

Lakeside Terrace

Con-Do-It

www.lakesideterracecondo.com

Lakeside Terrace Condominium Association

August 2010

PRESIDENT'S MESSAGE

Greetings from James Mayo,

The challenge for a community is to find ways to make use of our residents in a way that is satisfying to all. Committees that truly advise and assist in conducting the business of the condominium are perhaps the most efficient way to harness the considerable experience, talent and expertise among us.

The Community Association Institute suggests the following grouping of functions from which committees could be chartered:

- Develops social programs for the needs of the community and develops programs for different interests and ages.
- Preserves and enhances the physical environment of all common elements, monitors, advises and makes recommendations on maintenance and capital improvement needs.
- Identifies safety hazards, develops programs to promote the safety and security of the community, inspects common areas and equipment, and makes recommendations.
- Prepares the association newsletter, promotes community events, maintains a community directory and conducts orientation for new residents.
- Reviews the preliminary budget, conducts public hearings on the budget, reviews financial reports, reviews and monitors insurance needs and coverage, monitors financial procedures and transactions.
- Assists the board in regulating external design, appearance, use and maintenance of the common areas issues notices of violations, conducts hearings, reviews

- policies, procedures, rules and regulations periodically for need and enforceability. The committees we create to cover these functions would have to be tailored to Lakeside Terrace. Working as a team -- committees, staff, management company and Board --we can preserve assets and control costs.

So—volunteer! Talk to a board member about your interests. Let's work together to make a place for your expertise!

James Mayo
President LTC Board

ELECTRICITY OUTAGES

When the condominium loses power, each building has a generator that automatically comes on. These generators power minimum lighting in the hallways and one elevator in each building.

What is not widely known, however, is that the Community Room in A building and the office in B building have limited lighting and an electric outlet that is also powered. While this is not enough to take care of the needs of the community, it is enough to power a coffee maker and to recharge some cell phones. Both of these things would undoubtedly be welcomed throughout the community.

John Blanton set up a coffee maker in B building, and although the information didn't get to A building before the power came on, coffee can also be made available in the Community Room during extended outages with some help from volunteers.

John will make available some strip outlets so that several cell phones can be recharged at a time. And with volunteers we could even set up some DVD movies for those long evenings!

While no one wants another outage, let's keep these options in mind for the time a hurricane or another storm darkens our buildings. If this sounds like a good volunteer spot for you, let a Board member know.

ITEMS FROM THE JULY 29 BOARD MEETING

The Board meeting was rescheduled from Tuesday, July 27 to Thursday, July 29 because of the power outage.

Management Report

John Algner was unable to attend the rescheduled Board meeting. His written report indicated, as expected, that because June was the end of Fiscal year 10, the financial report is delayed until the August meeting so that the totals for the end of F/Y10 can be accurately reported. At that time the July report will also be presented.

Property Engineer:

John Blanton reported:

- The repaving project of the parking areas of 7505 is almost complete. The few minor adjustments remaining will be taken care of shortly.
- Simplex Grinnell inspected and tested the fire alarm systems in both buildings on July 6, 2010.
- Bids for repair to the canopy at the entrance of the 7501 building are currently being received to be submitted to the insurance company of the driver who damaged it. Our security cameras enabled us to identify the truck that damaged the canopy.
- Wilson Building Services cleaned the trash chutes Tuesday, August 3.
- Bids are being collected for redoing the interiors of the elevators.
- The Lobby steps in B building have been recarpeted due to a persistent stain on the steps.

Social Committee

Pat Dunigan has begun work for the Annual Picnic which has been scheduled for Saturday, October 9. Mark your calendars. More information will follow in September's Con-Do-It.

Communication:

- Carol Getzinger reported that letters had been sent out to non-resident owners to notify them a list has been set up to email the Con-Do-It to them if requested. A few have responded. The Con-Do-It is also posted on our website each month.
- Sally Mullen took the minutes for this meeting. It is very much appreciated by Ms. Getzinger.

New Business

Because of some problems with communication, the Board unanimously passed a motion to ask Legum & Norman to provide a new representative to our Board. In a working session the Board will discuss in more detail the kind of improvement the Board members would like to see with the management company.

Open Forum Issues

- Sue Floyd inquired about the status of the Decoration Committee Design work
- Ms. Floyd also asked about the feasibility of allowing individual washers and dryers in the units. Our management will investigate the possibility.
- David Weinstein brought up what he considered to be a number of problems with the Brothers Paving contract. The Board took note of his concerns.
- Zoe Huang asked if the generators could be made quieter as they are really loud to those close to them. John said he would check with the generator company.
- Ms Huang also asked the Board members to acknowledge emails when they receive one.

NEW INFORMATION ON THE FIRE HYDRANT

Part of the problem in finding a solution for the fire hydrant problem has been in getting the documentation we need to make a decision from our consultant. President James Mayo has been focusing on what building regulations require for adequate water flow for fire protection. Our consultant Joe Fama has provided us with solutions and estimates, but not what Mr. Mayo wants.

The focus of the need for documentation is lies in a memo prepared by Nancy Almay and Marion Dorfman in early '09. They uncovered in old LTC minutes that the problem hydrant was identified as inadequate twenty five years ago by the fire marshal. The Board of that time looked into solutions very similar to the one currently under consideration and rejected them as too expensive and as potentially recurring. To solve the inadequate flow they instead installed a new and larger water line with the required two hydrants accessible to building A. It was a project that took almost 3 years between 1982 and 1985, involved both WSSC and the fire marshal, and a special assessment by residents to resolve.

The questions Mr. Mayo wants resolved and documented is why those two newer hydrants that have a higher water flow, located in a more accessible location for the fire department and still working well are not adequate for the fire marshal's office. Clearly if there is a valid reason we have to know it, and to be fiscally responsible it has to be documented in our minutes. If the problem is what should have been done with the inoperative hydrant twenty five years ago, then that too has to be addressed.

In a move to get around the stalemate with our consultant, the Board at the last meeting, voted unanimously to give Mr. Mayo authority to involve another consultant, a specialist in water problems, to get the needed information and perhaps even to work with the fire marshal's office to see if we can corroborate the previous work.

REDECORATING AND BUDGETING

Design plans for the lobbies and hallway redecoration are progressing and are expected to be received by the Decorating Committee within the month. Two sets of designs will be presented for each lobby, and a time for the community to consider them will be set up.

Once we have made a selection, we can prepare hard estimates for the work that needs to be done so that the Board can consider how to manage the cost. Redecorating is long overdue. Other than some limited work in B building, neither lobby has been redecorated,

perhaps from the time the buildings were constructed. The hallways in both buildings badly need new carpeting, painting, and some upgrading of the decorating accessories. At the same time, renovating the elevator cabs is overdue and the tennis court needs extensive repairs. These are all expensive items.

How are we to pay? The Reserve Fund is where the money for these expenses are collected. (It should be noted that these expenditures will be normal repair and replacement; they are not capital (*i.e. new*) expenses that fall under the \$25,000 limit and require a community vote.) The challenge for the Board is to make the decision on how much can be allocated from the Reserve Fund in a given fiscal year and continue to be fiscally responsible. That decision will determine how quickly we can proceed.

Residents in both buildings look forward to a 'face-lift', and all of us recognize that prospective buyers' first impressions really matter for salability. Neither building will want to be the one that waits, so difficult scheduling decisions will have to be made. The one thing that can be said is that the sooner we begin, the sooner both buildings will be looking better.

DISPLAYING PARKING HANG-TAGS

The office has asked the Con-Do-It to remind all residents that cars parked in the garages and in the general parking lots need to display LTC hang-tags. There are occasions when cars have been damaged and the owners need to be promptly identified. At other times cars may be illegally parked or need to be moved and will be towed if the owner is not identified.

Hang-tags/permits are available in the office both for residents and guests. If a guest is here for just a day or two, a paper with the appropriate unit number can be laid where it can be seen from the back window.

Please hang the tag either from the mirror or where it can be seen in the back window.

The management will be checking soon to make sure that all cars have been properly identified. Your cooperation is appreciated in fulfilling this requirement.

BEAUTIFICATION FUND TO BE USED BY THE LANDSCAPE COMMITTEE

The Landscape Committee works to improve the outward appearance of Lakeside Terrace in order to improve our property values, to attract prospective buyers when units come on the market and to increase the enjoyment of current residents. Four years ago the front of B building was landscaped after the balconies were replaced. Two years later, a start was made in the front of A building, but funds were limited and work remained on the landscaping plan.

In an effort to hold down condominium fees for FY 2011, the limited money in the budget for grounds was decreased even further. In order to continue the improvements this year, the Landscape Committee requested Board approval to tap an alternate source of funding, the Beautification Fund.

The Beautification Fund had been started in 2004 with contributions from residents as a memorial fund so that more planting could be done than the budget would allow. This money has been kept in a separate bank account so it would not become mixed with the funds from the condominium assessments; some additional money was added to the account later. With the Fund in place, in 2005 some limited plantings were added at the driveway entrance and the entrance and right end of A building. Further progress was made in 2007 and 2009 from the regular budget.

At its meeting on July 29th, the Board approved the use by the Landscape Committee of the approximately \$5500 in the Beautification Fund. The committee has been meeting for several months to discuss additional plantings in front of 7505 as well as a small amount of replanting in a few bare spots that have developed in the B building landscaping. The intention is to have the work done in September. It is expected that approximately \$3000-\$3500 will be used for this work; Board approval will be sought when a specific proposal has been prepared.

BARBED WIRE TO BE REMOVED

At the July Board Meeting, the Board made the decision to remove the unsightly barbed wire from the top of the fence alongside the pond. Although the barbed wire makes the fence more difficult to climb, few would climb the fence when it is easier to walk around to the opening. Watch for the wire to come down within the next month.

The fence does serve a purpose however. It is a barrier for local foot traffic across the dam and it reduces the presence of people walking their dogs around the lake as well. Practically, it makes it somewhat less likely for the geese to make our lawns their home with all that that entails. And generally it is regarded as making our picnic area safer for small children.

On the other hand, it is a obstacle to those who would like to walk along the lakeside. Some have observed that it might be nice in the future to have a small pier or gazebo for easier access to relax along the pond's edge.

CORRECTION TO OUR ACREAGE

In last month's issue of the Con-Do-It, our acreage was described as 22 acres. While that may be technically true, 8 of the acres are part of the pond and under water or are woods not part of the land that we use. So we are better described as sitting on 14 acres of land. Thanks to Sue Floyd for catching that.

SUMMER MOVIE NIGHT SCHEDULE

Community Room Bldg A
7:30 pm, 2nd and 4th Wednesdays

Date	Movie	Rating
Aug 11 (Wed)	Away from Her	Drama PG 13
Aug 25 (Wed)	Chocolat	Romance PG 13

All residents are welcome to join us for an evening of fun. Please note the change -- for the summer we are meeting on Wednesdays

PLEASE CHECK THE DIRECTORIES

A few months ago directories were mounted in both lobbies listing the current residents. Residents are asked to check their unit number and note that they are listed correctly. If you have a change, please make the request to our office manager, Gerard.

A BULLETIN BOARD TO LIST UNITS FOR RENT AND SALE

The office has found from time to time that we have inquiries concerning the availability of units for sale or rent. At present we do not have a list to share. In order to improve that situation, and as a service to owners with available units, the office will place a bulletin board near the office/mailroom. Owners and/or real estate agents who would like to take advantage of the bulletin board will be able to list a contact number where they can be reached for more information. Hopefully, people who are attracted to our location will find this an aid to make potential contacts.

NEW STAFF

A Building has a new porter, Henry Josue Machado. He is a welcome addition to our staff. Please say hello to Henry when you see him next.

THE NEXT BOARD MEETING

The next board meeting will be held August 24 in the Community Room, A building. The Open Forum will begin at 7:00 pm . Both the Open Forum and the Board Meeting may be recorded. Residents are encouraged to ask questions or raise concerns at this time. Minutes of the Board meetings are posted in the mail rooms and on the LTC web site