window replacements are currently over-spent by \$27k with \$56k in requests being presented at this 11/25/2024 meeting.

### October 2024 Windows \$\$ to Spend

2023 Carryover	39,194	
2024 Reserve Budget Allocation	<u>200,198</u>	
	239,372	
2024 \$\$ Spent thru 10/21/24	(122,890)	
2024 \$\$ Spent thru 10/31/24	( 7,767)	Front Door Replacements
JP Builder Committed thru 10/31/24	( 23,224)	
Blackberry Committed thru 10/31/24	<u>(112,676)</u>	
Remaining \$\$ to Spend	( 27,185)	
Proposed Call A Requests 11/25/24	56,635	

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Property Manager—Sheila



**Amazon Packages** - Secure, convenient package pickup in our neighborhood!

With the holiday season upon us, it's more important than ever to guard against porch pirates. Amazon has pickup locations conveniently located in our neighborhood so you can rest easy knowing that your packages are kept safe and secure until you're ready to pick them up.

Amazon Locker Pickup Location near us:

Rite Aid – Lockers are located back by the Pharmacy  
1950 W. Centre Avenue, Portage, MI 49024

## **How it works:**

1. Enter a location to find a locker or counter near you and add it to your address book.
2. Shop on Amazon and select Locker as your delivery address during checkout.
3. After receiving your delivery confirmation email, go to the locker location and follow the simple instructions included in your email.

## **Snow Plowing Updated—Stephen**

Our first snow of the year was a lite coating, but we all know that old man winter is coming. I'd just like to remind all residents to keep their vehicles in the garage to help facilitate snow removal, and 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.

Those living in the Manor units will want to be sure and keep the front closet under the stairs clear so that air can circulate and keep the pipes from freezing. In very cold weather you can keep cabinet doors open to help prevent freezing pipes. Don't forget, all units should keep their heat at a minimum of 55 degrees to prevent damage to their homes.

Though it's festive this time of year to decorate your home, please remember no holiday decorations can be attached to the buildings, and all decorations must be taken down no later than two weeks after the holidays are over. Another part of the holidays is that they bring visitors. Parking, is always at premium in the Lakes. Have your guests either park in your driveway, or in guest parking. And finally, if you don't have a recycle bin, please break down your boxes before placing them in the dumpster. This time of year, the dumpsters fill up fast.



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## General Update —Aimee

**Roofing:** The roofing is still moving along. The new roofs look great and they are closing in on being 75% complete with our community. We want the snow and rain to hold off so they can finish.

### **Grounds Maintenance and Snow Plowing**

S and T Lawn Service will start when the snow flies (more than 2"). Although I personally am hoping for the snow to hold off as long as possible, (I really want to see the roofing get finished), S and T is prepared to start servicing our community.



The Christmas season is near, and we simply can't wait for the festivities to start. With sparkling lights, cozy weather, and beautifully decorated trees all around, it's time to be merry.

Before the holiday season starts, I just want to thank Sheila, your efforts each day keep our community running smoothly. May this Christmas season bring you and your loved ones a great deal of joy and peace.

Thank you to each owner that has added a little extra to our community throughout this past year. Trimming, weeding, organizing events and we love your positive emails that you send. Your hard work and devotion to our community is noticed and appreciated.

Our community is fortunate to have such a wonderful group of hardworking people that have chosen to serve each and every one in our community. Your Board of Directors work so hard for all of us, each day. Thank you for all of your efforts, and have a lovely Christmas season.

And from your Board of Directors, we would like to send you and your family its warmest Christmas greetings. May your holidays be filled with cheer, warm memories, and happiness. Merry Christmas to everyone!