

Lakeside Terrace

Con-Do-It

Lakeside Terrace Condominium Association

June 2008

FROM THE PRESIDENT

This week marks the beginning of a transition period as we enter the last month of FY08 and prepare for FY09. It's also a time to recognize the work of some who have made this possible. In particular, I want to personally - and on behalf of the entire Association - thank Elaine Cromwell and Patricia Kingsbury Lane who are leaving the Board of Directors for all they've contributed in time and service to the Lakeside Terrace community. Both of these past presidents will be missed but we know we'll continue to have their welcomed support, especially on some of our committees. The newly elected members, Patricia Dunigan (returning), James Mayo and Margaret Skelton are ready to join the remaining board members and with the help and support of the entire community, we all look forward to launching FY09 and working hard throughout the year to keep Lakeside Terrace a wonderful place to live.

Nancy Almacy
President, Board of Directors

NEW BOARD OF DIRECTORS AND BUDGET

Three members were elected to the Board of Directors at the Annual Meeting held on May 28, 2008. They are Pat Dunigan, James Mayo and Margaret Skelton. They will serve for a term of two years. After the meeting, the new Board elected its officers: President - Nancy Almacy, Vice President - Miriam Gorman, Treasurer - Margaret Skelton, and Secretary - Greg Kaminski. Brian Carr, Pat Dunigan and James Mayo are Directors. This Board will direct the business of Lakeside Terrace Condominium for the next year.

The budget for Fiscal Year 2009 (which begins on July 1, 2008), in the amount of \$1,825,700, was approved at the Annual Meeting. This budget includes an increase of 3.4% in the monthly condominium payment due to the increase in utilities costs, primarily electricity. Legum & Norman will be mailing out the new payment figure for each owner sometime in the middle of June. Each owner will pay the new amount effective July 1.

NEXT BOARD MEETING

The next Board meeting will be held on Tuesday, June 24 at 7:30 p.m. in the lobby of 7501. There will be an Open Forum at 7:00 p.m. at which you can ask questions or make comments.

INFORMATION FROM THE ANNUAL MEETING

President's Report

Miriam Gorman reported on a number of improvements that were made during the past year to keep our condominium complex running:

- Two thermal shock/blend pumps were purchased and installed, one for each boiler, to prevent shock to the boiler when cold water enters it.
- A new reserve hot water heater was purchased and installed.
- Hardware and software to remotely control the HVAC system were purchased and installed.
- The rooftop exhaust fan for kitchens on the roof above 17 and 18 tiers in 7501 was replaced.
- Exterior signs around the building were replaced.
- The trash chutes and compactors were cleaned and deodorized.
- A canopy over the dumpster holding area at 7505 was installed by John and Phil.
- The fuel pump was hooked up to the emergency generator.
- We passed the infrared test performed on the boiler room electrical equipment required for insurance purposes.
- The entrance canopy at 7501 was hit and repaired again.
- John and Phil installed a sprinkler system to ensure proper irrigation for our investment in landscaping in front of 7501.
- A new copier was purchased for the office.
- The resurfacing (whitecoating) of the swimming pool was performed by Wilcoxon in time for the pool to open on May 24th.

The garage ceiling replacement project began on March 24th. This project includes replacing the garage grid and ceiling tiles, the riser valves, and the metal brackets securing the pipes running along the ceiling.

The result of the annually required structural inspection of the buildings resulted in an evaluation that the "overall condition of the property was pretty good."

This past year John Algner locked in gas prices for 2009 and electricity prices for three years.

Treasurer's Report:

Nancy Almacy reported that through ten months of the Fiscal Year 2008 budget, our income is 1% (\$12,564) over the income target and expense is 1% (\$18,337) under the approved budget. Together, these variances yield a current surplus of \$30,901.

The April 2008 end-of-month balance of the Replacement Reserves was \$746,494. Committed projects have an expense of \$402,544, leaving a subtotal of \$343,950. The anticipated two months of contributions and interest remaining in F/Y 2008 are \$79,434 which leaves an expected balance at the end of F/Y 2008 of \$475,580. Some projects that might be funded from Replacement Reserves in the next Fiscal Year include: elevator cab renovations, additional roof work, and phase two of the asphalt repaving.

Riley Lawsuit Report:

Mr. Jason Fisher of Learch, Early & Brewer stated that the discovery phase is about halfway through its process. There will be a pre-trial process this fall and the trial will probably take place at the beginning of 2009.

Bylaw Amendment:

In addition to voting for the Board of Directors and the Budget, a new Bylaw relating to the insurance deductible was voted on at the Annual Meeting. Bylaws require 66 2/3% of the total ownership for passage. The quorum voting at the meeting was only 42.3448% which meant that the Bylaw could not be approved at the meeting. The vote to approve the Bylaw was 33.044%.

CONSTRUCTION UPDATE

We have a record number of construction projects going on at this time. The garage ceiling replacement has been completed at 7505 and the work has now moved to 7501. It will continue for approximately two months. The riser valves are being replaced at the same time while the pipes are exposed following removal of the old ceiling. Those residents who have to park outside the garage while work is being done on their wing are reminded that there is plenty of parking available by the tennis courts in back of 7505. Any residents parking in the front and side parking areas at 7501 who use their cars infrequently are encouraged to park by the tennis courts so that the closer spaces are available for those who need their cars on a daily basis.

The section of roof replacement under the cooling tower at 7505 has been completed. The replacement of the exit landings and stairwells at 7505 will begin the first week of June. The work is being done by CPR, the company that did the same work a few years ago at 7501.

The week of July 23rd we will begin the balcony touch-up project at the 7505 building in the 10 wing. Notices will be sent informing you of when we begin work on your balcony.

BALCONY AND PATIO USE

The coming of summer results in increased balcony and patio use, so this seems a good time to review some of the rules covering them. Balconies and patios are “limited common elements” as discussed in your master deed. This means that although the resident has exclusive use of the attached balcony or patio, it is not owned as part of the individual apartment unit. Residents should review rules 68-71 of the Rules and Regulations. If you don’t have a copy, they are available on our website under “Documents”. Among the items covered are the following:

- Montgomery County Code prohibits any fires or cooking on balconies or patios. If you wish to do any outdoor grilling, grills are available in the picnic area between 7505 and the lake.
- Over-the-railing plant boxes may be used on the older balcony railings of 7505, but not on the new railings of 7501.
- Rugs, carpeting or other floor coverings are not permitted on the balconies since they cause deterioration of the concrete floors.
- Don’t hang any items (e.g. towels, wet bathing suits) on the balcony railings.
- Take special care when watering plants and cleaning balconies so that water or debris does not fall onto the balconies or patios below.
- Do not throw cigarette butts or other debris off of your balcony.

The balconies are very pleasant to sit on in nice weather. So enjoy them--but just be aware of the rules.

OFFICE NOTES

PICNIC & PLAY AREAS

The picnic and play area is behind the 7505 building, defined by the pond fence and to the right of the tennis courts. It is a wonderfully scenic area that can be enjoyed by all our residents. For safety and other reasons, the lawns facing Democracy Boulevard and the front lawn of 7505 are not to be used as a playground or picnic area. Please help us keep our children safe.

TRASH ROOMS

We are still keeping a close watch on the condition of the trash rooms and will send out violations to anyone who does not follow the trash room rules. All cardboard boxes should be broken down and placed in the cardboard dumpster located in the garage. If we pull together as a community we will enjoy a nice orderly and clean environment.

DRESS CODE

We have had some complaints of a few residents and guests walking around the common areas with bare feet. Bare feet are not permitted in the common area which is stated in rule 67c.

COMMUNITY POOL

Iska, the lifeguard at our Lakeside Terrace community pool and the Lakeside Terrace management office are responsible for the operations of the pool and pool area. They will be the only ones that can notify the residents and their guests when a violation of a pool safety rule occurs and/or when there is a temporary change with a pool operation.