

October 2024

THE LAKES NEWS

"My beloved October has returned—with its brilliant colors, cool temperatures and sunny, cloudless, azure skies, and I must enjoy it before it escapes for another year." — Peggy Toney Horton



Financial Report—Larry

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Period ending 8/31/2024—Cash on hand of \$119k against accounts payable and prepaid member fees of \$87k. Should carry us into summer wrap up and fall clean up with no problems. Member Fees of \$76k are tracking to budget with only one co-owner in the standard collection process.

Operating Expenses: Summer grounds expenses continue at expected levels and should be adequate thru year end. Sprinkler Repair of \$2k was less than expected, primarily due to the dry weather and Darwin's time being at a premium over all of the 633 Group

Properties. Other Contractors, \$14k covered the drain cleaning project and gutter issues that arose during the wet weather and numerous minor maintenance requests that were addressed.

Building and Other Maintenance represents standard summer maintenance projects. Structural Repair, \$9k was the result of a major water issue that came to light during the wet weather. Drywall Repair of \$2300 resulted from a leaking chimney flashing. All other expenses were either minor in nature or within expected ranges.

Reserve Account: In addition to the standard reserve transfer of \$31,600, \$2k in dividends and \$4k in initial fees on resale of homes was credited to the account. August window replacements of \$6412 were charged against the Reserve Account along with a new expense category of Front Door Replacement charged with \$7767, Siding of \$693 and Service Fee of \$10 finished off the Reserve payments.

August 2024 Windows \$\$ to Spend

2023 Carryover	39,194
2024 Reserve Budget Allocation	<u>200,198</u>
	239,372
2024 \$\$ Spent thru 8/28/2024	(66,218)
2024 \$\$ Spent on Front Doors thru 8/31/2024	(7,767)
JP Builder/Pella Committed thru 8/31/2024	(45,003)
Blackberry Committed thru 8/31/24	<u>(54,841)</u>
Remaining \$\$ to Spend	65,543

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Landscape Update—Barbara



Dear Neighbors,

We have been very busy this summer, but now the season is winding down. We thank you for talking to us and telling us what you'd like to be done and the appreciation you've shown. We've done all that was possible within our budget for this year.

We will be meeting one more time this fall to plan for what we want to do next spring and summer. Then, take some time for a well-deserved rest. Maybe next spring you'll want to join us.

Thank you, Rick, Vickie and Elaine for your hard work.

Barbara

Property Manager—Sheila

New Roof Project

Congratulations to The Lakes Board who worked diligently with the insurance company, adjustor and roofing contractor to get new roofs. Please know my goal during this project will be to communicate consistently with the contractor and provide you with regular updates via email. Please feel free to reach out if you have any questions.

Disposal of Annual Flowers

We are no longer able to get a yard waste dumpster for residents to dispose of their annual flowers. Please place them in the regular dumpsters.

Dumpster Usage

Dumpsters are for everyday bagged trash. Boxes are being placed in the dumpster. These take up a lot of space. Please recycle as much as possible and if you must put boxes into the dumpster, please be a good neighbor and break them down. Dumpsters are not a place for furniture, skids or other like items. Items left outside of the dumpsters will not be picked up by our disposal company.

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General Update—Aimee

As we all know, AT&T came through our neighborhood and installed Fiber for Internet services. I found this notice on my front door and wanted to share it with the Community. We currently have Spectrum at our home, but are switching to AT&T Fiber, simply because the service is faster and costs less than we are currently paying at Spectrum. Just wanted to pass this information on.....

AT&T fiber

Great News!

If you're reading this letter, get excited! Our construction is finishing up in your neighborhood and the fiber lines we've installed will be activated soon! For those who don't know what Fiber lines are, it's simply the latest evolution in technology for home internet. These new lines replace the old copper wiring that was put in **over 30 years ago** before things like Smart TVs, Ring Doorbells and Amazon Alexa devices existed. They provide a significant speed boost, up to **5Gbps** both for downloading **AND** uploading, all while also **covering more areas of your home** which means less buffering and better speeds in rooms further away from your router.

For newly activated neighborhoods we have **exclusive** promotions for both **NEW** and **EXISTING** customers on the wait list:

- **No Equipment Fees, No Contracts, No Price Increases**
- **Waived \$100 Installation Fee**
- **Existing AT&T Internet Customers can upgrade and will often lower your bill!**
- **Additional 20% off your bill when adding new Fiber or Wireless service**

Some exclusions may apply, and these promos aren't available forever. I look forward to hearing from you,

Josh Melchior
Fiber Outreach Manager



SCAN TO TEXT
JOSH

Get started with AT&T Fiber
300Mbps
\$55 mo.
Plus taxes.
No annual contract

If you are interested in being added to the waitlist to get these exclusive offers and priority installation, **call or text** Josh at

616.206.8740

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Roofing Update —Aimee



Just a reminder of our Roofing Replacement Project that is coming to our Community

Important things to keep in mind:

- Work starting on October 7, 2024
- You will receive a note on your front door when they will be starting the next day on your home
- Make sure to remove all outdoor items, put them away. Bird Feeders, Flags, Planters, etc. ALSO your patio furniture, remove as much as you can and pull the balance of the furniture up close to your sliding glass door
- Keep ALL of your windows closed when they are working on your roof
- Crews working from 8 am until dusk, Monday through Friday
- No work will happen on poor weather days
- No roof will be torn off if it cannot be covered in the same day
- All shingles will be torn off before new shingles are installed
- They will have dumpsters placed within our community that they will be using, these dumpsters are not for resident use
- We will have roofing workers parking on the side of roads and in guest parking areas
- No new gutters should be installed during this time October 7—until end of roofing project
- Sheila will send out notices to give you updates, as much as possible
- There will be noise
- There will be inconvenience
- There will be times when you will be asked to not use your driveway, because the roofing crews will be working on your roof
- Please remember that the inconvenience that we will all experience, is coming at NO cost to any homeowner = No Assessment
- We are very lucky in our community to have this major expense taken care of by our insurance company

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General Update —Aimee



Happy Hour—

We have had two community Happy Hours in September and they were a smash!!!!

So popular that we are going to schedule two more for October.

October 10th from 4-5:30 pm

October 24th from 4—5:30 pm

Location: 3608 Woodbridge Lane

We decided to pick a home this time due to the unknown weather in October. The garage will be open, bring a chair and your choice of beverage. We will have shelter from any rain or wind that October might bring us!!!

“There is something so special in the early leaves drifting from the trees— as if we are all allowed to peel, refresh and start again” Ruth Ahmed