

August 2025

# THE LAKES NEWS

“August is the border between summer and autumn; it is the most beautiful month I know.” — Tove Jansson



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## Financial Report—Larry

Period ending 6/30/2025—Cash on hand of \$136k against accounts payable and prepaid member fees of \$52k. Leaving a balance of \$84k for summer maintenance projects. Member Fees of \$74k are tracking to budget with no co-owners requiring special collection procedures.

Operating Expenses: Lawn, Flower Care, and Weeding are tracking to budget. Spring shrub trimming has occurred and been paid for (\$10k). Spring lawn chemicals have been applied and paid for (\$4k). Other contractors of \$3200 for various sidewalk, gutter and

drain repairs. Utilities are running less than expected due to the irrigation system not functioning due to the damage incurred with the installation of the AT&T internet system. The monthly transfer of \$27,900 to the Reserve Account occurred as scheduled. All other expenses were minor in nature.

Reserve Account: In addition to the standard monthly transfer, \$1484 of Dividend Income and \$2935 of Initial Fees were credited to the account. \$19,000 of storm damage and repairs were paid. \$26k in Landscape Repair and Replacement occurred along with \$7k in Coachlite installation expenses. \$20k in window replacements were completed and minor garage door and street light repairs of \$2600 were taken care of.

## June 2025 Windows \$\$ to Spend

2024 Carryover	\$226,663
2025 Reserve Budget Allocation	<u>\$217,300</u>
	\$443,963

2025 \$\$ Spent thru 7/2/2025	(\$200,354)
JP Builder/Pella Committed	(\$ 5,573)
Blackberry Committed thru 5/28/25	(\$ 22,240)

Remaining \$\$ to Spend	215,796
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## Landscape Update—Barbara

Dear Neighbor,

We will be finishing up the landscaping projects early in August. There will still be tree and bush trimming going on. It's been a really busy summer for us all in the neighborhood. So many wonderful projects being completed. Thank you all for your patience during this process. The Landscaping Committee did accomplish many goals this summer, we do look at every request and if something cannot be completed this year, we will put those items on the list for 2026. We are developing a 3-year plan to continue to beautify the community. Do talk to us and tell us what you like, and what you think might help.

## Property Manager—Sheila

### IMPORTANT REMINDERS

**Park Only in Your Own Driveway** – Residents must park only in their driveway. Owners and Renters are not allowed to park their personal cars in the Guest Parking Areas. Landlords, please notify your renters. 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 resident's driveway is a finable violation.

**Cooking Grills** – Per the City of Portage, Open Flame Ordinance. Stackable (upper or lower) 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. Grills may not be stored in rock beds or lawns. 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.

**Spring Inspection Maintenance Items** – If you received a notice to have any maintenance items complete from the spring inspection, please make sure to inform the management office at 269-329-0366 or [smowry@633group.com](mailto:smowry@633group.com), when they are completed so the records can be updated.

**Maintenance Requests** – Any maintenance item must be submitted in writing. The request forms can be obtained at the management office or on our website at [TheLakesAtWoodbridge.com](http://TheLakesAtWoodbridge.com)





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Update —Aimee and Rick

**Street Lights & Road Signs—** You may have noticed that one of the Street Lights on Blackmar was damaged due to a car backing in to it. We have approved a replacement pole to be installed. The new street light poles will be round, black steel, reusing the light fixture that is currently on top of the poles. This will give our community a more updated look, as well as easier to maintain and last longer. We are also looking in to a matching pole that we will use to replace out street signs. Keeping our community updated is important to keeping our maintenance costs down, as well as out aesthetics up.

**AT&T Damage—**We are continuing to pursue AT&T for the damage that was caused to our irrigation and fountain systems. The letters that we had sent from our Association Attorney seemed to do the trick. AT&T has agreed for us to file a claim. Sheila is working on filing all of the paperwork with AT&T. We will keep you updated as this progresses.

**Irrigation Repair—**Our irrigation man, Jeremy, has been working tirelessly over the last two months to restore our system. Most home owners at this point have a working irrigation system. There are still a few repairs being done. Jeremy will continue to work on our system until every sprinkler head is working properly.

**Pond Skimmer—** We have a pond skimmer on Lake #2, at the end, between Kirkaldy and Woodbridge. This pond skimmer was originally installed to deal with the issue of grass and (other yucky stuff) from settling at this end of the lake. With the Easterly winds that blow, we seem to get a lot of buildup in this particular area. Although this system has worked for years, it is very high maintenance to empty the skimmers twice a day. We currently pay \$55 per day for these skimmers to be emptied. During a full season this would amount to approx. \$8400 a year.

The new system is: **AquatiClear™ by Kasco** - is a water circulator. This clog-resistant circulator produces continuous water movement to keep docks, marinas, canals, shorelines, and other areas free from algae, floating debris, and foul odors. AquatiClear capitalizes on a proven circulator design. It's the only circulator on the market that runs continuously without the need to clean out clogs from weeds and other debris.

This new circulator has been ordered, the cost is \$2164. We will certainly recoup our investment quickly. We may add some stones at this end of the lake for aesthetics and function, once the circulator has been installed. We are excited for another community improvement.



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Update —Aimee and Rick



**Lawn Service/Snow Plowing Service**—With S & T taking over for The 633 Group, we felt it was important to quote out the lawn and snow plowing services to make sure that we were receiving the best service for the best \$\$\$\$\$. The quoting process has completed and we will be renewing the contract with S & T. We did not find any significant cost savings. Combined with the fact that S & T has proven to do a good job and know our community. S & T will be receiving the 2026 contract to continue our services.

**Painting Front Doors & Garage Doors**—We will be working with a new company for our exterior painting needs. Vandermeer Painting will be our source. In quoting out this business we have found there to be a 50% savings on cost. The annual budget for exterior painting is \$10,000, we are looking to cut this budget line in half. It may not be a huge amount of money, but we believe every penny counts.

**Lawn Refurbishment**— On August 6, 7, and 8th. Mulders will be going through our community to refurbish our FRONT lawns. We are only focusing on the front lawns at this time. They will be adding dirt to our bare spots, grass seed and straw. With our irrigation system up and running we are hopeful to see our lawn make an improvement. If you see an area not receiving enough water (1) please take your hose and help out that area (2) please report this to Sheila so we can have our irrigation man address this.

**Carriage Lights**—The new carriage lights have all been successfully installed. This project is complete. We are looking great. Thank you Rick Bosse for all of your hard work and coordinating this project.

**Asphalt Roads and Driveways**—Shout it from the rooftops, our roads and driveways are done!!!! Our Guest Parking areas are striped. We are thankful that this project is completed and appreciate everyone's patience working through this. Mother Nature was certainly giving us trouble. But don't we look nice now!!

## **August Fun**

What are a school teacher's 3 favorite words?  
June, July, and August.

What do you call a Labrador at the beach in August?  
A hot dog!