

# Lakeside Terrace

## Con-Do-It

[www.lakesideterracecondo.com](http://www.lakesideterracecondo.com)

Lakeside Terrace Condominium Association

November 2009

### PRESIDENT'S MESSAGE

#### Greetings from James Mayo,

Do you miss digging in the dirt? *You can volunteer* to join an LTC Garden Club. You can feed the roses and other flowers, plant bulbs and choose beautifiers for next Spring. We will try to provide the resources to support your effort. *Leave your name at the office.*

We are receiving some positive responses regarding establishing exercise areas in each building. I have discussed the feasibility of creating these areas with the site manager and we have concluded that such a project is within the realm of possibility. While we are on the subject and realizing the importance of exercise for our health and wellness, how about reviving exercise activities in the community room? Within days, residents can be enjoying themselves in exercise classes by Richard Simmons or Jane Fonda or the like. I have checked out the TV/VCR system and it works. *All we need are volunteers to coordinate the effort.*

We have volunteers for Movie Night and Opera Night. Zoe Huang has agreed to take the lead for Movie Night. That will begin in a week or so. (See the article below) We need someone to take on Opera night. These are all activities that were listed on Pat Dunigan's survey of LTC wishes.

I have heard from time to time of individuals, in the A and B buildings, who made an effort to welcome new residents to a floor and helped them to meet their neighbors. Some communities have such a group who represent each floor and hold periodic gatherings whether or not there are new residents. A group of caring neighbors could add to the coherence of our community.

If you note the number of times the word "volunteer" appears it might occur to you that we need participants. *Stop at the office and leave your name to join in any activity.* Let us know if you have ideas of other ways to enhance our community.

### BOARD MEETING OCTOBER 27, 2009

#### Financial Report as of September 30, 2009:

Here is a summary of our latest financial position. If you would like more detail, the office has the full report available for your viewing.

- The cost for the Fire Hydrant and Water Main Replacement remains in limbo. LSTC is pursuing every option to respond appropriately, keep our property safe, and contain the costs. Anticipating that the work will disrupt the asphalt around Building A, we will be getting estimates for the asphalt work. This is also consistent with the plans to resurface the area as part of the overall renovation schedule. The financial impact of these two projects and their timelines remain as estimates.
- The final tally for the lawsuit is still pending. Hopefully, I can give you a report next month.
- Our replacement reserve fund is \$905,698.00 and continues to grow each month. So the longer the two projects described above are not paid for, the higher this total becomes. Please keep in mind, there will be a *dramatic decline* in the replace reserve balance when we pay for the pending projects.
- The condo fee delinquencies declined by \$5,662.00 this month. This is good news as our collection efforts are effective. We will continue with all legal methods to have

each condo owner pay their fair share of our expenses.

- We use a conservative approach to investing our funds. Our Merrill Lynch investments have returns of 3.45 to 4.25. Considering the economic struggles, we are doing reasonably well with these investments.
- In a few weeks, I will be sending you reminders about the holiday drive to thank our staff. It is through their efforts that our property remains in good condition and our administrative expenses stay controlled.

Please do not hesitate to contact me if you have any questions or concerns.

**Margaret Ann Skelton**  
Treasurer LSTC Board

### **Management report:** .

Mr Algner reported:

- WSSC has not yet approved our application for the work to be done on the fire hydrant project. Bohler Engineering is working on our behalf to get it approved.
- Bills are still coming in from consultants in the lawsuit. We should have a total next month.
- We have one unit in B building in foreclosure.
- Employee health insurance for our employees has increased by 11% this year. The board discussed and then approved the increase.

### **Property engineer:**

John Blanton reported:

- The convector filters were replaced and the smoke detectors tested.
- Two new hot water storage tanks have been ordered for \$27,000, \$900 less than the original quote.
- John recommended filtering the fuel in underground fuel storage tank. The board approved his recommendation allowing it up to \$850, pending clarification of the pricing.

### **Social Committee:**

The December Holiday party is set for Sunday December 13, 2009 at 5 to 8 pm in the Community Room in Building A and if we spill over, into the Lobby as well. The Board has allocated \$500 plus the \$89.53 which is a combination of unspent funds from the October Picnic and the income from the raffle and decorations. The Association will furnish turkey and salmon, coffee, wine, soft drinks, and mixers for those would like to B.Y.O.B.

Watch for sign-up lists in the mail rooms after Thanksgiving both for attendance and sharing one of your special holiday dishes or baking treats..

This is a great time to get to know your neighbors better, to enjoy some good cooking and good conversation and partying. Be sure to mark your calendars for this enjoyable annual event

Pat Dunigan will be looking for volunteers to help organize, decorate and set up. She welcomes your help. Many hands make the work a lot of fun

### **Open Forum Issues:**

- We have had no more car vandalisms this month. Pam Galpin raised the possibility of installing surveillance cameras to increase our security. She will gather further information for the board to consider.
- An inquiry was made if the directories in the lobbies could be brought up to date. John Blanton said that the office would work on it. However some people do ask not to be posted and we are missing some alphabet letters. He also observed that the boards are quite old and will need to be replaced in the near future.
- One resident asked about lighting in the early evening for the A building garage which turns on noticeably later than in B building garage. He was concerned about walking safely in the low light. The reason for the difference in timing is that B building is on a timer but A is not. The Board asked John to purchase of a timer for the A building garage, indicating it would be approved by an e-mail vote up to a \$1,200 limit. Con-Do-It has been informed it is to be installed Friday, November 6.

- Assistant Directors to the Board. These are volunteers who work with board members to assist in some of the activities of our community. The current list of volunteers is as follows:

Resident Activities: Andrew Thebu

Facilities: Barbara Barracato,  
Patricia Shanley

Finance: Richard Getzinger

Communications: Joanne Herrera,  
Piotr Lemienzsko (Web technology),  
Carol Getzinger (Con-Do-It)

### **OUR FIRST MOVIE NIGHT**

The Lakeside Terrace Condo will hold the first Movie Night, Tuesday, November 10 from 7:30 pm - 9:45 pm in the Community Room, A building with the showing of "Aviator". The Movie "Aviator" is about the life story of Howard Hughes. Everyone is welcome. Please watch the mailroom bulletin boards for the next attraction later this month.

This will be the first event organized by the Condo Social Committee Movie Group. The four organizers are Zoe Huang-A234, Mary Pardue-A311, Audrey Wright-A324, and Gloria Speelmans-B118. The Committee plans to hold the Movie Night on a regular basis, weekly or every other week, depending on the feedback. If you have any suggestions, and if you have a movie that you want to watch, please let the committee members know. .

### **TAKE A LOOK AT THE LTC WEBSITE**

Have you looked at the LTC website recently? We would like to encourage you to do so. Let us know how we can make it more useful. Many of us like to use it to read the minutes of the Board meetings more easily than crooking our neck to read it in the mail rooms. The "Minutes" page is the one page in the website which is password protected. If you want to look up a back issue of the Con-Do-It you will find several years' worth. They have been edited to remove the personal information at the end of the issues, but the rest of the content is there. If you need to look at the rules and regulations or the bylaws, both are on the web site under "Documents". For newer

residents, there may be some useful information. Click on "FAQs" (frequently asked questions) or "Repairs and Maintenance". There are phone numbers and websites under "Local Info".

The website can be useful for prospective buyers. Real estate columns frequently tell prospective condo buyers to check this kind of information before deciding to buy.

After you look at the website, we would appreciate suggestions about other things you would like to see available on the website. You can use the "Contact Us" page to send your comments. There are a number of pictures of Lakeside Terrace. If you have good additional pictures we would like to have them too.

### **NEXT BOARD MEETING**

The next board meeting will be held December 1, 2009 in the Lobby of building B. This is the combined November/December meeting that accommodates the multiple holidays in these two months. There will be an open forum at 7:00 pm at which residents may ask questions or raise concerns. The minutes of the Board meetings are posted in the mail rooms and on the LTC web site.