

Lakeside Terrace

Con-Do-It

www.lakesideterracecondo.com

Lakeside Terrace Condominium Association

November 2011

PRESIDENT'S MESSAGE

I've written in virtually every message about the need for more folks in the community to step up to volunteer. While LTC has a core group of residents (co-owners and renters) to rely upon, this core group needs expansion. New blood and new ideas are welcome.

We are pleased to see people using the new tennis/basketball courts. Rob in the office has worked with a resident to set up a list that includes contact information, availability, and skill rating. If you play tennis, and you want to broaden the population you play with during the waning days of fall, please drop into the office and sign up.

We're expanding the LTC website to offer a message board. This is another means to provide communication throughout the community. To facilitate a civil atmosphere, the message board won't be anonymous. See the website article below for more details.

During the past three fiscal years LTC was able to lower its budget by 2.5% thanks in large part to reduced utility expenses. We also started an ambitious beautification program in early 2011. In another effort to have the community well-positioned for when the real estate market rebounds, LTC has started the certification process to qualify for FHA financing. We anticipate this approval by the end of this year. After the community has been approved for FHA financing, given the numbers of military personnel in the area, we will seek certification to qualify for VA financing.

We are making progress with the fire hydrant project. Three years ago WSSC cited LTC for a low-flow fire hydrant on the north end of 7505. There has been a lot of back and forth, and thanks to Jim Mayo's technical expertise, and the efforts of an engineering

consultant, we were able to pare back WSSC's initial unreasonable demands. We're finally in the permitting stage, and, based on that, residents of 7505 can expect to see activity in front of this building in December or January. Every effort will be made to minimize traffic disruption while the trench across the driveway is dug. The final installment of driveway and parking lot repaving will be made next spring when it's warm enough to lay asphalt.

Now that Halloween is over you'll soon see the malls decking their halls for the holiday season. In your gift-giving thoughts for 2011 please remember our employees who do such a great job maintaining the livability of our community.

Greg Kaminski, LTC President

HOLIDAY PARTY SCHEDULED FOR DECEMBER 11

Our annual Holiday Party is set for Sunday, December 11 at 5 pm. Mark your calendars and save the time to get together with your neighbors! The food is always great, and the chance to visit and get to know one another even better, a treat for us all.

Keep an eye out for more information posted on the bulletin boards as December comes around.

A HOLIDAY THANK YOU GIFT FOR OUR STAFF

The time of the year is coming to thank our staff for their dedication and hard work throughout the year. Sometimes we know about the extraordinary tasks we ask of them, sometimes we don't. (Think about wrong stuff in the garbage chute, heavy snows, or coffee when there is no power.) Whatever it is, however, they make our homes a better and a

cleaner place to live. Their cheerfulness and ready assistance really do make a difference.

We will be collecting from Thanksgiving through mid-December. Please remember them generously and put a check (made out to LTC) or cash in an envelope marked "Staff Contribution". It can be taken to the office, or placed under the door of Zoe Huang (A234) in A building.

Thank you all for your generosity.

WATER SAVINGS PROGRAM

Our present water savings contractor, WSI, has not been willing to reduce their charges to us as expected. Lisa Kelly, our new property manager from Legum & Norman, presented a proposal from a second company which did not offer a significant savings either.

The Board feels it important to continue a policy that pursues replacing/repairing leaking faucets and toilets that do not turn off properly at no cost to the residents. This policy has proven benefits to keeping our water costs down. Nevertheless, the cost of the water savings contract has been over \$30,000/year. That is about \$150/unit every year. We think we can do better. The Board has made the decision to pay the plumber's costs ourselves for the next year, and we are looking into a couple of options. The Con-Do-It will have a follow-up article to keep residents up to date when we have a new procedure in place.

It is important to our Association to keep water usage down as it is one of our biggest budget items. If you have a faucet that is hard to turn off, that drips, or leaks at the base or if the toilet tends to run unless you wiggle the handle, notify WSI (find the telephone number on the back page) so that repairs can be made. You may also notify the office. Remember these repairs are at NO cost to you, and may even involve a new faucet.

WHAT'S UP ON THE WEBSITE?

Our website has been upgraded. The new format has been expanded to include a Message Board. We're hoping that this will be a way to increase conversation within the LTC community. How will it work?

We have password protected the Message Board to limit the conversation to Lakeside

Terrace residents. The password is the same password required for the Minutes.

If you want to post anything on the Message Board, you will need to sign in as a user. To avoid anonymous postings, we ask that people use their last name and their unit numbers for their user names. (ex: jonesA440). The Message Board will be monitored and inappropriate postings may be deleted. The intention by the Board is to have a place to share useful information and to keep the atmosphere upbeat. We ask all users to keep to these guidelines.

The Message Board is a "work-in-progress". Marion Dorfman has been working to set it up, and is working with the Board to decide how best to use it. As suggestions come in, we may change categories or how it is administered. More information will be coming out in the Con-Do-It's over the next few months as we gain experience.

CLEANING SERVICE TO BEGIN

The Board has hired a cleaning service, Buswell and Bennett, to concentrate on vacuuming the carpets thoroughly and cleaning the laundry, trash rooms and elevators. We will have a crew working on Thursdays only, to supply an additional 16 hours cleaning each week, beginning November 3.

Board members and/or John Blanton will be interested in whether the residents notice a significant difference.

FIRE HYDRANT PROGRESS

WSSC has given us a preliminary OK on extending the present 8 inch fire hydrant pipeline which runs along the Cabin John boundary, but adding their requirement that we must meter it and also use it to supply our domestic water. The Park and Planning Commission has issued a permit to allow the WSSC metering requirement and to allow the pipe to be extended along the Cabin John Park boundary sufficiently to tie to the problem fire hydrant at the end of Building A. We are in the final stages of getting the necessary fees paid and permits in hand so that our contractor can begin the work. All this has been the consequence of supplying adequate water to the

fire hydrant at the end of A Building as required by the fire marshal.

Once the permits have been issued, our contractor Richard D. Schafer, Co. will submit a proposed cost for the project. It is expected to be considerably under the initial projected cost of \$250,000, and will be paid from our Reserve Fund.

It is expected that work will begin by the end of December. The project will involve cuts across the driveway in front of Building A in two locations as well as trenching along the parking area in front of Building A. The rear parking areas will be accessible during the entire process.

The project will involve shutting off the water to both buildings to make the domestic water connection. Information will be provided to residents when we get close to that stage.

VERIZON LAYING OPTIC CABLE

The digging activity along Democracy during the last two weeks was Verizon laying fiber-optic cable as part of its franchise agreement to make FIOS accessible to Montgomery County. What does that mean for us?

The new Verizon cable means that the community now has the physical possibility to connect to FIOS. However, the problem remains that the buildings have to be wired.

In its first proposal, Verizon offered to wire our hallways for free only if the association committed to pay for a reduced-rate bulk basic service to every unit for 10 years, whether or not that unit owner chose to use FIOS. The proposed cost to the association to do this is a little over \$50,000/year.

\$50,000 currently represents a 3% increase to the operating budget that would have to be passed on to co-owners in the form of higher than expected dues for F/Y 2013. If you chose to have Comcast or Dish, you'd still pay for reduced-rate basic FIOS in the form of higher dues.

Although a number of Board members do not find this proposal acceptable, the Board would be open to Verizon wiring the building for free and offering market-rate prices to those

who choose to sign up. Community input is appreciated.

LANDSCAPING WORK STARTING

Dunigan Landscaping will begin the work approved by the Board at the September meeting around November 1. The work will include plantings around the shed by the tennis courts, some fill-in plantings in front of Building A, replacing some plantings at the end of the 20 wing of Building B, and adding day lilies between the hollies by the fence near B parking area. A new planting bed will be established around the green electric box near the entrance to A Garage, and around the bare end of the A Garage entrance, and a tree will be planted in the open area behind the 30 wing of B Building.

A NEW LOOK TO THE MAILROOM

By now, most of you have noticed the new look to the mailroom. Fred has used his painting expertise to repaint the trim! A nice job. With the new bulletin boards mounted, we are looking good. The bulletin board space will be reallocated soon to make room to separate Office notices and Community notices a little more clearly. Altogether, it is a great improvement.

NOTES FROM THE OFFICE

Our new manager Rob is working hard on our behalf, and has taken on the task to make sure that information he has on file is accurate. If you get inquiries on the following subjects, your cooperation will be much appreciated.

- **Contact information and leases:** One important task is to verify that the office has copies of current leases and extensions for all renters. Contact information for owners needs to be current. If any of your contact information has changed, please contact the office. This information is required by Montgomery County. If contact information is not current for non-resident owners, it has tax implications.
- **Penthouse storage:** Rob plans on checking that we know who is using storage spaces in the penthouse in order to empty out spaces that have been abandoned by former

residents or taken over without permission. To reduce his work to confirm the storage location you are using, please e-mail your name, building, unit number, and storage area number to LSTC@comcast.net in advance.

- **Parking permits:** Rob would also like to remind all residents to obtain a parking permit for their vehicle(s). Accurate vehicle information is important. If your vehicle does not have a parking permit, please contact the office. If any information has changed for your vehicle or you have purchased a new vehicle, please contact the office to update your information. Any vehicle without a parking permit may be subject to towing as outlined in the Rules and Regulations

We are very appreciative of the energy and accuracy he is bringing to our office.

HOUSEKEEPING

Beverage Spills In The Elevator Lobby

Residents are asked to use care in bringing in morning coffee – or other beverages. A-Building has had repeated spills or dribbles under the elevator call button – someone apparently trying to hold the beverage in the same hand that they use for the call button. The resulting wall stains have meant repainting that area as often as once a week.

Please make sure beverages you bring in are covered and that in particular you can manage whatever is in your hands.

Lights In The Penthouse

Do you turn off the lights in the penthouse when you leave -- and the lights in the penthouse hallways as well?

At the Open Forum, a resident observed that he had had the lights turned out at least twice while he was in his storage space by some well-meaning resident. Needless to say being left in the dark did not make for a happy camper!

We do encourage everyone to remember to turn out the lights when they leave, daytime or night. However, please do not include any penthouse hallways other than your own without checking for other residents at work. Thanks.

Cell Phones for Buzzing Open Entry Doors

For those who use cell phones primarily, it is possible to use your cell instead of a landline to buzz in people. If this is what you prefer, Rob, our office manager, can code it in for you to use in place of the landline, as long as the cell phone has a 301 or a 240 area code.

Tennis Court Information

Mobile Lock, our representative for our Medco key system, has been having trouble setting up a lock for the courts that works. The current padlock will be replaced when the Medco lock is working.

If you would like to make your name available for people to contact for tennis, the office has a list that includes contact information, availability, and skill rating.

Please make sure the court is locked when you leave the court.

ITEMS FROM THE BOARD MEETING

Treasurer's Report: The following report has been assembled from materials provided by Legum & Norman, due to Zoe Huang's absence while on travel.

	<u>Aug. 2011</u>	<u>Sept 2011</u>
Operating cash	\$163,720	\$108,781
Replacement Reserve	\$1,214,949	\$1,165,285
Total Cash	\$1,378,669	\$1,273,066

Delinquencies: \$6,193 for July-Sept

Reserve Fund expenditures:

- HBW Properties, \$42,662 for handicap ramps and A Building ceiling
- Jay Rhodes, \$550 for concrete sidewalk to tennis court
- L&R Floors, \$48,017 for reserved carpeting and office carpeting
- New Creation Trees, \$1,965 for cleaning out bushes, debris in tennis court perimeter

Operating Accounts:

- Administrative expenses and utilities were in line with the budget for September
- Both Repair and Maintenance expenses and Service Agreement expenses were in line with the budget except for some coding

errors which will be corrected in the Oct report.

Property Engineer: John Blanton reported

- New Creation Tree Service removed three large trees and cleaned up the dam area and pond sides.
- The Park Service has been contacted to inspect the trees along the Lakeside Terrace property line after a tree limb fell into the A parking area in front of 7505, damaging two cars slightly.
- New carpet has been installed in the Lakeside Terrace office. What an improvement!
- The replacement of the fuse boxes is moving along. Owners can still get fuse boxes replaced for \$550 by contacting the office.
- Danny, our valued and longtime porter in B Building, is required by Immigration to return to El Salvador and reapply for admission to the US. We will hold his position open for him, and will hire a temporary porter until he is able to return.

Management Report: The Board welcomed our new property manager, Lisa Kelly from Legum & Norman. Lisa replaced Andrew Stone, our interim property manager.

Decorating Committee:

- Two large decorative clocks have been purchased and mounted in the lobbies.
- The committee has selected designs and is waiting for pricing to come in on area rugs.
- Contact with a vendor has been made for pictures to go on the walls in the elevator lobbies.

Old /New Business:

- **Special Meeting:** The Board has tentatively scheduled a Special Meeting for November 17 to discuss with Property Diagnostics some inadequacies in the Reserve Study they prepared for us. The meeting will also include some decisions that have December deadlines. Please watch the bulletin boards for the confirmed date and agenda. The meeting will be open, but will not include an open forum

- **Community Room:** The Board accepted the proposal from Cozzens Construction to do the architectural work and permitting for the community room for \$15,500. They hope to meet with the decorating committee and have drawings ready for presentation at the December 6 Board Meeting.
- **Lobby Lighting:** The new lighting fixtures on the 4th floor elevator lobby of A building have been a big improvement. The Board has directed John Blanton to continue to replace the ceiling lights in the rest of the elevator lobbies with the new fixtures.

Open Forum:

- It was asked whether the Board is pursuing FHA approval for our association so that loans can be more easily secured. The Board has begun the process.

MOVIE NIGHT SCHEDULE

Community Room Bldg A
7:30 pm 2nd and 4th Wednesdays

Date	Movie	Rated	Year	Type
Nov 9 (Wed.)	Seven Brides for Seven Brothers	G	1954	Romantic Musical
Nov 23 (Wed.)	The Road Home	G	2000	Chinese Drama

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

THANK YOU TO LEN

Thanks to Len Blank for his great job producing the October Con-Do-It while Carol was on travel. We look forward to more of his input into the Con-Do-It.

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

A **Special Board Meeting** is tentatively scheduled for Thursday, Nov 17 at 7:00 to handle a few issues that cannot wait until the next scheduled meeting.

The next regular Board Meeting will be held December 6 in the Community Room, A building. The Open Forum will begin at 7:00 pm in B Building Lobby. Residents are encouraged to ask questions or raise concerns at this time. Both 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.

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