

April 2025

THE LAKES NEWS



"Behold, my friends, the spring is come; the earth has gladly received the embraces of the sun, and we shall soon see the results of their love." —Sitting Bull

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Financial Report—Larry, Treasurer

Period ending 2/28/25—The year end financial statement and tax return for 2024 has been completed. The only change from the original year end analysis was an adjustment to the federal income tax accrued of \$3751.

Cash on hand of \$78k against accounts payable and pre-paid member fees of \$70k leaving us a free balance of \$8k which is more than adequate for this time of year.

Operating Expenses: No expenses through 2/28/25 fall outside an expected range on a year to date basis. The only expenses of any

Significant amount are snow related, where we have spent \$12,032 over the monthly YTD minimum of \$9526, leaving us a balance of \$24,758.

Reserve Expenses: February YTD window replacement of \$69,637 actual with an additional of \$67,450 committed, leaving us a balance to spend of \$334,800 in 2025.

February 2025 Windows \$\$ to Spend

2024 Actual Carryover after reallocation of Roofing reserve	210,188
2025 Reserve Budget Allocation	<u>261,700</u>
	471,888
2025 \$\$ Spent thru Windows	(69,638)
2025 \$\$ Spent thru Front Doors	0
JP Builder/Pella Committed thru 2/28/25	(8,122)
Blackberry Committed thru 2/28/25	<u>(59,328)</u>
Remaining \$\$ to spend	334,800

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Property Manager—Sheila, Property Manager

Parking Only in Your Own Driveway – Residents must park only in their driveway. As stated in the Master Deed, Article IV; B. (2); “Each garage and driveway in the Condominium Project shall be a Limited Common Element appurtenant to the Unit which it serves”. Parking in another residents driveway is a finable violation.

Guest Parking – The management office has received reports of residents using guest parking. Residents must park vehicles in their garage or driveway. Garages may not be used as storage. Guest parking is for guests only.

Decorations - Remember that each unit has a limit of two outside decorations (bird baths/feeders, tables/chairs, glazed balls or lawn statues). Please count - if you have more than two, please remove them. Flowers in pots do not count as an outside accoutrement, but everything else does!

Cooking Grills – Per the City of Portage, Open Flame Ordinance. Stackable units are not allowed to use the grill on their deck or patio unless it is an electric grill or the 1-pound green gas container. Standard gas grills may be stored in your garage, brought out to be used then returned to the garage. Townhome condominiums may use the grill on the deck and patio. Please keep it away from the siding to prevent any damage. Damaged siding is a resident responsibility to replace. Grills may not be stored in rock beds or lawns.

Flowers and Plants—While flowers and plants are beautiful—please be sure that your pots are not on the walkways, stairs or lawns that would obstruct those areas and will not impede mowing. Only annuals are allowed, and they must be removed at the end of the season.

Geese - The Goose Roundup was canceled again this year due to the Avian Flu. The geese will be plentiful. PLEASE DO NOT FEED THE GEESE!

Landscaping—Barbara

Dear Neighbors,
Well Spring has arrived. Seeing the new buds on the trees, watching the forsythia beginning to bloom, the air getting warmer, makes me happy and eager to begin our landscaping projects. We walked around last fall to note what needs to be addressed and some of you have asked if we could address some the issues around your condo. We've taken the list and submitted it to Mulders' Nursery, they will be starting many of the project soon. We want to have our condos looking beautiful as people drive through our neighborhood. We love living here with all our wonderful neighbors.

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Update—Aimee, President

Moors Annual Meeting—The Moors will be having their Annual Meeting on April 14th at 7:00 pm at The Moors Grille Room, 7877 Moorsbridge Road, Portage, MI. We hope to see everyone there.

The Lakes Annual Meeting—Our next Annual Meeting will be held on **Monday, April 21th at 7:00 pm at The Moors Grille Room**, 7877 Moorsbridge Road, Portage, MI. We hope to see everyone there, we will have several **new updates** that we are excited to share with you.

Road Refinishing/Construction Projects by the City of Portage

Street Name	Chip Seal Date
West Osterhout (South Westnedge Avenue - Shaver Road)	Mid-End of May 2025 Weather Dependent
Oakland Drive (Centre Avenue - Mi-lham Avenue)	Mid-End of May 2025 Weather Dependent
E. Centre Avenue (Lovers Lane - Portage Road)	Mid-End of May 2025 Weather Dependent

Upcoming Event Dates

Portage Farmers Market start May 4th

Friday at the Flats starts May 23rd

What falls, but never needs a bandage? The rain.