

Lakeside Terrace

Con-Do-It

www.lakesideterracecondo.com

Lakeside Terrace Condominium Association

October 2008

PRESIDENT'S MESSAGE

Major Projects

CPR completed replacing all three of the exit stairwells in the 7505 building. They also reapplied epoxy coating to the 10 wing landing of the 7501 building which was covered under warranty.

Yard Sale

Just a few days are left until our October 4th Yard Sale, from 9:00 AM – 1:00 PM. Location will be in front of 7501 for visibility from Democracy Boulevard. So that there will be parking space for the public, it will be very helpful if residents who park in front of 7501 move their cars for the period of the Yard Sale. You may register right up to the last minute; set up time is 8:00 AM. There are 3 different ways to participate. (1) You can donate items and LTC keeps the proceeds (this may be ideal for you if you don't want to be outside or don't have a lot to sell). (2) you can purchase a table for \$10.00 and you get to keep all the money you make from your sales. If you think you may not have enough to sell then you can share the cost of a \$10.00 table with another person or (3) you can purchase a spot on a "community table" for \$3.00 and you keep all the money you make from your sales. Don't forget to have small bills and coins to make change for your table. All LTC proceeds will go to the social committee for future social activities and to the landscaping committee. Sign up with Barbara Thebo, 301-365-5557, or Pat Dunigan 301-469-0816 today.

I've lived here almost 8 years and I thought that if I could find 3 items for each year I've lived here my goal would be 24 items. I started in the kitchen and within 20 minutes I had a pile of 16 items! And I haven't even looked at my books, CDs, DVDs or in my storage unit yet! Maybe a friend or family member wants to participate too, that's okay! We encourage everyone to come out and support our first LTC Yard Sale. Does anyone want to bake and sell their baked goods? Let us know that too! The weather forecast for Saturday is partly sunny and 70 degrees. So, pull up blankets and lawn chairs, make your selves comfortable and let's have fun and make the Yard Sale a huge success!

Operating Budget

August YTD Income is in line with the budget, in fact, we are \$1,755 ahead of our estimate. August YTD Expense is \$6,701 over our estimate, in large part due to utilities. Last month I mentioned that we would be tracking the electricity and gas costs so we could at least have a visual of the actual dollars we're spending on these major utility expenses month over month and year over year as compared with FY 2008. (See attachment; updated versions will be posted in the mailroom areas each month.) Usage is the key - how we use electricity and gas are also listed on the attachment.

The FY 2009 budget allows \$266,700 for electricity (up 27% from \$210,000 budgeted in FY 2008 due to increase in electricity rates) and \$190,000 for gas (down 3% from \$196,000 budgeted in FY 2008). The total for electricity and gas for the FY 2009 budget is \$456,700, 25% of LTC's total budget for the year. With only 2 months into FY 2009, the actual costs for electricity and gas exceed their budgets in total by \$21,086. To keep our condo fees in check we must keep our utility costs in check. Conscious conservation is the only way to drive costs down. For further suggestions, see the letter from Kim Ritch later in this issue.

Owners of Rental Units

An article in the August 2008 issue of the Con-Do-It entitled "Rental Units Must be Licensed" stressed the importance of complying with the Montgomery County, MD, law and the LTC rule/regulation. To date, 14 of the 67 rental units have complied with the LTC rule/regulation to have copies of their Montgomery County issued license with their rental facility license number on file in the LTC Management Office. A letter from LTC is being sent to the owners of the remaining 53 units explaining that they have until October 31, 2008 to comply with the county and pay the county \$56.00 per rental unit per year or be fined \$500 (and eventually \$750) by the county plus be fined \$200 by LTC. We truly want every owner to comply with the rental licensing requirements and avoid being fined, but unless there is aggressive compliance, the fines collected by LTC (additional income) for 53 units at \$200 each could total as much as \$10,600.

New Swimming Pool Contract

You may have heard that Century Pool, the company that served us so well for many years, will be declaring bankruptcy. Learning this, the Board of Directors moved very quickly to approve a one year contract with High Sierra Pools (at the right price!) to handle all of our contract needs for the summer of 2009. The winterization of our pool will take place, on schedule, on October 7th by American Pool Enterprises, Inc. - they are honoring Century Pool's obligations.

Nancy Almay, President, Board of Directors

COMMITTEES

There were reports from the four committees at the September 23rd Board meeting.

Social Committee: Pat Dunigan reported for the Social Committee. She reported on preparations for the Yard Sale, which is discussed in the President's Message. The next Social Committee meeting will be held on Thursday, October 9th, to discuss the next activity to be sponsored.

Grounds/Landscaping Committee: Mary Pardue reported that ground preparation for the landscaping in front of 7505 was scheduled to begin on September 24. However, it was subsequently postponed because of the prediction for significant rainfall. It will be started as soon as the weather permits. We are all looking forward to seeing the new plantings.

Communications Committee: Marion Dorfman reported that the subscription for the LTC web site needed renewal at the beginning of November. The Board approved the one year renewal at a cost of \$124.

Pond Committee: Jim Powell reported that there had been a meeting of the committee in August. This committee is composed of one member from each of the five communities surrounding the pond which share ownership of the pond. The quality of the water tested as being good and the fish are surviving to help keep down the mosquitos. However, the water and the fish are not safe for humans.

ENERGY CONSERVATION

In last month's Con-Do-It we published a letter from Kim Ritch, a resident of the 7501 building, who works at a conservation organization. Kim has given us a second letter with more ideas:

Dear Neighbors,

Good news! The Board is providing information about our energy costs, so we can determine our current level and find ways to lower our usage.

Here are a few more ideas for easy changes that can have a big impact on our energy consumption:

1. Take the stairs. I know there are times that this is simply not going to happen, such as when you are loaded down with groceries, have kids in a stroller or are just too tired after a day of work. I also know there are some who must rely solely on the elevator due to health reasons. But for others, isn't there at least one trip per day when you could skip the free

ride? Maybe just down to check the mail? Think of the benefits to your heart and waistline, in addition to saving electricity.

2. Keep out the cold. The weather has finally started to turn so it's time to think about winterizing doors and windows. If you can't afford to repair or replace old, drafty ones, there are still ways to make a difference. Think about low-tech, inexpensive options like caulking around windows, hanging drapes for the winter to keep out drafts, weather stripping or even installing shrink wrap for windows that remain closed all winter.

3. Take your temperature. Many of us are guilty of setting the thermostat and forgetting about it until spring! But this leads to a lot of wasted energy and money. If you can, install a programmable thermostat to automatically regulate the temperature according to your lifestyle and schedule. If that is not an option, remember to turn down the temperature at night and when you leave for several hours at a time. If everyone lowered their thermostat 5 degrees over 8 hours, we could reduce our usage by over 10% for that time period!

Thank you for doing your part!

Kim

Note: If you need help in repairing or weather stripping old doors and window, last month we mentioned that a good contact is Ron Gooding, Excel Glass Window and Door, LLC, 301-371-3368.

CHANGE OF SEASONS

Each fall we face the change from air-conditioning to heat. It is a time when residents need to be patient because the weather never makes a clean break from one to the other. So there is always a time when someone complains of heat and someone else of cold. Weather conditions permitting, John Blanton plans to turn off the air-conditioning in mid-October and get our system converted to heat. While it is possible to keep switching the system from one to the other, it uses a lot of energy to go from delivering hot water to our convectors to delivering chilled water. If there is a warm day after the heat is on, open your windows (after turning the thermostat to the "Off" position). If it gets chilly before we have heat, put on a sweater or warm-up jacket.

COMCAST SERVICING

If you call Comcast for a service call, you need to check to see that the person who comes doesn't neglect to take care of two things outside of your unit. After your work is finished, the cover must be replaced on the cable box in the trash room. We have had a problem of these boxes being left open with the covers on the floor for someone to trip

over. And the open boxes can be vandalized. Also, the cables run down the sides of the hallways with a panel covering the cable. Sometimes this panel is not replaced and can get lost leaving an unsightly look in the hallways. The Office has contacted Comcast to report that this is happening, but you also need to be alert to this if you have summoned repair or installation servicing.

NEXT BOARD MEETING

The next Board Meeting will be held on Tuesday, October 28, 2008 at 7:30 p.m. in the lobby of 7501. There will be an Open Forum at 7:00 p.m. at which you may ask questions or bring up problems.

Board Meeting minutes are posted in the mailrooms and on our website.

THEFTS FROM VEHICLES

There have been reports of thefts of GPS equipment from vehicles in the area. This is a reminder to be sure and lock your vehicle doors and be careful not to leave valuables visible inside them.

RESIDENTIAL PROFILE

Owners	70%
Renters	30%