

July 2025

# THE LAKES NEWS

**"Let us live like flowers—wild and beautiful and drenched in sun. Everything good, everything magical happens between the months of June and August."**



## Financial Report—Larry

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Cash on hand of \$163k against accounts payable and prepaid member fees of \$76k. Leaving a balance of \$87k going into summer and project season.

Member Fees of \$74k are tracking to budget with no co-owners past due.

Operating Expenses: Lawn, Flower Care and Weeding of \$14k has started to kick in for the summer. Outside Contractors \$5k for gutter cleaning and reinstall of gutter guards, chimney caps and siding as a result of high winds.

Garage Door Repair of \$1716 for 2 doors with ageing springs and cables. Utilities were at an expected level and 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. \$1652 of dividend income was credited to the account along with a grant of \$21,950 for tornado damage. Landscape Repair and replacement of \$1550 has begun. New Coach lights were purchased for \$31,800 and window replacement charges of \$33,679 were posted against the account.

### May 2025 Windows \$\$ to Spend

2024 Carryover	226,663
2025 Reserve Budget Allocation	217,300
2025 Windows Spent Thru 6/10/25	171,354
JP Builders/Pella Committed	5,573
Blackberry Committed thru 5/31/25	<u>63,752</u>
 Funds Available	 203,284

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## Landscape Update—Barbara

Lately when you walk around our condo association (our little city), you can see how active the Landscape Committee has been. All over are condos beginning to look beautiful. New areas planted and cleaned up of invasive ground cover, soon we will be planting in some of those bare spots. Have you seen the new trees, they will add beauty for years. Also soon we will be taking care of the grass situation. You have been giving more and more suggestions. We may not be able to get to them this year, but they will be on the list for next year, so be patient. We are developing a 3-year plan to try to make everything in our gardens and yard up to date. Stay cool and enjoy nature this summer.

## Property Manager—Sheila

### **Window Screen Policy:** Board Resolution (July 24, 2024)

The Board approved a Window Screen Policy; To keep uniformity of the exterior appearance, window screens are to be all in or all out. If you need to repair or replace your screen you may contact Dave's Glass 269-375-2036.

### **Reminders:**

- Remember, each unit has a limit of two outside decorations for the front (bird baths/ feeders, tables/chairs, glaze balls or lawn statues). Please be mindful of our guidelines - if you have more than two, please remove them. These items may be moved to your deck or patio area. Flowers in pots do not count, but everything else does!
- A reminder that ANY change to the exterior of the property (Including landscaping and new furnace vents, etc.) must have board approval prior to any work being done. Please submit your work requests in writing to the management office.
- Deck Rails - Please check to be certain your deck rail is securely fastened to the condo. As our decks age—rails may become detached and need to be secured. This is a resident responsibility.
- Skylights – Please know that skylights were a buyer's option when the condominiums were being built. Any repair, replacement or damage caused by the skylight is the responsibility of the homeowner and not the Homeowner's Association.
- Drywall cracks that are a stress crack;
  - a. located where the wall meets the ceiling, can be a long crack.
  - b. At the corner of the header and wall.
  - c. Inside corner from the ceiling down, typically 4'.If there are no signs of water damage, it is a stress crack. This is a resident responsibility.



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## General Update—Aimee

**Asphalt:** We are continuing to work our way through the asphalt project. Unfortunately we have had many delays due to rain. We are expecting to be completed with the entire project by the middle of July. So far the driveways that have been completed look great and we are very excited about what our community will look like when it is all finished.

**Dryer Vent Cleaning:** If you would like to be added to the list to have your dryer vent cleaned please contact Sheila. Steve May Group will be our new person for this. The Steve May Group is offering this service at a much reduced price over many other contractors.

**Bathroom Exhaust Vents:** Let's not forget about these!!!. If your bathroom exhaust vents are currently venting in to your attic, we recommend that you have this changed so that they will vent outside. This will help prevent moisture in your attic space. The Steve May Group will also be offering the service. Please contact Sheila to get on the list. Steve will be happy to provide you a quote.

**Irrigation System:** As I am sure most of you have noticed that many areas of our irrigation system are not working. This Spring we found that the work AT&T did last year caused quite a bit of damage in many areas of our system. So far AT&T has been non responsive to our calls. We have had a Letter of Demand sent by our Attorney to AT&T asking for reimbursement for the cost of the damages. Initial cost of damage for the irrigation and fountain damage is \$16,329.17. We will keep you posted on the progress of this.

**Spectrum Cables:** The orange cables that we have had running throughout much of our community, I am sure most of us have noticed them. We are working with Spectrum to get these cables buried. Each Board Member took a number of buildings and walked the community to compile a list of all of the homes that have cables above ground. We have reported the addresses to Spectrum and requested that they come and get these lines buried. We are hoping over the next month that this will be taken care of.

It's safe to say that **July is the most festive month of summer**. The weather is warm, the days are long, and work is a little bit slower. The end of summer isn't in sight yet, so for now, the long, lazy days feel endless and joyful.