

Lakeside Terrace

Con-Do-It

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Lakeside Terrace Condominium Association

April 2009

PRESIDENT'S MESSAGE

Operating Budget: Eight months through our FY '09 Operating Budget, February YTD remains close to budget with a deficit of \$41,369. Total income exceeds the budget by 1% or \$10,745 and Total Expense exceeds the budget by 4% or \$52,114. Unfortunately we continue to have to focus on delinquent accounts. While we have a great deal of empathy for owners who may be facing difficult financial times, the Association is required to pay service providers on time; we'd incur additional expense if we didn't pay on time and that quickly turns into a vicious circle to play catch-up! We have worked very hard to reduce or maintain costs while providing all the necessary services to the community. The bottom line is, we ALL must make our payments and make them on time. Your cooperation is greatly appreciated.

Riley Lawsuit: We are extremely disappointed that the trial scheduled for April has been delayed due to the Riley's attorney requesting a continuance for medical reasons. A new trial date will be announced as soon as it is scheduled on the court's calendar.

Smoke Detectors: Our in house staff is in the process of completing the replacement of 170 smoke detectors (in 170 units) with the recommended hard-wired, battery back-up and easy test button model. This replacement was ordered by the Fire Department and is being paid for by the Association. We are grateful that our staff is able to do this work, saving us approximately \$15k in the process.

Fire Hydrant Piping Project: We are awaiting some critical decisions from the Washington Suburban Sanitary Commission (WSSC) that will play heavily in how we proceed in providing adequate water flow to the fire hydrant at the corner of the 10 wing of 7505. I say "critical" in light of the Fire Marshal's life safety order, the financial concerns we have going forward to cover the project costs and our desire to do the right thing. We want to know and evaluate all of our options and make the very best decision(s) that serve the community well. If you walk or ride by the fire hydrant in question you'll notice that it has been purposely covered with a black bag to signal that that fire hydrant can NOT be used in the event of a fire. We will keep you informed.

Yesterday was April 1st and true to form, April showers came, hopefully bringing us flowers in May. Enjoy the rebirth this season brings!

Nancy Almacy
President, Board of Directors

ITEMS FROM APRIL 1 BOARD MEETING

Fiscal Year 2010 Budget: Treasurer Margaret Skelton distributed the draft budget approved by the Budget Committee for members of the Board of Directors to review before the next Board meeting. She reported that the Budget Committee had discussed a number of ways to raise additional funds and the Board discussed these and additional suggestions. The Board will approve or make changes to this draft budget at its meeting on April 20th so that the final budget can be submitted to all co-owners for approval at the Annual Meeting on May 27th.

Contract Price Reductions: John Blanton and Ellen McCawley have negotiated lower prices with two of our long term service providers.

Allied Waste reduced their prices by \$380.00 per month which will save us \$4,560.00 per year. The previous pricing was \$2,184.59 monthly and \$26,259.08 yearly.

Otis Elevator reduced their prices by \$1,571.44 per quarter which will save us \$6,285.76 the first year. The previous pricing was \$8,077.75 per quarter and this has now been reduced to \$6,506.31; the previous yearly price was \$32,309.00 which has now been reduced to \$26,025.24. An agreement was reached to place a price cap on any future increase of not to exceed 5% annually for the length of the five year contract.

In addition, Valley Crest gave us a \$1000 credit for allowing them to temporarily leave their sea container on Lakeside property in the back parking lot. They will be removing it in the immediate future.

John Blanton will also cancel the business cell phone contract which has provided employee cell phones. Lakeside will instead pay the employees a portion of their cost to use their personal cell phones for work purposes. The employees prefer this to carrying two phones. The estimated savings will be \$3,000 annually.

Additional Items: In addition to the items covered in the President's message, the Board discussed a revised collection policy for condominium fees; and standard operating procedures (SOPs) that are being developed in various areas.

NOMINATIONS FOR THE BOARD OF DIRECTORS

Nominations to fill four positions on the Board of Directors are due on April 10, 2009. All owners were sent a letter dated March 13, 2009 seeking nominations for the Board. All those interested must complete the Statement of Candidacy and Code of Ethics Forms attached to that letter. These forms are also available on the Lakeside Terrace web site (www.lakesideterracecondo.com under "Forms"); they can be downloaded for completion and printing from your computer. Forms may be mailed to Secretary of the Board, c/o Management Office, Lakeside Terrace Condominium, 7501 Democracy Blvd., Bethesda, MD 20817 or may be hand delivered to either the Secretary or the Office.

Candidates for the Board must be resident owners at Lakeside Terrace Condominium. In considering whether to run, think about protecting your interests in the considerable investment that you have in this community. Serving on the Board is the only way that you can have a direct effect on the way the condominium is run. All owners vote to approve the budget, but only the Board approves spending that money and decides on the projects to be funded. Board members have a major effect on the value of the property and the quality of life for the residents. If you decide that you cannot consider serving on the Board, at least take care in voting for candidates for the Board at the Annual Meeting on May 27, 2009. There will be a "Meet the Candidates" evening in May prior to the Annual Meeting. The date will be announced after consultation with the candidates.

AH! SPRING

The forsythia is blooming in front of 7501, the daffodils are coming out in the entrance beds, and the cherry trees are blooming along the 7505 drive. Other flowering trees will not be far behind. It is a time to walk around and enjoy our property. Over the last couple of years considerable improvements have been made in our landscaping, although there are still more smaller things that could be done. We will be anxious to see the first summer's bloom on the new plantings in front of 7505.

There are new picnic tables in the picnic area in back of 7505. It will soon be warm enough to make their use enjoyable.

BALCONY USE

With the arrival of spring, residents will start using their balconies. All residents should review the rules and regulations on use of balconies - see rules 68 and 71. If you cannot locate your copy of the rules, they are available on our web site (click on Documents) for downloading onto your computer. The rules apply because balconies and patios are "limited common elements" under our Master Deed. Although the resident of a unit has exclusive use of the attached balcony or patio, the resident (or his landlord) does not own it - it belongs in common to all the co-owners of the Condominium.

Reminder: If you turn the balcony light on while you are using your balcony, please remember to turn it off!

SALVATION ARMY PICK UP

A Salvation Army truck will be parked at Lakeside Terrace on May 3 to pick up items residents may wish to give away. The exact hours will be posted in advance, but we wanted to give everyone plenty of time to prepare. Most of us need to “declutter” from time to time and this will give us a good opportunity to go through closets and drawers and storage bins to see if we have good, usable items that we no longer want. The Salvation Army has furnished a list of items they cannot accept. Although we cannot imagine residents trying to give away most of these items, we are including the entire list for information.

- Built in appliances
- Built in wood fixtures
- Built in bookcases
- Sinks
- Built in vanities/metal cabinets/file cabinets
- Automotive products/batteries/rims/tires
- Mattresses/box springs
- Office furniture/desks/copiers
 - Computer desk with keyboard OK to accept
- Chemicals or paints/toxins
- Refrigerators/freezers/air conditioners
- Water beds/water heaters/toilets
- Car seats
- Electrical fixtures needing installation
- Compressed air tanks

CONGRATULATIONS

We welcome our newest resident Talia Mogul who was born on March 25th. Our congratulations to her parents, Wendy and Matthew Mogul.

NEXT BOARD MEETING

The next Board meeting will be held on April 20, 2009 at 7:30 p.m. in the Community Room in 7505. There will be an Open Forum at 7:00 p.m. at which you may ask questions or raise concerns. Minutes of Board meetings are posted in the mail rooms and on the LTC web site.

