

June 2025

THE LAKES NEWS

“June is the pearl of summer, shining with warmth and joy.”

—L.M. Montgomery



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Financial Report—Larry

Cash on hand of \$133k against accounts payable and prepaid member fees of \$60k. Leaving a balance of \$73k going into the spring cleanup and planting/project season.

Member Fees of \$74k for the month are tracking to budget with 1 co-owner 2 months outstanding. Collection letters are in process.

Operating Expenses: Nothing extraordinary was spent with the following exceptions: Other Contractors of \$7540 spent for clogged downspouts and spring gutter cleaning, soffit repair and chimney

cap repair. Building and Other Maint of \$1515 for mulching and Misc Grounds Maint issues.

Reserve Account: The standard monthly transfer of \$27,900 occurred according to schedule with dividend income of \$1558 and initial fees of \$3724 being credited to the account. Approved window replacement charges of \$13,073 were posted against the account.

April 2025 Windows \$\$ to Spend

2024 Actual Carryover	\$226,663
2025 Reserve Budget Allocation	\$217,300
2025 Windows spent thru 4/30/25	\$118,070
JP Builders/Pella Committed	\$ 8,122
Blackberry committed thru 4/30/25	<u>\$ 79,339</u>
Remaining \$\$ to Spend	\$238,432

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Landscape Update—Barbara

Hi Neighbors,

Spring has sprung and soon we will be in full summer. I hope you have had a chance to walk around and see how we've cleaned up some of the beds of bushes and taken care of the trees. Those storms were terrible. Ending in May we've have done the first part of our landscape plan for this year. We tried to do the most destructive parts first. We will continue to do what we can during the summer with the funds we have left. Keep sending us your requests, and we will do what we can this year and if not this year, we will have a running list for next year. We know a lot of our plantings are 30 years old now and do need refreshing. Some of our neighbors have submitted a plan and have done some work themselves, others have bought the plants, that are approved, and we have planted them. We use Mulder's Nursery and have found their work to be excellent. Have a happy summer.

Property Manager—Sheila

DUMPSTER USE REMINDER

- Recycle as much as possible. This saves room in the dumpsters.
- Dumpsters are for normal, everyday, household garbage. They are not for unwanted furniture, construction debris, or to throw out large, unwanted items.
- Landlords, if you have renters that leave behind trash or household items outside of the dumpsters you will be charged for the disposal.

If you have items that need to be disposed of, you may contact the following companies.

College Hunks Hauling Student Haulers, (269) 225-3220, (269) 345-4285

Junk King Two Men and a Truck, (269) 580-8552 , (269) 488-6683

Also, please do not put ANY items, including bags of garbage, outside of the dumpster, it will not be picked up.

SMOKE ALARMS—Although your smoke alarms are connected to your main electrical panel, they still have batteries. If your smoke alarm starts to chirp every few seconds, replace the battery. Most of the time, that is all it takes. It is recommended the smoke alarms be replaced every 10 years.

Pets- Pets must be on a leash at all times and owners are responsible for cleaning up after their pet. When walking your pet, please try to have your pet relieve himself away from the front of other units and do not walk on the golf course as it is a private facility.



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General Update—Aimee

Storm Damage—Michigan seems to love it's Spring storms. We are very thankful to a great tree removal service that came in so quickly and cleaned up the mess. They will be back soon to remove the tree stumps and also remove 8 more trees that were compromised in the storm. The Landscaping Committee is making arrangements to have the trees replaced. We are working with a new tree company that has offered us a great deal on the cost and installation of the trees and are also offering us additional discounts for boxwoods and Hosta's. These deep discounts will help us meet some of our goals for improving our landscaping.



Carriage Lights—The Board has chosen a replacement carriage light fixture. We will be working next to find a replacement for the Manor Home lights at the top of the stairs. You can expect to see the new carriage lights being installed some time in June. This will include the carriage lights by the garage doors and on your deck area. You will be hearing from our install contractor to receive access (if needed) to your deck area for the install. This light fixture does use regular or LED bulbs. The lights will be installed with regular bulbs, however you may upgrade your lights after installation to dusk to dawn bulbs if you prefer.

Installation of Gutters – The Board has done our Spring Walk Arounds and we see there are still many homes without gutters particularly on the back side. Last year (July 24, 2024) we published a resolution regarding gutters, asking each owner to have gutters installed on the fronts and backs of their homes (if you have a basement). The majority of water issues infiltrating a unit is due to the lack of gutters. Residents will have 12 months to have them installed. We are hoping that all owners will have this completed by the end of July this year.

New Board Member—We would like to announce that we have a new Board Member, Anita Grivins. With the announcement by Larry Romyak retiring at the end of this year, we are excited to have Anita join us and get all familiar with our Finances. Just a little personal background. Anita grew up in suburbs of Chicago. A proud Latvian. Graduate of WMU. Worked 16 years in public accounting at Plante & Moran. 10 years as Director of Finance with the Pokagon Band of Potawatomi Indians. For the last 5 1/2 years at Milestone Senior Services as CFO. Currently I am the Treasurer for Senior Care Partners PACE, the American Latvian Association, Latvian Seminars, XVI Latvian Song & Dance Festival, Inc., President of the Kalamazoo Latvian Church, and the audit committee for the Latvian Center Garezers. Welcome aboard Anita!!!

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Irrigation and Fountains— When AT&T came through our community last year and installed fiber internet service, unfortunately the contractor that they used left us with quite a bit of damage. We have received quotes for the repairs and want you to know that the repairs are in process. We should start seeing our irrigation and fountains running in June. AT&T has been unresponsive to us regarding the repairs and we are escalating our conversation with them through our Association attorney.

Asphalt Roads and Driveways

SCOPE OF PROJECT

All driveways and roads will be crack filled and seal coated. The cracks/gaps between the black top driveway and the concrete garage floor will be filled with crack repair. Including any gap between the sidewalk edge and black top driveway. Holes in our roads will be repaired using InfraRed asphalt repair. The Board has chosen TM Asphalt for this project.

COMMUNITY MEETING—**We will be having a Community Meeting to explain this process and answer any questions that you might have. Meeting will be Wednesday, June 4th at 6 pm. We will meet in the cul-de-sac on Moors Point Way. Please bring your own chair.**

START

June 10th and 11th

TM Asphalt will be in our community starting the InfraRed Repairs to our roads. There will be minor inconveniences or interruptions in traffic flow through our community during the InfraRed Repair process.

June 24th

TM will be starting with our driveways. The odd address driveways will be the first to be done and then the even address driveways.

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When project starts: June 24th

- 1 - Edging the driveways and road, blowing and cleanup of driveways
- 2 - Crack filling the driveways and then the roads
- 3 - Brush Seal Coating on the driveways

This process will be repeated the next day for the Even address Driveways.

IMPORTANT TO KNOW

When your driveway is being done, there will be no access to your driveway for 24 hours once they have started on your driveway. NO CARS* NO BIKES* NO WALKING ON ANY DRIVEWAYS

Approximate start time each day is 8:00 am. If you need to leave your driveway after 8 am, please remove your car before 8 am start time. Once the workers have started on your driveway there will be NO WAY for you to get your car out.

Make sure to remove all items from your driveway.

Keep your garage door closed.

You will need to park on the street in front of your home. We would like to ask that everyone park on the SAME SIDE OF THE ROAD. We do not want to feel like we are driving through a mine field dodging cars left and right.

Do not park in front of your driveway, we do not want to eliminate or reduce the driveway access to the asphalt company.

Any driving on the wet seal coating will cause damage to the seal coating and possibly your vehicle and cement garage floor. Owners will be charged for any damage to the seal coating and/or cement floor of their garage.

Please make sure to drive slowly through our roads and be courteous to all of the cars parked on the sides of our roads, we are all experiencing the same inconvenience. Please do not park on the grass, we do not want to incur damage to our irrigation system.

If you have contractors scheduled to work at your home during the times your driveway or road will be shut down, please make necessary arrangements to inform them.

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If you have home health visitors, or cleaning people, etc. Please inform them of the times that you will be without a driveway or your road is being done and they will have to park elsewhere and walk in.

If your home is for sale, please notify your realtor of the asphalt schedule for your home.

ROADS - IMPORTANT INFORMATION

Once all of the driveways are done, next will be the Seal Coating on the roads. This work will be done according to the map. Maps will be provided shortly.

When your road is being done, you will need to park on other streets and walk in and out.

Please remember that if your road is being shut down at 8 am in the morning, you will need to park elsewhere the night before and walk out in the morning if you cannot be out before 8 am.

When your road is shut down for seal coating, the road will be shut down for a minimum of 24 hours. NO CARS * NO BIKES * NO WALKING ON THE ROADS. To get in and out you will need to walk across the grass and driveways to where your car is parked.

No work will be done on Monday's, due to trash pick-up.

There will be no lawn mowing/maintenance or irrigation after the project starts on June 24th until the end of this project, approx. July 1st).

BENEFITS

I am sure it goes without saying all of the benefits for each home owner that this asphalt project will have. **Better roads * Improved Cosmetics and Curb Appeal * Protects and Prolongs the Life Expectancy of our Asphalt * And Many More**

Why did the asphalt go to therapy? It had too many issues to pave over.

