

# Lakeside Terrace

## Con-Do-It

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

Lakeside Terrace Condominium Association

November 2008

### PRESIDENT'S MESSAGE

Most likely the election of the 44th President of the United States will have been decided by the time you receive this month's edition of the Con-Do-It. Today is November 2, 2008. Only two more days until we know who wins - or will it take longer?? Either way, it will be an historic election, like no other. I was curious as to how many Presidents have been in my lifetime. The answer is 11. Check out this web site (or google "list of presidents") and see what your answer is – it gives you names, dates, parties (can you name all 5?), VPs, etc., and has a decent picture of each President! We've come a long way with information technology. I remember when we used to have to look this stuff up in an encyclopedia – do they even sell those anymore? ([http://en.wikipedia.org/wiki/List\\_of\\_Presidents\\_of\\_the\\_United\\_States](http://en.wikipedia.org/wiki/List_of_Presidents_of_the_United_States))

### Major Project

CPR has completed the necessary brick removal and brick replacement at the end elevation of the 20-wing of 7501 Democracy Boulevard. The building facade has been "shifting", raising the threat of dropping some bricks over that entrance to the building. Fortunately, the cause of the bricks popping out was not structural or rust or a shifting beam but rather the result of concrete expanding and contracting over a long period of time. The repair necessary to prevent this from happening in the future has been cared for in the original dollar estimate of \$14,500 – thankfully, we won't have to incur any additional costly expense.

### Operating Budget

Our Operating Budget remains favorable and close to budget. Our September YTD Income is \$2,669 or 1% ahead of our budget. Our September YTD Expense is \$5,678 or 1% over our budget due primarily to earlier implementation of Repairs \$17,930 and Utilities (mostly electricity) \$9,294; offsetting these overruns are YTD savings in Service Agreements \$(5,750); Unbudgeted Expenses, \$(5,001); Administrative (Insurance) \$(4,760); Special Projects \$(4,179) and Swimming Pool \$(3,120).

## **Delinquencies**

Simply stated, “delinquencies” represent the amount of money owed to the Association by owners who fail to pay their condo fees or are not paying them on time. You can see that the Association’s ideal is to keep this dollar figure as close to \$0 as possible and to take action when it gets too high. The Board of Directors tracks this dollar amount and the owners responsible for any unfavorable picture every month. In some cases the number represents a cumulative amount for several owners who never pay anything and in some cases it is a rolling number where some owners pay off a lot or everything and start failing to pay all over again. To give you an idea, in September 2007 the delinquency dollar amount was \$30,181, not too far out of the range it was all of 2007. Until March 2008 the number stayed in that same \$30k range and then in September 2008 the number quickly grew to \$52,401 almost 70% in a year!

The Board of Directors asked our legal counsel, Mr. Jeffrey Van Grack, to explain the Maryland State Laws regarding condominium owners who have failed to pay their condo fees and what the Associations can do about the mounting problem. Mr. Van Grack attended the October board meeting and reviewed the Maryland State and the Montgomery County laws, the process for carrying out the laws and spoke to several specific cases here at Lakeside Terrace. As a result of this serious discussion, the board is requesting that Mr. Van Grack proceed with the next step in a long line of legal steps that have gone on for quite some time where four cases will now result in foreclosure.

## **Riley Lawsuit**

Our attorney filed a Motion for Summary Judgment in the Circuit Court for Montgomery County on October 14, 2008. The motion is written extremely well and is available in the office for anyone who wants to read it in its entirety (twelve pages). The hearing is scheduled for 10 AM, Thursday, December 11, 2008.

## **Open Forum Record**

The community and the board have been wanting to keep track of comments and questions raised during Open Forums before Board Meetings. With that in mind we are going to experiment and have a clipboard at the December Board Meeting and have the owners make a note of their comments or questions along with their name(s) and the office will keep the clipboard notes on file.

Nancy Almacy  
President, Board of Directors

## **ITEMS FROM THE OCTOBER BOARD MEETING**

In addition to the information covered in the President's Message above, several other items were discussed at the October Board Meeting.

### **Outside Lighting**

John Blanton has developed an outside lighting plan for our property. Our current lighting fixtures around the parking lots and other areas of our property are old and parts for them are no longer available. The garage lights also need to be modernized. He received bids from two lighting vendors that ranged from \$79,000 to \$85,000 to replace everything. However, a survey showed that the wiring was in good shape and John Blanton determined that we could do the work in-house to replace the fixtures with new, energy efficient ones for an estimated cost of \$9,300. The advice received indicated that the new fixtures could save an estimated \$7,000 per year in electricity costs. The Board approved this plan.

### **Elevator Deposit for Deliveries**

The Board voted to remove the elevator deposit requirement in the case of deliveries, although it will still apply in move-in/move-out situations. The office must still be called to reserve the elevator for deliveries.

### **Yard Sale**

The Yard Sale held October 4th was quite successful and we were lucky to have beautiful weather. 12 tables were rented at \$10.00 per table. In addition, the sale of donated items brought the total raised to \$209.15 after expenses.

## **LANDSCAPING**

### **7505 Landscaping**

New landscaping is in place in front of 7505. It features crape myrtles and roses and we will look forward to next summer when it is all in bloom. The chrysanthemums at the 7505 entrance are putting on a good show now. This landscaping, in addition to the planting done last year in front of 7501, all adds to our property value as well as our enjoyment of the property.

### **Tree in Memory of Arva Floyd**

A southern magnolia tree was planted on November 3rd on the pond side of the 20 wing of 7501 in memory of Arva Floyd.

## **ENERGY CONSERVATION**

Since our operating budget shows that we are over budget in electricity costs, we want to keep residents focused on energy conservation. Kim Ritch continues her suggestions for ways to save.

Hi Everyone,

Here are a few more great tips to help in our community's efforts to lower our utility bills.

1. Air dry or towel dry your dishes. The drying cycle on a dishwasher can account for up to half of the electricity for each load.

2. Take your clothes out of the dryer as soon as they are dry and leave the door open if it is before the end of the 45 minute cycle. This will save energy. Air dry some of your laundry. Buy a small, foldable laundry rack and try to skip the dryer for at least one load each time you do your laundry. Please remember if you do hang your clothes to dry you must not hang them on the balconies.

3. Use motion sensors on your interior lights. Even if you forget to turn off the lights in a room, they will automatically go off after 10 minutes or so. And, of course, they will turn on as soon as you walk in, eliminating the need to fumble for the light switch.

Hope these tips help you make the changes we need to make to battle increasing electricity costs through the winter.

Thanks,  
Kim Ritch

Residents are reminded that an updated sheet showing our utility costs, like the one attached to the last month's Con-Do-It, is posted in the mailroom each month.

Kim Ritch has sent the office some information on programmable thermostats. Call Ellen if you would like her to forward you a copy.

## **HOLIDAY FUND FOR STAFF**

Every year Lakeside Terrace residents have the opportunity to show their appreciation for the hard work and many kindnesses of our dedicated staff by making a contribution to a Holiday Fund. In addition to all of the normal engineering, administrative and maintenance duties they perform, the staff never fails to greet each of us with a smile, to help a resident in distress or give extra assistance to someone that needs it.

Contributions, cash or a check made out to LTC, should be placed in a sealed envelope marked "Staff Contribution". These envelopes may be taken to the Office or slipped under the door of Greg Kaminski in A-330. To ensure that as much of this fund as possible can be distributed to our employees before Christmas, please make your contributions by Friday, December 19. Again, the staff serves with generosity and enriches our living experiences at LTC. Thank you.

### **NO SMOKING**

Please do not smoke in the lobby, garage lobby or in any of the common building areas. Smoking in the garage lobby of 7501 caused the fire alarm to go off the last Sunday in October, inconveniencing all residents.

### **NEXT BOARD MEETING**

The next Board meeting will be held on December 9, 2008 at 7:30 p.m. in the Community Room in 7505. This meeting will serve as a combined meeting for November and December. There will be an Open Forum at 7:00 p.m. at which you may ask questions or raise concerns.

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

**We wish you a Happy Thanksgiving!!**