

# Lakeside Terrace

## Con-Do-It

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

Lakeside Terrace Condominium Association

October 2010

### **PRESIDENT'S MESSAGE**

#### **Noise:**

We have recently had a rash of complaints about noise. I thought a word or two about what we can do might help sort out how best to react.

First, know what the rules are. You can find them in the Lakeside Terrace rules and regulations. A copy is on our website if you don't have your copy on hand. The pertinent sections are under XIX: Noise. What you cannot expect is for someone else to solve the problem while you remain anonymous or if you are unwilling to be part of the solution.

1. If the noise is loud enough to "disturb the peace", call the police. You'll probably get help immediately.
2. If you have not already escalated problems with your neighbor, talk to them. Most of the residents are cooperative. Take a member of the Board or a neighbor with you if you are concerned about the interaction.
3. If you are already at odds with the neighbor, both John Blanton and Jim Mayo are willing to sit down with both of you and work through possible solutions.
4. If you still are unhappy, you must sign and deliver a complaint to the office. This process involves due-process, several stages of notification, personal appearances, Board hearings and findings. It is not a quick process.

#### **Elevator Problems**

A second issue concerns our elevators. Occasionally the elevators get stuck between floors, and it is a major inconvenience if you are inside. What help can you expect?

If you are stuck, use the button on the operating panel which calls Otis (the elevator

contractor). They answer immediately and will contact the staff for help. If it is during business hours, both John and Fred are trained to rescue the passengers. If it is on a weekend, Otis will send one of their men over. Stay in contact with Otis. They will tell you how long the wait may be.

If you have a medical emergency, you can ring the alarm and ask for someone to call 911. There is a special key that must be used. Those on the Board know where the key is kept, and can get it for the emergency people to use. Otherwise the emergency crew will break in which causes a lot of expensive damage.

What causes the problem? It is usually the result of someone holding the door open even though the elevator is buzzing. That can throw the timing off so that the stopping point is in the wrong place. For moves, the office is able to shut off the automatic door action to prevent this, but individual contractors or residents can inadvertently cause more problems than they realize by blocking the doors. Please be careful.

James Mayo  
President, LTC Board

### **REPORT ON WASHING MACHINES**

John Blanton presented the results of his research to the Board concerning whether it is possible to install washing machines and dryers in our individual units. While the units could manage the water flow of washing machines, the electricity presents a difficult problem. At present we have limited current capacity, and we do not have the ability to increase the current required for the washing machine/dryer combinations. To do so would require rewiring the entire building which would be an extremely expensive undertaking.

The wiring is also related to our present inability to individually meter each unit as some incoming wires feed more than one unit. While both the ability to have individual washer-dryers and to have separately metered units would be an advantage to the Association, the cost at the present time does not justify it.

The Board recognizes the disappointment in the report, and has asked John to look into the costs to renovate the laundry rooms in order to make them more pleasant to use.

### **SECOND OPINION ON THE FIRE HYDRANTS**

At the September Board meeting, President James Mayo reported we have received a second opinion from the team we consulted regarding the fire hydrant problem. The team is headed by an engineer who is a specialist in fire protection.

The team reported that the fix is a straightforward connection. We need to cut the non-functioning hydrant from its 6 inch line and reconnect it to the 8 inch line that the working hydrants are on. This will correct the water flow to the 'bad' hydrant so that it meets the standards required by the fire marshal. To replace the hydrant at the end of the 6 inch line, a blow out valve will be installed for clearing purposes for our water line. The engineers affirmed that the hydrant could not have functioned adequately on the 6 inch line under any conditions given the distance from the street connection. John Blanton and the Board both are considering the implications.

### **A NEW LTC DIRECTOR NAMED**

The Board was very sorry to receive the resignation of Miriam Gorham at the end of last month. She found it necessary to leave due to medical issues in her family that require her attention. She has been a past president of the Board and an important contributor. She will be missed. She has assured us that she will stay in touch with issues in the meantime, and will find ways to continue contributing to the community.

The Board voted to replace her with Sally Ann Mullen from B Building. Sally has been

attending Board meetings and helping out with the minutes. She will be an asset to the Board and we welcome her.

### **CHANGE OF SEASONS**

Each fall we face the change from air-conditioning to heat. Unfortunately the weather never makes a clean break from hot to cold, so there is always a time when someone complains of heat and someone else of cold.

John Blanton closely watches the weather conditions to time turning off the air-conditioning in October and converting our system to heat. Although he can switch back and forth, it uses a lot of energy to change from hot water to chilled water in our convectors.

So please be patient. If there is a warm day after the heat is on, turn your thermostat to 'off' and open your windows. If it gets chilly before the heat is on, put on a sweater. Thanks.

### **TIME TO CHANGE FILTERS**

Changing filters in the convectors in each unit will begin on October 4 in B Building and on October 11 in A Building. The work is scheduled one floor a day beginning on the 4<sup>th</sup> floor.

For those who are new, the Association changes the filters in the fall and spring in preparation for the change to heating (or to air conditioning). It is important for the efficient functioning and upkeep of the convectors that the filters are routinely changed.

Our staff will post more information shortly, so watch for their reminders. If you have questions about the process, you are welcome to call the office for clarification.

### **LEGUM & NORMAN TO PROVIDE A NEW PROPERTY MANAGER**

Mr. Rhodes of Legum & Norman has named a new manager to our property, Scott Murdoch. The Board is expecting him to be introduced at the next meeting.

The Board has unanimously supported the request for a new manager. Behind the request has been the inadequate response from the previous manager over the last year and a half

concerning the timeliness in which problems are addressed and lack of documentation and/or options addressing solutions presented.

The Board has also asked that the contract with Legum & Norman be renegotiated as we are still operating under the 2002 contract which contains outdated information.

**ITEMS FROM THE BOARD MEETING**

**Financial Summary**

	<u>July 2010</u>	<u>Aug 2010</u>
Operating Cash	\$363,973	\$305,034
Loss: \$58,939		
Replacement Reserve	\$1,149,254	\$1,187,453
Gain: \$38,199		
Total Cash and investments	\$1,513,227	\$1,492,487
Loss: \$20,740		
Delinquencies \$1,705 in August		
Cumulative: \$90,418		

**Miscellaneous**

Reserve Fund expenses:

- Underground piping \$2,080

Operating Accounts:

- Administrative expenses were \$6,685 under budget for August due to less than expected expenses in uncollectible charges, and our legal and insurance deductible
- Total payroll expenses are in line with the budget for August
- Utility expenses were \$15,093 over budget for August due to the hot weather
- Pool expenses were \$1,366 less than budgeted for August
- Repair and maintenance expenses were in line with the budget for August

Greg Kaminski  
LTC Treasurer

**Finance Committee:** Elaine Cromwell

reported that the finance committee had met and looked at the following issues:

- Our non-compliance with MD Condo law on insurance should be evaluated by our lawyer for clarification.
- Greg Kaminski reported on the process for changing the signatories on our reserve account with Merrill Lynch. The officers of the LTC Board will be the only allowed signatures on the reserve accounts. This

will satisfy one of the requirements on the new insurance law.

- The Finance Committee recommended that when the owners of a rental unit do not pay their assessment, the rent from the unit is required to be paid to the Association and applied toward the assessment. Our lawyers have furnished language to use. A resolution must be approved by the Association owners to take effect.
- The committee also affirmed that the reserve fund is adequate to move forward aggressively to fund a number of improvements. This will not require any increase in assessments as the money has been accumulating in the reserve fund. The Board will need to identify the order of improvements to be made beginning this year and the next couple years. On the short list are carpeting and repainting, the renovation of the lobbies and the tennis courts. Some of these are in process.
- A complete Reserve Study is strongly recommended.

**Decorating Committee:**

- Barbara Barracato reported that the committee has seen and is happy with the preliminary plans for the furniture for the lobbies. The committee has asked the designer for more carpet samples.

**Property Engineer:** John Blanton reported:

- Elevators: the proposals for the refurbishing of the elevator cladding and the interiors have been received. The proposals have been given to the decorating committee for finalizing the options. John also has recommended that new door rollers be included to replace the ball bearings at the same time. They will be quieter and reduce the chances of people getting stuck.
- Bohler Engineering is working on obtaining a waiver from WSSC for submeters for each of the two commercial units, one in each building and not to have to connect them.

**Old /New Business**

- The Board has requested that a letter be sent to the dentist in Building B reminding the owner that that by contract they are not allowed to do business on weekends.

**Open Forum:** There were no open forum issues.

## TRASH TALK

### REPORT ON THE PICNIC

What a day we had for the LTC Picnic – sunny and hot with a light breeze. Gorgeous!

The decorations – pool tables with blue umbrellas, colorful yellow and orange tablecloths, autumn leaves, coordinated balloons, a piñata, scarecrows and yellow mums (donated by Dunigan Landscaping) were very festive.

We had over 100 people in attendance. A good time was had by all, eating, drinking, talking to new LTC members, watching kids with the piñata, and generally enjoying ourselves.

KUDOS to the Social Committee members who made the day possible. They shopped for food, drink, paper products, balloons and decorations. They arranged food and furniture, decorated, cooked, served, bartended and cleaned up.

These hardworking contributors were: Barbara Barracato, Gary Clark, Carol and Dick Getzinger, Greg Kaminski, Miriam Gorman, Sandra Mayo, Mary Pardue, Celia Sassoon, Pat Shanley, and Barbara and Andy Thebo.

In addition to this fine committee, my thanks to all the wonderful LTC Community members who donated the great salads, entrees and desserts. Their generous donations were a splendid addition to the picnic.

Another thank you to all the staff: Gerard, Danny, Henry, and Fred. Everyone was so helpful and pleasant. I know dragging those tables back and forth was a real job.

A special thanks to Fred for his great job as DJ. The music was delightful. Did you know he missed watching his son's football game to help us out? – he did catch the rerun though

Last of all, a thank you to John Blanton whose institutional memory and help were invaluable and to the Board for their generosity in supplying the committee with an increased stipend for the picnic.

This is a fun committee to work with. Call me if you are interested

Pat Dunigan,  
Social Committee Chairman

### What Are “Commingled Materials”?

- **Empty Plastic bottles, jars, tubs, pails, buckets, flower pots**  
NO: Styrofoam. Put small ‘peanuts’ in a plastic bag, and place in DUMPSTER in the garage.  
NO: empty paper containers (juice, milk, soymilk). They belong in the MIXED PAPER CAN
- **Unbroken glass bottles and jars, rinsed and drained**  
NO: Broken glass items (wrap in paper or place in a plastic bag and carry to DUMPSTER in the garage)  
NO: light bulbs (Treat as if broken; place in plastic bag and carry to DUMPSTER)
- **Steel/Tin (Bi-metal) cans, drained and rinsed**  
NO: unattached sharp-edged can lids. (They should go in your trash bag, and down the chute)  
NO: metal coat hangers (place in the DUMPSTER in the garage)
- **Aluminum cans/foil products, drained and rinsed**  
NO: six pack cartons (place the paper cartons in the MIXED PAPER CAN)  
NO: plastic bags, even to hold the cans. Recycle plastic bags at a GROCERY STORE

Did you discover the free blue recycle bins that the Montgomery County Recycle Program brought for us to distribute last month? Several stacks were placed in the mail rooms for residents to take. They are particularly useful for collecting and carrying commingled items.

A note on light bulbs: We have not received directions from the County for any special handling of florescent bulbs. All light bulbs, both regular and florescent, should be separately wrapped in plastic or paper and carried to the dumpster. They present a special problem for trash because they are so fragile and so sharp when broken.

**MOVIE NIGHT SCHEDULE**  
**Community Room Bldg A**  
**7:30 pm 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays**

As we approach the first anniversary of Movie Night, we offer our congratulations to the committee for their diligence in selecting the movies, posting the fliers, and in general in making the evening an enjoyable time.

The committee has decided to mark the anniversary by showing the classic “ET” on Saturday, October 30, at 3 in the afternoon. The committee plans snacks and refreshments to add to the celebration. Please join us.

<b>Date Type</b>	<b>Movie</b>	<b>Rated</b>	<b>Year</b>	<b>Year</b>
<b>Oct 13 (Wed)</b>	<b>Babette’s Feast</b>	<b>G</b>	<b>‘87</b>	<b>Foreign Drama</b>
<b>Oct 27 (Wed)</b>	<b>A Serious Man</b>	<b>R</b>	<b>‘09</b>	<b>Drama</b>
<b>Oct 30 (Sat) 3PM</b>	<b>ET A Special Event to Celebrate LTC Movie Night 1<sup>st</sup> anniversary</b>	<b>PG</b>	<b>‘82</b>	<b>Fantasy Family</b>
<b>Nov 10 (Wed)</b>	<b>A Single Man</b>	<b>R</b>	<b>‘09</b>	<b>Drama</b>
<b>Nov 23 (Wed)</b>	<b>The Pink Panther</b>	<b>NR</b>	<b>‘63</b>	<b>Comedy</b>

A special note of appreciation to one of the original organizers, and the chairman for this last year, Zoe Huang. The chairman for the coming year is Len Blank. Thanks to both for stepping up.

The Movie Club welcomes your input. Please send your suggestions and comments to Len Blank at [lbblank@gmail.com](mailto:lbblank@gmail.com)

**ATTENTION FOOTBALL FANS**

Do you like to root for a collegiate football player that you know? We have one in our midst-- almost. Fred Branch, our building engineer, is the proud father of Fred Branch, a linebacker for the University at Buffalo. If you ask, he’ll share more.

**A FORMER LTC PRESIDENT PASSES AWAY**

We regret to announce that Tatiana Roodkowsky died August 30, 2010 of complication from the cancer she had been fighting for seven years. She was a past president of LTC Association.

**UNITS FOR RENT OR FOR SALE**

In order to make information available to interested people, a bulletin board is posted by the office for owners to list a contact number for units available for rent or for sale.

**THE NEXT BOARD MEETING**

The next board meeting will be held October 26 in the Community Room, A building. The Open Forum will begin at 7:00 pm. Residents are encouraged to ask questions or raise concerns at this time. Both the Open Forum and the Board Meeting may be recorded. (Approved) Minutes of the Board meetings are posted in the mail rooms

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