

# Lakeside Terrace

## Con-Do-It

Lakeside Terrace Condominium Association

April 2008

### FROM THE PRESIDENT

#### **Construction Update**

Work on the garage ceiling replacement began on March 24, 2008 in the 10 wing of 7505. The work is being done by Cozzens Construction. Information on the construction schedule and the parking spaces affected is posted in the lobbies. The information is also on our website ([lakesideterracecondo.com](http://lakesideterracecondo.com)), click on "Notices". CPR is waiting for its construction permits to demolish the outside emergency landings and construct new ones at 7505. CPR will coordinate its work with the schedule of the garage ceiling replacement.

When Cozzens Construction began the removal of the old tiles and grids in the garage of A Building, it was discovered that the metal brackets supporting the pipes running along the ceiling are extremely corroded. These are the original brackets; and after viewing the pictures John Blanton had taken, the Board did not need much persuasion to give this situation due consideration. John Blanton has since obtained excellent pricing for performing this additional work. The total cost to replace the brackets on both buildings should not exceed \$7,800.

Cozzens is doing a splendid job in keeping the work area sealed off from the other two wings, thereby protecting the vehicles parked in those areas from dirt, dust and debris.

#### **Riley Lawsuit**

We are still in the deposition stage of the lawsuit. Our attorney, Ronald L. Early, took the deposition of Janet Riley's physician on Tuesday, March 4<sup>th</sup>. Mr. Frank Riley, who was unable to appear earlier due to illness, was deposed with his wife, Ms. Janet Riley's stepmother, on Wednesday, March 19<sup>th</sup>. The Riley's mold experts are scheduled for depositions on Friday, April 25<sup>th</sup>. You will be kept informed of the progress of this matter.

## **Budget Committee**

The Budget Committee had a meeting on Thursday, April 3<sup>rd</sup> at 7:30pm focused on the Replacement Reserves. It is important that we all understand why we must have these reserves, how we know what amounts are needed to fund the reserves, and how we can plan to utilize the fund for future projects. Once the Budget Committee has completed its work, the new proposed budget will be presented to the Board for their approval. The final step in the process is presenting the budget to the community for approval at the Annual Meeting.

## **New Staff**

As I am sure most of you know by now, we have a new Administrative Assistant, Ellen McCawley, at Lakeside Terrace. Ellen is doing a superb job in her new position. She is running the office in a very professional and efficient manner and her people skills cannot be improved upon. We are extremely pleased with her performance and feel fortunate to have her working with us here at Lakeside Terrace.

We are currently searching for a porter to work with John Blanton, Phil Walker and Daniel Canales. Victor Garcia has moved on to take a position in his sister's business. Let's all of us support the team that works hard every day to make our lives more comfortable and pleasant.

Miriam Goriam  
President, Board of Directors

## **ANNUAL MEETING**

The Annual Meeting of Lakeside Terrace Condominium co-owners will be held on Wednesday, May 28, 2008. Please mark this date on your calendar. Near the end of April all co-owners will receive a package from Legum & Norman containing information about the candidates for the Board of Directors and the proposed Operating Budget for Fiscal Year 2009. There will also be proxy forms for those who cannot attend the Annual Meeting in person. It is very important to have the votes of all owners, either in person at the meeting or by proxy. There will be more information about the Annual Meeting in the May Con-Do-It.

## **CANDIDATES FOR BOARD OF DIRECTORS**

Lakeside Terrace owners received a letter dated March 14, 2008 announcing the Annual Meeting and seeking nominations to serve on the Board of Directors. Attached to the letter is a Statement of Candidacy Form and a Code of Ethics Statement. The forms are

also available on our website (lakesideterracecondo.com under “Forms”) and can be downloaded and completed on your computer. The completed forms may be returned to the Secretary of the Board of Directors or to the office and must be received by April 11, 2008.

Since Lakeside Terrace is our home and our financial investment, it is very important to all of us to have a committed, responsible Board of Directors. Please consider serving on the Board.

### **ACTIONS FROM MARCH 25<sup>TH</sup> BOARD MEETING**

**Riser valves:** It is necessary to replace the riser valves, which are used to turn off water when work is being done in one unit that requires water to be turned off in the other units in that tier. These valves are old and do not always function as they should. The cost is \$125 per valve, which includes the cost of materials and labor. There are 35 valves in each wing in the garage ceiling. The Board approved the valve project at the rate of two wings per year (one in each building). This will spread the cost over a period of three years.

**Parking space rental increase:** The Board approved an increase in the monthly rental for Lakeside Terrace’s six garage parking spaces from \$25 to \$40 effective July 1 with 30 days notice. The increases for those renters who have prepaid will be effective at the end of their prepayment period.

### **TREE REMOVAL**

The two white pines located at the entrance of the 7501 (20 wing) parking garage will be removed.

### **BUS SERVICE ON DEMOCRACY BOULEVARD**

For the information of those residents who may not have used it, there are two Ride-On bus lines that stop in front of our building on Democracy Boulevard. These can be useful for those who do not drive and also are cheaper than parking fees at the Metro stations. The route 47 bus goes from the Bethesda Metro Station to the Rockville Metro Station via Montgomery Mall and Democracy Boulevard. Since it goes up Seven Locks Road it can be used to get to and from the Giant and CVS, as well as other stores and restaurants, at Cabin John Shopping Center. It can be used for the restaurants and movie theaters in downtown Bethesda or Rockville Town Center. The route 38 bus goes from Montgomery Mall and Democracy Boulevard to the Wheaton Metro Station via the Twinbrook Metro Station.

Information about Ride-On schedules, routes and rates can be found on the Montgomery County website ([montgomerycountymd.gov](http://montgomerycountymd.gov)). There is also a link on the LTC website ([lakesideterracecondo.com](http://lakesideterracecondo.com)) under “Local Info”. In our office, Ellen also has information on the schedules.

### **CONDOLENCES**

Arva Floyd passed away on March 3rd. Our condolences go to Sue and to the rest of his family. Arva Floyd served several terms on the Board of Directors and was a Board President for part of that time. Through his efforts, Lakeside Terrace was able to obtain some insurance coverage for the unanticipated need to completely replace the roof of 7501 due to the asbestos problem, which was encountered. The Board is making a donation in Arva’s name to the Beautification Fund. This donation may be used to plant a tree in his memory. Some residents have expressed a desire to join the Board in making individual contributions to the Fund and they are invited to do so.

### **NEXT BOARD MEETING**

The next Board meeting will be held on Tuesday, April 22 at 7:30 p.m. in the Community Room of 7505. There will be an Open Forum at 7:00 p.m. at which you can ask questions or make comments. We encourage all those interested to attend to learn what is going on around the condominium.

### **TRASH ROOMS**

We are still keeping a close watch on the condition of the trash rooms and will send out violations to anyone that does not follow the trash room rules.

Please place all recyclable items in the appropriate recycle bins and place non-recyclable items in the trash chute (located in the wall) or take them down to the trash bins in the garage area. Break down the cardboard boxes and take them down to the cardboard recycle bin in the garage. Do not place any items on the trash room floors. Everyone should follow these simple rules and our staff will be watching closely. There is a recycling and trash disposal sheet attached to this newsletter; please follow all the rules.

Recently there have been articles left in the trash rooms that do not belong there. If you have an item that you need to be instructed on how to dispose of it, please contact our Lakeside management office and we can advise you.

**Lakeside Terrace Office Phone Number: 301-365-2411**

**Office Email: [LSTC@comcast.net](mailto:LSTC@comcast.net)**

**Website: [lakesideterracecondo.com](http://lakesideterracecondo.com)**