

Lakeside Terrace

Con-Do-It

www.lakesideterracecondo.com

Lakeside Terrace Condominium Association

August 2008

FROM THE PRESIDENT

It's been so nice to hear so many people say how wonderful the summer has been and how wonderful they think Lakeside Terrace looks. The former is reassuring and the latter is very rewarding considering all the planning and hard work of so many. Some of us who love summer could see this season go on for three more months (isn't summer just getting started?) and some of us are anxiously awaiting the cooler fall weather. Which ever season you favor, I hope we're not too distracted with whatever Mother Nature brings us in August, high heat, humidity and all.

Granite Floor - Garage Elevator Lobby 7505

Construction updates are elsewhere in this issue so I won't repeat them here. But I do want to give special mention to an owner who made the granite possible in the garage floor in the elevator lobby of 7505. Mr. Jeff Jovan, the owner of B216, reduced the price of the granite by half and made a donation to Lakeside. Mr. Jovan had previously donated all of the granite for the floor in the garage elevator lobby of 7501. This has greatly improved the appearance of these entrances which are used by so many of our residents and our guests. Lakeside Terrace would like to thank Mr. Jovan once again for his generous contribution!

New Ceiling Tiles - Garage Elevator Lobbies

As a small but important finishing touch, we've also requested that Cozzens Construction replace the ceilings in the garage elevator lobbies to match the ones in the garages. We expect this work to be done as soon as all of the garage work is completed. We'll announce this work via bulletins posted in the main and garage lobbies when the time comes.

Committees & New Activities

Mark your calendar. We're holding a Joint Committee Planning Meeting on Tuesday, September 9, 2008 at 7:30 p.m. in the Community Room of 7505. All residents

and owners are invited to attend the meeting and offer ideas for new activities at Lakeside Terrace for the coming year. We specifically want to find ways the committees can support each other and the community as a whole. We welcome all residents and owners to join a committee. Please plan to attend and bring your ideas with you. The committees - in alphabetical order - are Communications; Grounds/Landscaping; Pond; and Social. You may contact Pat Dunigan, coordinator for all the committees, or any Board member if you have any questions.

Yard Sale

We're considering hosting a Lakeside Terrace Yard Sale on the morning of Saturday, October 4, 2008. Each unit is welcome to participate to buy/sell small household items. Some proceeds will go to the seller and some to the Association (to be determined), possibly to the Beautification Fund or other innovative new ideas. Before we proceed with planning the details we want to hear from you. What is your response to having a Yard Sale? Please either call Ellen in the office (301-365-2411) or email her at lstc@comcast.net and let us know if you're interested.

Travel safely and enjoy the rest of the summer!!
Nancy Almacy
President, Board of Directors

CONSTRUCTION UPDATE

Cozzens Construction is nearing completion of the garage ceiling replacement in the 30 wing of 7501 and has additional work to do at the center of the building near the elevator entrance. There was some concern expressed by residents that the lights in the garage might be scorching the new garage ceiling tiles. John Blanton investigated this and found that it was only a shadow that was giving this illusion.

Perhe Design and Build Construction has completed the riser valve replacement in the 7501 building and will replace the wing and riser valves in the 10 wing of 7505.

CPR has completed the concrete pouring of all the exit landings and stairs of 7505. The permanent railings will be on site any day now to begin installation.

The balcony project with in-house staff has been completed on approximately 1/3 of the balconies on the 7505 building.

While it is maintenance, not construction, Carousel Carpet replaced some of the carpeting in the mailroom and in front of the elevators in 7501. It looks much better and everyone needs to be careful getting on and off the elevators to keep it from getting stained again.

RENTAL UNITS MUST BE LICENSED

Montgomery County Code requires that owners of residential property be licensed before their property may be rented to someone else. This licensing protects both the landlord and the tenant. The process includes completion of a **Rental Facility License Application** and payment of an annual license fee. The License year period follows the county's fiscal year - July 1st through June 30th of each year. The full fee is due for any unit that is rented for any portion of the fiscal year. Failure to register and receive a license is a violation of Montgomery County Code and carries a fine of \$500 for the initial offense and \$750 for repeat offenses.

Lakeside Terrace Rules and Regulations (Section III: Leases) require that the Lakeside Terrace Office be notified of the Rental Facility License Number assigned before a unit is rented. Failure to do so can result in a fine from the condominium in addition to the County fines listed above. The license number should also be included in the lease offered to the tenant.

The Board of Directors is asking all owners of apartment units at Lakeside Terrace who have rented their unit to make certain that the unit is properly registered and that the Lakeside Terrace Office has been provided with a copy of the license number. If you have any questions about whether a number is on file in the Lakeside Terrace Office, you can call Ellen (301-365-2411). If you need information about the licensing procedure, you can call the Montgomery County Licensing and Registration unit on 240-777-3799. Information on the website www.montgomerycountymd.gov is located under Rental Property Licenses.

PARKING AT 7501

While the replacement of the garage ceilings of 7501 disrupted parking under the building, parking restrictions found in the Lakeside Terrace Rules and Regulations (Section IX) have not been enforced. When the work is completed in the very near future, we will start enforcing the rules. This means parking in designated spaces only with no parking on the grass, in fire lanes, on service roads or at entrances. Residents are asked to review the Rules and Regulations (a copy is available on the Lakeside Terrace website) pertaining to parking and vehicles. Violations of rules are subject to fines.

Parking in the outside lots at 7501 is very tight. Overflow parking is available near the tennis courts in back of 7505. Because the parking space is limited at 7501, we want to make sure that everybody parked here belongs here. All residents' vehicles must display Lakeside Terrace parking identification cards available from the Office. Guests parking overnight or longer must display guest parking I.D. which is also available from the Office.

Please be sure your vehicles and those of your overnight guests are properly identified so they will be in no danger of being towed.

RECYCLING CHANGES - MORE PLASTICS

Montgomery County has added additional plastic items to their list of items that can be recycled. In addition to the plastic bottles which you have been recycling, you can now add plastic food-grade tubs and lids such as margarine/butter tubs, cottage cheese, yogurt, mayonnaise, dairy topping, peanut butter and salad containers; plastic pails/buckets such as ice cream, detergent, pet food and kitty litter containers; plastic flower pots; and plastic beverage cups. Rinse the items--the less contamination the better. The following plastic items cannot be recycled: plastic wrap and bags; polystyrene and styrofoam products; any plastic bottles or containers that held hazardous automotive or garden products such as motor oil, antifreeze and pesticides.

Attached to this issue of the Con-Do-It is a complete list of the items that can be recycled in our recycling containers in the trash rooms.

BALCONIES

Summer brings increased balcony use. Section XV of the Rules and Regulations covers the use of balconies and we urge you to review this section. We want to especially highlight two of these rules:

Rule 71.k.iii. Railings are not to be used for airing and/or drying items such as clothing, swimsuits, laundry, rugs, bedding, towels, etc.

Rule 71.c. Occupants may not throw cigarette butts or other debris over railings or out of windows. Similarly occupants may not shake mops, bedding, tablecloths or any other objects over railings or out of windows. Occupants must take care when watering plants or cleaning balconies not to let water drip down on the balcony or patio below.

LAUNDRY ROOMS

The Office again wishes to remind everyone that the hours of operation in the laundry rooms are 8:00 a.m. to 10:00 p.m. daily. This means that laundry must be started early enough in the evening to allow both washing and drying cycles to be completed before 10:00 p.m. It is not enough to say it was started before 10:00 p.m. if the dryer is still going at 11:00 p.m. Anyone doing laundry outside of the listed hours of operation will be sent a violation and could be asked to come before the Board of Directors.

As most residents will have noticed, Coinmach increased the washing machine rate from \$0.60 to \$0.75 and the dryer rate from \$0.50 to \$0.75. This is the first increase since these machines were installed in May 2004.

POSTING OF SIGNS OR NOTICES

Rule 89 of our Rules and Regulations states: *No signs, notices, advertisements, or posters of any kind are permitted to be posted in or about the condominium premises except as authorized by the Board of Directors, or temporary signs posted by the Office in connection with repairs or renovations.* Rule 90 covers the use of the Mail Room bulletin boards, which are for official use only. Rule 91 covers the use of the Laundry Room bulletin boards. Please follow these guidelines closely and call the office when you have questions before posting any notices that would be considered unauthorized. Your cooperation is appreciated.

DONATIONS FOR MEMORIAL TREE

In the April 2008 Con-Do-It, it was stated that the Board was making a donation in Arva Floyd's name to the Beautification Fund which could be used to plant a tree in his memory. Individuals were invited to make a donation also. Because we would like to plant a nice tree in recognition of his contributions to Lakeside Terrace, we are again offering individuals a chance to make a donation. Those interested in doing so can take a check made out to Lakeside Terrace Condo to the Office; in the memo section of the check please note "Arva Floyd Tree Fund". Planting of the tree is planned for the fall.

NEXT BOARD MEETING

The next Board Meeting will be held on Tuesday, August 26, 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.

RECYCLING INFORMATION

INCLUDES THE NEW INFORMATION ON PLASTICS

MIXED PAPER (placed in the container for Paper)

ITEMS TO BE RECYCLED:

Newspapers

Newspaper Inserts

Magazines

Catalogs

Corrugated Cardboard

Unwanted Mail

Cereal and Other Boxes

Paper and Hardcover Books

Telephone Books

Computer and Office Paper

Tissue Paper (used to wrap gifts)

Construction Paper

All Other Clean and Dry Paper

UNACCEPTABLE ITEMS;

Packing material such as styrofoam or plastic

Waxed paper

Carbon paper

Beverage containers such as milk or juice

Paper or cardboard contaminated with paint, chemicals, food or kitty litter

Foil gift wrap

Paper towels, napkins or tissues

Photographs/photographic paper

COMMINGLED MATERIALS (placed in the bin with this marking)-**RINSE OUT**

ITEMS TO BE RECYCLED:

♻️ PLASTICS

Narrow-neck plastic bottles that contained food, drink and household products

Plastic food-grade tubs and lids (margarine/butter tubs, cottage cheese, yogurt, sour cream, mayonnaise, whipped topping, peanut butter and deli containers and prescription bottles)

Plastic pail/buckets (ice cream, detergent, pet food and kitty litter containers)

Plastic flower pots

Plastic beverage cups

♻️ GLASS BOTTLES AND JARS

Light bulbs, drinking glasses, broken glass

♻️ BI-METAL (Steel/Tin) CANS

♻️ ALUMINUM CANS AND FOIL PRODUCTS

UNACCEPTABLE ITEMS;

Any plastic bottle or container that held hazardous automotive or garden products such as motor oil, antifreeze or pesticides

Plastic wrap and bags

Polystyrene and Styrofoam products

