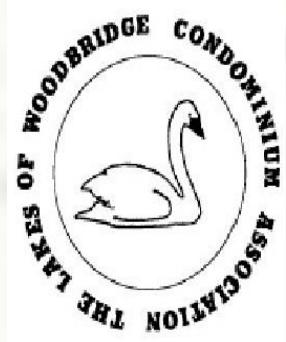


October 2025

# THE LAKES NEWS

October brings you 31 chances to live your best life. How will you make the most of each of them?



## IN THIS ISSUE:

- Finance
- Property Manager
- General Update

## Financial Report—Larry

### **Financial Report for period ending 8/31/25**

Cash on hand \$161k against Accounts Payable and Pre-Paid Member Fees of \$82k leaving a balance of \$79k taking us into fall project completion and cleanup and should be more than adequate.

Member Fees of \$74k are tracking to budget with one Co Owner in the standard collection process.

**Operating Expenses:** Lawn, Flower Care, and Weeding are still tracking to budget. Shrub trimming has \$14k to spend and we are in process as we speak. Fall Tree Trimming has not yet begun. Sprinkler Repair with \$19k remaining should be adequate for 2025. Other Contractors at \$3426 for general maintenance and repair with a balance of \$16k for the remainder of the year. Structural Repair of \$10,600 represent the dry rot repair and rebuilding of the slider framing of 3736/38 Tartan. Garage Door Repair of \$1286 cover spring replacement at 2 locations. Utilities continue to track at a reasonable rate. All other Expenditures were minor in nature.

**Reserve Account:** In addition to the standard monthly transfer, of \$27,900, \$1330 of Dividend income was credited to the Account. Landscape plant replacement of \$3262 leaves us \$1358 over budget for the year. \$2874 of Painting hit the books with additional charges expected over the next couple of months. \$30k of Window Replacement were completed and paid for. We presently have \$130k of Windows on Order leaving us with \$65k to Spend in 2025. There are \$27k of Class A windows that have been inspected and will be approved at today's HOA meeting leaving us with \$38k to spend through year end.

### August 2025 Window Dollars to Spend

2024 Actual Carryover	\$226,663
2025 Reserve Budget Allocation	<u>\$217,300</u>
2025 Windows Spent through 9/9/25	\$ 255,700
Less Dep & Down Payments	\$ 11,550
Blackberry Committed through 8/25/25	<u>\$ 134,781</u>
Funds Available	\$ 65,032

October 2025



# THE LAKES NEWS

## Property Manager—Sheila

This is a friendly reminder about a few community guidelines to ensure The Lakes of Woodbridge remains a pleasant and safe environment for everyone.

**\*\*Holiday Decorations:\*\*** Please ensure all holiday decorations are removed within two weeks after the holiday concludes. As a reminder, decorations should not be attached to siding or roofs, obstruct lawn maintenance, or exceed three outdoor items in total.

**\*\*Pets:\*\*** For the safety and comfort of all residents, pets must be kept on a leash at all times. Owners are responsible for immediately cleaning up after their pets. When walking your pet, please encourage them to relieve themselves away from the front of other units. Additionally, please refrain from walking pets on the golf course, as it is a private facility.

**\*\*Speed Limit:\*\*** Your cooperation is essential in maintaining safety within our community. We urge all drivers to strictly observe the 15-mph speed limit. The Lakes is an active community with many residents enjoying walks, bike rides, and runs, and everyone's safety is our top priority.

Thank you for your cooperation!

## General Update—Aimee and Rick

**Annual Payment Books**—We will no longer be printing and distributing out the annual payment books. We have found that the majority of owners pay their bills through their bank online and do not use the payment books. Once the 2026 budgets are set we will have a letter mailed out to each owner confirming your monthly HOA dues for 2026. That letter will include the new mailing address, for Berkshire Home Services, if you choose to mail your payment.

**Tartan Circle Guest Parking Area**—For everyone that lives on Tartan Circle you are well aware of the minimal guest parking spaces and the dumpster issues. We have awarded a contract to have the guest parking and dumpster area in between Bldg 31 and 32, upgraded. The area will be enlarged to include 1 additional parking spot and the dumpster area to accommodate 2 dumpsters (instead of just 1). We are hopeful that this upgrade will help resolve some of the issues that happen each day.

October 2025

# THE LAKES NEWS



## General Update—Aimee and Rick

### Street Lights & Road Signs

We will be budgeting dollars for additional street light and road sign replacements for 2026.

### Lake Levels



We have two areas that we have had installed the new lake monitoring system. We have been adjusting the sensors and believe that we have it dialed in. Now we watch and see!! The sensors will be pulled from the water when the fountains and circulator pump are removed for the winter season. As you can see in the picture, the black metal will remain all winter season, only the small sensors at the end will be retracted for the winter.

### Property Management Update

We have had many of our files, By-laws, Master Deed, etc transferred over to Berkshire Hathaway Home Services. We are setting up meetings with Lindsay, (new property manager) to continue the transition process. At this point I would expect that you will all start receiving information from Lindsey in November so that you can all get acquainted with her, the location of the new offices, and make sure that you have your HOA payment information all set up.

We are excited for some of the new services that will be available to all of us. Berkshire uses a Property Management Software “PropertyWare”. Each owner will have their account setup in PropertyWare and will have access to your account. You will be able to see open work orders for your home, create a necessary work order for your home, see your history of HOA due payments, and see upcoming dues payments. We will all be learning more about this software in the near future.

**Why does everyone love October?**

**Because it is a month that everyone falls for each year.**



**Have a great month!!**