

FROM THE PRESIDENT

*I wandered lonely as a cloud
That floats on high o'er vales and hills
When all at once I saw a crowd,
A host, of golden daffodils;
Beside the lake, beneath the trees,
Fluttering and dancing in the breeze
-William Wordsworth*

In April when the sky is blue and fluffy white clouds float lazily by in fanciful shapes, a host of golden daffodils turn our attention to the rebirth of spring and rejuvenation of life. Some others are reminded that the tax man cometh and know it is time to ready their taxes for filing. At Lakeside the Annual Meeting looms on the horizon and neighbors are greeted with "Would you consider volunteering to be a candidate for the Board?" Owners are encouraged to volunteer to serve on the Board for a term of two years. There is no other experience quite like this which leads to new revelations about living in community. The pleasures of volunteerism are not just for retirees but for all, especially those who would appreciate a new perspective of the condo governing process or an opportunity for an addition to the resume. Experience is not necessary because there are numerous training opportunities to facilitate the knowledge of condo governance. Please consider this as a new adventure and submit your nomination by April 8, 2007.

The letter informing of the lawsuit brought by one of our neighbors against us has been distributed to each unit and mailed to the absentee owners. The other documents relating to it can be read in the office in building 7501. The Board will continue to update the community as information becomes available from Ron Early, our attorney. As we have experienced before, this is a long and tedious process. The Board stands firm in its resolve not to settle for any monetary amount. We feel strongly that this sets a precedent that would have an unbearably exorbitant price tag in the future. A convivial environment is not created when neighbors sue neighbors.

In anticipation of summer, two new grills will be installed in the picnic area to replace the ones that corroded off their bases. The trash barrels still look new and the tables seemed to have weathered the winter with only a picker upper necessary. Plan your picnics; join your neighbors for a leisurely evening watching a pair of blue heron forage for dinner. Hopefully the black snake spotted at the edge of the water last summer ate the rat that was feeding on pond debris. As spring descends between the pond and the boulevard enjoy the gifts of Mother Nature, consider serving on the Board, and plan a picnic with new friends.

See you around the neighborhood!!

COUNTDOWN TO THE ANNUAL MEETING

We have less than two months to go before the Annual Meeting on May 23, 2007. Be sure to mark that date on your calendars. This is the time all owners vote for members of the Board of Directors and vote to approve the budget for Fiscal Year 2008 which starts on July 1, 2007. This is the only time owners can directly participate in the running of the condominium and it is very important to have everyone vote.

There are several dates to keep in mind. The cut-off date to receive nominations for the Board of Directors is April 8, 2007. You received copies of the forms to be filled out by candidates with a letter dated March 9, 2007. If you need additional copies of the forms, they are available from the office or on the Lakeside Terrace Web site(www.lakesideterracecondo.com). Anyone who has questions about running for the Board is encouraged to talk to a current Board member. Candidates can be nominated from the floor at the Annual Meeting, but those owners who vote by proxy will have already cast their votes.

The Annual Meeting notice letter will be mailed on April 23, 2007, so watch for that to arrive before the end of the month. That package will contain the candidate forms of all who filed by April 8th and also the proposed budget. The proposed budget will show an increase in the condominium fee of 3.1%, after very careful review by the budget committee and the Board of Directors. There will be more information about the budget in the package to be mailed April 23rd and also in the May Con-Do-It.

There will be a "Meet the Candidates" night tentatively scheduled for May 16, 2007. It will also include an open forum to review the proposed budget. We encourage all who can to attend.

ACTIONS TAKEN AT MARCH 28TH BOARD MEETING

At its meeting on March 28th, the Board of Directors voted on several items.

Asphalt paving: The Board voted to approve the first phase of a paving project for our exterior driveways and parking lots. As you all can see every day, there are many areas of our driveways where the paving is badly broken up. After much discussion and walking around the property, John Blanton bid out the repair work. He received three bids to do full-depth repairs on the areas that needed it. But then there was concern that this would create a patchwork look and still require further paving work before long. So the low bidder, Brothers Paving and Concrete, was asked for a price to add mill-down and paving over the entire area, in addition to the full-depth repair of selected areas. It was considered that this would not only be better looking, but longer lasting and, therefore, would be cost-effective in the long run. The work will be done in two phases, one this summer and the other next summer. The first phase will be the driveways and parking lot to the east of 7501, as well as the front of 7501. The cost for this portion is \$49,267 and work is planned to start in June. When the work is scheduled to start, there will be driving and parking instructions posted for the work period.

Cooling tower: The new cooling tower has now been fully hooked up and is ready for the start of air-conditioning season. The Board approved the payment of \$4853 to Densel Company to construct a new scaffolding/railing system for the new cooling tower which will allow access for the maintenance needed. The old system was inadequate for the new tower.

Pond upkeep: The Board approved the payment of \$2760 to the Westlake Pond Committee as our share

of the annual cost of the pond. Montgomery County is responsible for dredging the pond as needed and maintenance of the dam, but the Committee takes the measures necessary to assure water quality. These include the bubblers to aerate the water, environmentally safe agents to control weeds, and stocking with the fish that help create an ecological balance.

LAWSUIT AND APARTMENT MAINTENANCE

You have all received copies of the letter discussing the lawsuit. This brings up several points which we want to discuss.

Mold spores are all around in the air, both outdoors and indoors. Healthy individuals usually are not vulnerable to health problems from airborne mold exposure. In your apartment, mold needs moisture to grow. The Environmental Protection Agency Web site says: *"It is important to dry water damaged areas and items within 24-48 hours to prevent mold growth. If mold is a problem in your home, clean up the mold and get rid of the excess water or moisture. Fix leaky plumbing or other sources of water. Wash mold off hard surfaces with detergent and water, and dry completely."* If you are interested in learning more, two Web sites that may be useful are: www.epa.gov/mold and www.moldtips.com (from the National Association of Home Builders).

One item which can cause moisture problems is the convectors in the summer when the air-conditioning is on. Since the water temperature in the pipes inside the convectors is colder than the surrounding air on a hot and humid day, condensation can form. The convector is designed with a drip pan and a drain to get rid of moisture formed by this condensation. However, if the convectors have not been cleaned, debris may build up in the drain outlet and the drip pan can overflow. This creates a moist condition where mold can grow. Our staff changes the filters in the convectors as a service, but does not perform any maintenance. For this reason, each time a notice is sent out of filter change it includes the sentence *"The Board of Directors urges all residents to have their convectors serviced routinely by a licensed heating/air conditioned contractor."* The office has received a proposal from Quality Air Services to perform basic cleaning services for a price of \$45.00 per convector. Information can be obtained from the office. We will have additional information on convectors in the next Con-Do-It since that will be closer to the start of air-conditioning season.

Unit owners are responsible for all maintenance within their units. This is spelled out in Article V, Section 10 of the Bylaws. If renters have a problem, they need to contact the owner of their unit. The office can provide information, but it is not the job of our staff to perform maintenance within a unit. Think of the inside of your unit as your house--it is your responsibility to maintain and, if necessary, make needed repairs to your unit.

WANTED: NATURE LOVERS

If you want to have more involvement with the great outdoors than just looking at it through your apartment windows, there are several opportunities looking for volunteers. The Landscape Committee can always use members, especially from 7505. There are two large pots at the entrance to 7505 that could really use someone to design and care for them. A resident had them looking beautiful last year and she has moved so they need a new sponsor.

There is also opportunity with the pond. There is a committee, composed of members from the five communities around the pond, which has oversight and meets about three times a year to consider issues. Our representative on the committee for a number of years can no longer continue, so a new volunteer is needed. The committee also looks for volunteers to help pick up trash around the pond. Two summers ago the pond was covered with algae and was basically a dead pond. The committee researched and contracted with a company which put in an aeration system and uses environmentally approved chemicals to control underwater weeds. Last summer the pond was much clearer and fish have returned, along with the birds that eat them. Those of us who look out over the pond or who walk along it have a great interest in a healthy system.

NEXT BOARD MEETING

The next meeting of the Board of Directors is scheduled for Wednesday, April 25th at 7:30 p.m. in the lobby of 7501. There will be an Open Forum at 7:00 p.m. in advance of the Board meeting.