

# Lakeside Terrace

## Con-Do-It

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

Lakeside Terrace Condominium Association

June 2011

### **PRESIDENT'S MESSAGE**

This last year has been a very successful year for our Association, and raises a real sense of accomplishment and improving value of our property. Here is a list of positive events from the past year:

#### Community Activities:

- Our annual end-of-summer picnic and our holiday party were well attended. Thanks to Pat Dunigan and the Social Committee who organized them.
- The Movie Club, led this year by Len Blank has provided a twice a month viewing of popular and classic movies for residents
- The swimming pool is a center for summertime relaxation and cooling off for our families.
- Electric outlets newly powered by the emergency generators served as gathering places for hot coffee and recharging cell phones during power outages.
- The Landscape Committee upgraded the plantings in the front of the A Building

#### Association Changes

- Scott Murdoch became our Legum & Norman representative at our request. His advice and support has been pivotal in the Board's effectiveness.
- The F/Y 12 budget was able to take advantage of contract changes and enable a 2% reduction in dues.
- We have extensively redecorated and yet maintained a \$1 million reserve fund
- Progress is finally being made toward approval by WSSC on the fire hydrant repair after a 3 year stalemate -- and at a lower estimated cost.

#### Building and Grounds

- Long-overdue repainting and recarpeting of the hallways has greatly improved their appearance.

- Ramps have been added to the lobbies for improved accessibility.
  - New lobby and hallway furniture will be in place by the end of June; new area rugs are ordered for the lobbies.
  - The elevator closing mechanisms have been upgraded, and new elevator cabs will be in place by the end of June.
  - On the exterior, the balconies of A building have been scraped and repainted, and the panels between the windows have been repainted on both buildings.
  - A new roof on the B Building Penthouse is in progress
  - The ceiling in A Lobby has been replaced.
  - Half of the A parking area was resurfaced
- This record of achievement will be a tough act to follow by any new Board, but your new Board plans to match it.

#### The Vision For Next Year

Based on the concern about the level of delinquencies, one of the Board's first tasks will be to shepherd a proposed lease addendum into reality. If the landlord is in arrears, this required lease addendum will obligate renters to deduct their landlords' dues from their rent payment, and pay that amount directly to LTC.

Redecorating, renovation, and rehabilitation will continue. Work to begin the rehabilitation of the tennis courts will be on the agenda of a special meeting of the new Board on June 7. The Board will also start the planning for the redecoration of the Community Room, and the renovation of the laundry and trash rooms then.

Continuing improvement of the quality of life at LTC isn't based on simply spending money on more attractive facilities. The Board hopes to sponsor resident-established special interest clubs and to encourage volunteers to take leadership or participate in a variety of committees.

To continue the momentum, the Board will meet twice in June. The first meeting will be on Tuesday June 7. The second meeting will be the regularly scheduled fourth Tuesday of the month, June 28. I hope to see you there.

**Greg Kaminski, LTC President**

## **ELECTION RESULTS FOR THE BOARD**

Thanks to all who sent in their proxy or who came to the Annual Meeting on May 24. The percentage of owners who voted was 46%. The minimum needed for a quorum is 40%.

The incumbents Greg Kaminski and Barbara Barracato were elected with 66% and 62% of the votes cast. Zoe Huang (55%) and Gail Ritchie (49%) were elected to the remaining two vacancies. The full voting tally is posted in the mail rooms. The elected candidates serve a term of two years.

The Budget for the coming fiscal year, 2012, was passed with 36% of the owners voting for it, 2% voting against it, and 7% who didn't mark their ballots.

Following the Annual Meeting, the new Board met and elected the following officers for the coming year:

President: Greg Kaminski

Vice President: Gail Ritchie

Treasurer: Zoe Huang

Secretary: Barbara Barracato

A list of all seven members of the Board is posted in the mail rooms with their unit and their telephone numbers.

It is to the credit of this community that nine qualified residents volunteered to run this year. It was not an easy choice to make between them. Our community appreciates all who were willing to become involved and to serve.

Leaving the Board were Brian Carr and Sally Ann Mullen. Brian Carr has ably served this community on the Board for several years and Sally Ann Mullen served this last year. Both, for personal reasons, chose not to run this year. They both have been assets to the Board and their contribution to the community has been greatly appreciated.

## **AN EXTRA BOARD MEETING**

Greg Kaminski has called an extra Board Meeting Tuesday, June 7, 7:00 in the A Building Community Room. It is an open

meeting and residents are encouraged to attend. The Board recognized that the time lapse between the April 14th meeting and the June 28<sup>th</sup> meeting was too great. Watch the mail rooms for the posted agenda.

The regular Board Meeting for June 28 is unchanged.

## **FY 2011 BUDGET INFORMATION**

The F/Y 2012 budget, which runs from July 1, 2011 to June 30, 2012 was approved by the co-owners at the Annual Meeting. It calls for a decrease of two percent in assessments. We have been able to make this reduction primarily because our former Legum & Norman representative, John Algner, locked in contracts for our gas and electricity utilities when the commodities were at a low on the market. The reductions he contracted for cover the utilities for this year. Mr. Scott Murdoch, our current Legum & Norman representative also identified our Water Savings contract as overpriced, and has been negotiating a lower-priced contract for the coming year.

Our association's income comes primarily from assessments. We have other income, mainly from LTC's investments, but also from the laundry rooms, moving fees, and parking rentals.

Most of our expenses come under the operating budget. The major headings in the operating budget include: Administrative, Payroll, Utilities, Swimming Pool, Repairs & Maintenance, Maintenance Service Agreements, and Taxes & Licenses for operations. We also have non-operational headings for Special Projects & Accounts and for the Reserve Contribution.

The annual Reserve Contribution is substantial and goes into an accumulating Reserve Fund. The Reserve Fund represents about two thirds of LTC's cash assets, but it is managed differently than the operating budget. Where the operating budget is "budgeted", expenses from the Reserve Fund are project driven. Projects are selected each year and are directed toward the improvement and renovation of our property. They are chosen by the Board based on need and community interest, but guided by a Reserve Study, an evaluation of anticipated needs.

The principal responsibility of the Board is to adequately fund the operating budget while maintaining an adequate Reserve Fund for unexpected and expected problems. Our lawyer who works with many associations made the observation to one of the Board members that we are to be commended for so diligently working to raise our reserve fund in the past few years to the present level, that one of the best measures of judging the financial condition of associations for people who are looking to buy in, is to check the reserve fund. At present, even with all the improvements to the property, our reserve fund is holding steady at one million dollars.

If you have further questions about the budget, please attend an Open Forum. I'll be happy to answer them either on the spot or find the answer for you. Also, if you stay for the entire Board meeting, you will see how non-recurring (reserve fund) expenses are proposed and approved.

**Greg Kaminski, LTC Treasurer F/Y11**

**Treasurer's Report --LTC Annual Meeting**

	<u>June 30, 2010</u>	<u>Mar 31, 2011</u>
Total	\$1,365,961	\$1,600,090
Gain:	\$234,129	
Reserve Fund	\$1,165,052	\$1,304,766
Gain	\$139,714	
Operating Cash	\$200,909	\$295,324
Gain	\$94,415	

Our cumulative delinquencies in FY 2011 are \$111,805. Last year at this time they were \$106,146, an increase of \$5,659.

As of March 31, we are over budget by \$26,890. Repair and Maintenance expenses are over budget due to an inadequate allocation this year, and payroll expenses are over budget due to higher than expected group health insurance and state unemployment taxes.

**UPDATE ON GERARD**

Gerard, our office manager who was badly injured in a pedestrian accident, has been moved from Suburban Hospital to a local rehabilitation hospital on Friday, May 27. He is improving, but still has a long way to go to recover. He is able to whisper clearly, but has chosen not to use a phone at this point. He has asked that the association not share his location

at this time. Please respect his request, understanding that his energy is at a low level. Cards are welcome, and will be forwarded by the office.

**LTC ONLINE DISCUSSION GROUP**

A Google Group has been formed to enable online discussions among LTC community members called "Lakeside75". This community discussion group can be useful for everything from the mundane - could I borrow an electric drill? to the sublime - perhaps a quote from a poem or scripture. The group has been set up to be used exclusively by our community. It works by posting a message to the group which can then be viewed by any member of the group. There are several email notification options - one can choose to get an email every time a message is posted, or get a daily summary of the messages or get no emails and visit the group to check the messages.

Possible uses of the group: buying, selling and giving away household items; advertising services available; requesting services (e.g. rides); publicizing crime reports; notifying community of activities (e.g. bridge group forming for beginners).

To get an invitation to the group please email Leonard Blank at [LBBBlank@gmail.com](mailto:LBBBlank@gmail.com). Or contact Leonard with any questions or concerns at 202-257-1928

**THE POOL SEASON HAS STARTED**

**Michael is Our Lifeguard**

The summer heat is starting up once again, and what better way to cool off than to come down for a dip in the pool. Whether you are someone who enjoys exercising in the water, picking up some sunshine, cooling down in the hot summer days, or just getting some fresh air and friendly conversation, take advantage of the pool facilities we offer our residents during the summer.

The pool is open between Memorial Day weekend and Labor Day weekend. The hours are from 12:30 pm until 8 pm, seven days a week.

**Michael** (Mihail Velav), our lifeguard from last year, has returned. We are delighted to

welcome him back. He did an exceptional job at keeping us safe while making everyone feel welcome last year. **Michael** is here from Bulgaria for his second year in the States as a lifeguard. Michael has just finished his 3<sup>rd</sup> year (of five) studying law at South Western University, which is located in Blagoevgrad, Bulgaria. (Bulgaria is a country in the Balkans in South-Eastern Europe. It shares borders with five other countries: Romania to the north, Serbia and Republic of Macedonia to the west, and Greece and Turkey to the south. The region is one of rapidly increasing significance in today's world. Kids: Get your maps out and look it up!) Take advantage of his time here and enjoy visiting with him.

See you at the pool -- and don't forget to rinse off in the locker room before making the plunge into the pool.

## **DECORATION INFORMATION**

### **Questions About The Carpet**

Several people have asked about the purpose of the grey inserts in the hallway carpet. The primary intent was to visually break the carpet so that the hallways wouldn't appear so long. However they also serve to separate the lobby carpet pattern from the hall pattern. They are located to avoid the doorways. Practically, they will allow the replacement of smaller portions of carpet should one section be damaged by an accident. The grey carpeting is the coordinate plain pattern to the hallway and lobby carpet, and the light grey hallway-paint and the grey door-paint colors were coordinated with it.

Another question raised was why the carpet came in two deliveries. The initial delivery date for the carpet was May 29, later than we had requested. When Barbara Barracato was given this date, she told them it was not acceptable because we had to have it in before the Annual Meeting. The compromise was that they would split the delivery so that at least half could be installed before the meeting.

Overall, the residents have been very pleased with the carpet choice. Those who are waiting for the final installations are really looking forward to their completion. It is hard to wait when you can see the difference it makes.

### **The Shiny Lobby Floors**

Have you noticed the shiny, newly cleaned and finished lobby floor in A Building? What a difference! We have Fred, the maintenance engineer on our staff, to thank for that. Floor finishing is a specialty of his and he takes great pride in what he can do. The yellow stained blotches were of concern to the decorating committee under the aged and deteriorating rugs, but they were told "No problem!" He indeed worked a miracle. By the time this Con-Do-It is out, he should be starting B Building floor as well.

A word of warning: watch for his yellow warning tapes and barriers. He doesn't like anyone walking on his floor while it dries. And give him a thank you when he is finished! He really does work hard to make the floor shine.

### **The Elevator Cabs Are Coming**

The elevator cabs are finally scheduled to be installed. Cab replacement will start by June 20. It is expected that each building will take about a week. Watch for announcements as the time gets close.

### **Lobby and Hallway Furniture**

Furniture for the entry lobbies and for the elevator lobbies will be delivered the 2<sup>nd</sup> week of June after the carpets are in. There will be benches and console tables placed in each elevator lobby, and chairs, benches and tables placed in the Entry Lobbies.

Choosing the entry lobby area rugs has been a slow process. They are not yet ready to be delivered, but the decision has been made to place the furniture rather than wait for the rugs. The selection of the pictures for the elevator lobbies is moving ahead but has not been finalized.

### **Lobby Ramps**

The Lobby ramps have been constructed, and are already being used. They will be finished and carpeted by the end of this week.

## **B PENTHOUSE ROOF COMPLETE**

The new roof for the B Building Penthouse will be completed this week except for some minor finishing, and replaces one that was at the end of its lifetime. The company doing the work is one recommended by Scott Murdoch. They suggested a different type roof that they felt was more suitable for the building. The

new roof has better insulation value, a better energy rating and a 20 year guarantee. It was also a little more than half the anticipated cost.

### REPEATED FIRE ALARMS

When one unit repeatedly causes the fire alarms to go off, it usually is an indication that a resident is having problems. Fortunately it is a rare occurrence, but when it does happen, it is cause for concern. What are the general procedures that go into effect?

- The fire department themselves will call in social services for an evaluation of the resident on the basis of public safety. Social Services has the legal ability to require changes, depending on their findings
- The condo association will reach out to the family for help.

Between these two things, usually the problem is solved, and the privacy of the resident is respected. It has been suggested that fines be assessed, but practically that does not solve anything, and only makes decisions more confrontational for someone who is already vulnerable.

The best course of action in a condo is for neighbors to become aware of one another and to interact supportively and courteously, so that if a problem develops, the resident does not feel isolated and will participate in a responsible solution.

These procedures were followed in a recent set of alarms, and the resident involved has made a decision to move.

### MOVIE NIGHT SCHEDULE

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

Date	Movie	Rated	Year	Type
June 8 (Wed)	Cat on a Hot Tin Roof	NR	1958	Classic Drama
June 22 (Wed)	The Social Network	PG-13	2010	Drama

The Movie Club welcomes your input. Please send your suggestions and comments to Len Blank at [lblank@gmail.com](mailto:lblank@gmail.com) or call him at 202-257-1928.

### GENERAL INFORMATION

#### Tree Work

John Blanton reported that a large tree limb with a significant horizontal split was spotted by a tree specialist hanging over the parking area in front of A Building. The severely damaged limb and another limb were removed.

#### Fire Alarm Test

An annual test of the alarm system is scheduled for early July. The Fire Department will be testing each unit, and they may require entry.

#### A Reminder On Water Leaks and Drips

A unit had a recent significant toilet leak. Toilet leaks in particular can cause major damage to your unit as well as units below.

Please remember that we have a leak repair service available at no cost to all residents as part of a program to conserve water. Toilet and faucet leaks (and drips) are repaired at no cost, and may even involve a new faucet -- at no cost. They are fast and competent. Catching leaks or drips early is to everyone's advantage. If you have any questions about the service please check with our staff.

Look for WSI (formerly ACT) on the last page of every newsletter.

#### Catching up on Routine Maintenance

The additional work involved in the many interior and exterior projects has kept our staff particularly busy this spring. With the current projects coming to an end, you will see them back working on a number of more usual spring tasks shortly. Curb painting, cleaning and painting the exterior stairways, painting an exterior wall of A penthouse, and garage wall touchups are on the agenda.

#### Parking rental

Parking spot #200 in the B bldg (7501) garage is for rent if anyone is interested: \$40/month.

#### **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**

An extra Board Meeting will be held June 7, at 7pm in the Community Room, A Building. It is a working meeting to assess

upcoming projects and to begin the planning. It is an open meeting and residents are welcome.

The next regular Board Meeting will be held June 28, in the Community Room, A building. The Open Forum begins at 7:00 pm. Residents are encouraged to ask questions or raise concerns at this time. The Open Forum and the Board Meeting may be recorded.

### **Website Information**

The Con-Do-It and the approved Minutes of the Board meetings are posted on the LTC website each month. We also have a courtesy serve list for non-resident owners who would like to have Con-Do-Its emailed to them. Please make requests to the office.