

November 2024

# THE LAKES NEWS

"Don't wait until the fourth Thursday in November, to sit with family and friends to give thanks. Make every day a day of Thanksgiving!" — Charmaine J. Forde



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## Financial Report—Larry

Period ending 9/30/2024—Cash on hand of \$94k exclusive of any proceeds related to the Roof Replacement Insurance Claim against accounts payable and prepaid member fees of \$61k leaving a free balance of \$33k towards fall cleanup and project completion. Member Fees of \$76k for the month are tracking to budget. One co-owner is on the verge of having a lien placed on their property for back payments. A payment has been promised, if not received this week a lien will be filed.

Operating Expenses: Summer grounds expenses continue at expected levels and remaining fund balances should be adequate thru

year end. Shrub and tree trimming are expected to be over budget due to a very robust growing season, but that amount is not yet known. Fall Cleanup appears to be adequately funded as does aerator and sprinkler repairs. Other Contractors: Is over budget for the year due to numerous unit repair projects and problems caused by the exceptionally wet summer we have experienced.

Building and Other Maintenance: Would appear to have adequate funds thru year end. Structural Repair is \$22k over budget again due to water related issues. All other expenses were either minor in nature or within expected ranges.

Reserve Account: In addition to the standard reserve transfer of \$31,600, \$6k in dividends and initial fees on resale of homes was credited to the account. Chimney chase covers of \$4900 puts us \$14k over budget for the year. This was an unexpected expense that was not budgeted for but occurred none the less. Painting was \$2k over budget. Window replacements was charged with \$5200. An additional \$91k in windows are on order leaving us with a balance to spend of \$62k, which will be used to fund \$66k in requests being presented to the Board at the 10/21 meeting. These requests will complete the 2024 funds available for window repair.

## September 2024 Windows \$\$ to Spend

2023 Carryover	39,194	
2024 Reserve Budget Allocation	<u>200,198</u>	
	239,372	
2024 \$\$ Spent thru 10/3/24	(78,510)	
2024 \$\$ Spent thru 9/3/24	( 7,767)	Front Door Replacements
JP Builder Committed thru 9/30/24	(36,386)	
Blackberry Committed thru 9/30/24	<u>(54,841)</u>	
Remaining \$\$ to Spend	61,868	

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## Landscape Update—Barbara

Dear Neighbors,

We've enjoyed a very warm October so far. The trees are putting on their fall display of colorful foliage. But with the chill winds of November coming, we'll need our winter Coats. The planting and growing season has come to an end. The landscape committee has put together a plan for next spring with our budget. We hope to make our outside landscape ever more beautiful next year.

Enjoy each season, as they each have their own beauty,

Barbara

## Property Manager—Sheila

Fall Cleanup—The leaves are starting to fall. The grounds team will begin working on fall clean up. This is weather dependent. Please know, if the leaves are wet, they take longer to clean up. The fall clean up schedule does not follow the same as mowing. Where the team works is determined on how the wind is blowing. Once the allocated budget hours are used in full, the team does one final mow in an effort to clean up and remove as many leaves as possible before winter. Thank you!

Annuals—Reminder – the Association was unable to obtain a yard waste dumpster for residents to dispose of their annual flowers. Please dispose of them in the regular dumpster.

**From AT&T:** We would like to share the following communication with your residents regarding their installations:

Dear Residents,

AT&T is aware that your community is in the process of replacing the roofs on all buildings. To ensure the safety of our technicians and to properly complete your fiber internet installation, we will need to wait until the roofing work on your building is finished. Once the work on your building is complete, please contact Joshua Melchior at **616.206.8740**. He will assist you in scheduling an appointment for a technician to complete your fiber installation. Thank you for your understanding and cooperation.

Best regards,  
AT&T



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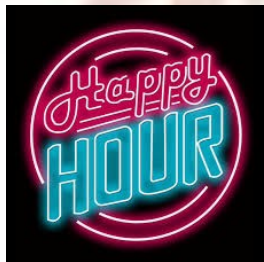
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## General Update —Aimee

**Roofing:** WOW!!!! I think that just about sums it up. Southwest Roofing is doing a fantastic job. They are moving through our community so quickly and their work has been outstanding. I am so amazed at how the guys can walk on those roofs like it is a flat surface, crazy to me.... They will continue to work feverishly until the rain or old man winter steps in to slow them down. We appreciate everyone moving your outdoor items and working through the inconveniences that have occurred. The rewards will be great!!!

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

The 633 Group has decided to no longer be in the grounds maintenance and snowplowing business. Their employees have generously been hired by S and T Lawn Service. The Lakes Board of Directors have signed a 1 year contract with S and T Lawn Service to maintain our grounds. S and T will start when the snow starts flying. We look forward to working with S and T Lawn Service and have high hopes for a very successful relationship.



### **Happy Hour**

I am happy to report that the Community Happy Hours have been a huge success. Each time the group gets larger and the laughs get louder. Due to more chilling weather headed our way we will resume the Happy Hours in the Spring!!!

1. Why did the apple pie go to the dentist? Because it needed a filling.
2. What do Jedi trees say to each other in the fall? May the forest be with you.
3. What do you call a small pepper in late autumn? A little chili.
4. What do farmers wear under their shirts when they're cold? A harvest.
5. How do trees get on the Internet? They log on.

May you enjoy the month of November and all of our Fall colors. Be blessed with an abundance of time with your family and great food.