

Lakeside Terrace

Con-Do-It

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Lakeside Terrace Condominium Association

July 2011

PRESIDENT'S MESSAGE

Residents of 7505 gathered for an impromptu pajama party last Wednesday morning at 4 AM. While the Board is eager to foster social interaction within the community, no one had this type of event in mind. This false fire alarm was caused by a short circuit in our fire alarm system. It has been repaired.

Between recent changes in the Board, the change of our Legum & Norman rep, changes in the front office, changes due to redecorating, and the upcoming fiscal year change, I must say that we're in a mild state of disarray. I don't expect that to be for long as all of us get up to speed in our new roles, and because the larger part of the redecoration, which took the porters off their regular tasks in order to monitor the outside workers, has been done.

The hallways and elevator lobbies have been repainted and recarpeted. New furniture has been delivered. Loose ends yet to do include: 1) touch-ups to the painting and carpeting; 2) selecting area rugs for the entry lobbies; and, 3) selecting accessories such as lamps and pictures.

The elevator cabs in 7501 have been rehabilitated and the elevator cabs in 7505 will be finished by the time you read this article. Plans are being discussed for the rehabilitation of the Community Room and its kitchen and restroom. Your ideas are welcome. I want to see this project completed in time for December's Holiday Party.

The Community Room is the site of monthly Board meetings, the popular bimonthly Movie Night, and the annual holiday party. To encourage more events, ideas such as a very large HDTV mounted on the wall with a sound bar, a Play Station 3 Blu-Ray player for movies and games, a Wii system for games, and game tables and chairs for board games and dining

are in the mix. We'll probably need some teenage advice in making some of these selections.

Barbara Barracato remains the Decorating Committee Chair, and Len Blank is the new Social Committee Chair. Please contact them for your ideas and suggestions.

Other committee chairs elected at the June 7 meeting are Nancy Almay for the Finance Committee and Pat Dunigan for the Landscape Committee. Nancy will head up the effort to put the lease addendum process in place. The Landscape Committee has already formed, met, and presented its ideas for the continued beautification of the grounds.

Lastly, the contract for the rehabilitation of the tennis courts has been signed with the goal of having them playable by Labor Day. Perhaps the tennis players in our midst can arrange for a tournament to be held during our fall picnic.

Greg Kaminski, LTC President.

NEW LEGUM & NORMAN REP

Legum & Norman has named an interim property manager as a result of Scott Murdoch suddenly leaving Legum & Norman in early June. The new manager, Andrew Stone, met with the Board at the June 28 meeting. Mr. Stone has been in the property management business for 31 years, 21 years in Condo management.

Legum & Norman moved their main office to Falls Church, VA, the end of May. Between this major move and the sudden decision by Scott Murdoch to leave L&N, some of the usual communications have been delayed.

Residents should have received a mailing within the last few days from Mr. Stone listing the reduced monthly condo fees for July 2011 to June 2012. Because of the delay getting coupons to residents who use them, there will

be no late fees assessed for the month of July. If you use an on-line bill payer service, please let them know of the fee change.

TENNIS COURT REHABILITATION

The Board accepted the bid from American Tennis Courts, Inc for \$59,670. American Tennis Courts hold the contract for the Montgomery County tennis courts, and have been in the business for 30 years.

They will resurface the courts with asphalt overlays after some surface preparation, and finish it off with acrylic resurfacer and sealers. They will remove the old fence and replace it with a similar black vinyl chain link fence.

The work will begin with the removal of the old fence. Following that, two trees that are causing problems to the court will be cut back or removed, and some other trees trimmed.

John Blanton said it should be no problem to finish the courts before Labor Day. He is also investigating the cost for a backboard and the possibility of a basketball hoop.

GATHERING IDEAS FOR THE COMMUNITY ROOM

It is time to renovate our Community Room and the Decorating Committee would like your input!. Let's think about how to make our Community Room more attractive and useable so all residents will enjoy it for community gatherings and private parties. The Decorating Committee would like to invite ALL residents to join them in an open meeting to solicit ideas.

Some suggestions that residents have already made: update the kitchen, include a warming oven, add a built in bar (for food), change the restroom door to make it accessible to the main room, change the head of the room to the opposite end, install hard-surface floors, and provide more comfortable stacking or folding chairs, mount a TV on the side wall, have game tables.

Nothing has been decided, but we need your input. If you cannot attend, Barbara Barracato is collecting ideas. Email your suggestions to: bbarracato@bmcproperty.com

The Board would like to see the room renovated by the December Holiday Party.

That's a tight schedule, but let's give it a try! Here are the details about the open meeting:

When: Tuesday July 19

Where: Community Room in 7505.

Time: 7:15 PM

ITEMS FROM THE BOARD MEETING

Financial Summary

Overall, we have a healthy financial status. We can afford not only a 2% deduction in 2012 condo fees, but also some major renovation projects (such as carpet and elevators) which have improved and will continue to improve our living environment significantly. Meanwhile, delinquency is still a serious issue that deserves our attention. The following are the key financial numbers as of May 31, 2011.

	April 30	May 31
Total Cash	\$1,531,025	\$1,575,895
		Gain: \$44,870
Replacement	\$1,270,575	\$1,290,851
Reserves		Gain: \$20,276
Operating Cash ..	\$260,450	\$285,044
		Gain \$24,594

Delinquencies: The total cumulative delinquency is \$114,909, or 6.5% of the annual assessment, an increase from April of \$4701. 15 units are delinquent, 9 of them more than \$1,000.

Reserve Fund Expenditures: \$20,000 for roofing work on B Building
Zoe Huang, LTC Treasurer

Property Engineer: John Blanton reported:

- He is in regular contact with Gerard who is doing well. He is very alert and sitting up in a wheel chair. He has been moved to a nursing home within the last two weeks. He continues to request privacy. However cards are welcome and will be taken or mailed to him.
- The emergency generator for 7505 had a breaker problem which has been corrected.
- The freezestat control on the air handler for 7505 has been replaced and the circulating pump for the domestic water repaired.
- The penthouse roof replacement for 7501 has been completed.

- The handicapped ramps have been completed.

Management Report:

- Mr. Stone reported that Legum & Norman would be changing their accounting software on August 1st which would delay our end of year financial statement by a couple weeks.
- Those who have their condo fees directly debited by Legum & Norman may have noticed that the uncorrected condo fee was deducted on July 1. Letters will be sent to those affected with options for correcting the error. Those who pay with coupons are not affected. Those who use bill payer services must make any adjustment with their server.

Landscape Committee

Pat Dunigan reported that the committee met and identified a number of landscaping needs, particularly keeping in mind the appearance of the fronts of both buildings. Several items were given priority for this year, including the bare spots at the end of the B-20 wing and adding plantings by the green electric box near the A-20 wing garage entrance, but the committee is thinking about longer term priorities as well.

Social Committee

This year the Social Committee intends to expand its scope. In addition to organizing holiday parties, we hope to have additional events and a broader organization. One key element we are planning is the re-establishment of floor captains, who would facilitate neighborliness on each floor. I envision each floor captain working mostly independently – deciding on their own set of goals for each floor. Such goals might include pot luck dinners or cookouts for the floor; and keeping track of elderly or sick residents who may need help. If you are interested in the work of the Social Committee, please come to our organizing meeting on Wednesday, July 20 in the Community Room at 7:30 pm. If you cannot come to the meeting email or call me.

I also hope to use our online discussion group, Lakeside75, as a vehicle for

communication among all community members. If you would like to join please send me your email at lbblank@gmail.com.

If you already have joined be aware that spam filters often put email from the group into your spam mail box. Please check to see if you have received messages from Lakeside75@googlegroups.com. This group is private and restricted to owners and residents of LTC.

Len Blank, tel: 202 257 1928
Social Committee Chair

SUMMER MOVIE NIGHT SCHEDULE
Community Room Bldg A
7:30 pm 2nd and 4th Thursdays

Date	Movie	Rated	Year	Type
July 14 (Thur)	The Kids are Alright	R	2010	Comedy
July 28 (Thur)	As Good as it Gets	PG 13	1997	Romantic Comedy
Aug 11 (Thur)	Blackbook	R	2006	Dutch Drama
Aug 25 (Thur)	Little Miss Sunshine	R	2006	Adventure Comedy

We have moved movie nights for July and August to Thursdays because of two free events in our community that occur every Wednesday night. First are the free summer concerts at Strathmore. Second is NIH’s Science in the Cinema at AFI in Silver Spring.

The Movie Club welcomes your input. Please send your suggestions and comments to Len Blank.

4AM FIRE ALARM

Building A had a 4am fire alarm on Wednesday, June 29, the result of a fire alarm malfunction. According to the firemen, this happens occasionally to both old and new buildings and is often related to moisture getting into the system. The firemen located the problem pull and then tested all the alarm pulls in the problem wing causing the alarm to go off repeatedly over the next hour. They then turned off the automatic system. The alarm pulls still functioned however, so they could be activated had a fire broken out. John Blanton

arrived shortly and an electrician was on the property by 6am to fix the malfunction. It was a short night for Building A.

GARAGE TILE FELL

One of the ceiling garage tiles fell recently in the 20 wing of B Building. It was caused by a water spill in a bathroom above, soaking the ceiling tile and causing it to collapse. Fortunately it fell in the drive area and did not hit anything.

USING L&N'S EMERGENCY NUMBER

What happens when you phone Legum & Norman with an emergency? (Please phone 911 directly if you have a health or police emergency.)

Legum & Norman has an answering service that immediately phones whoever is on duty at our property. This will be John Blanton or Fred Branch. The Legum & Norman number only relays information. Please do not expect a return call from L&N.

If the emergency is at night, it will take time for our staff to drive back to the property to deal with the emergency. If it is a major problem it will unfortunately take time for contract people to be called and the equipment for cleaning up a major spill to be assembled and brought to the site. We have equipment for less serious spills.

For less urgent problems, the Board has requested that John Blanton or Fred Branch phone back the resident making the call to let them know how the problem will be solved.

INSURANCE CONTRACT SIGNED Remember the \$5000 Deductible Clause

The Board renewed our Association contract with the John Manougian Insurance Agency for our master policy for \$71,626 in a split decision by the Board. The cost of the policy was reduced by \$1500 from last year. The Board chose to stay with Manougian primarily because they have been responsive and fair in settling damage claims with us and were always reachable when problems or questions arose.

Water damage continues to be the most likely cause of problems in individual units. We have had two recent cases, as a matter of fact. Water can easily damage multiple units, both adjacent units and units below.

Please remember that every unit must have either homeowner's insurance or renter's insurance to protect themselves. There is a \$5000 deductible clause for property damage which is the owner's responsibility. The Association strongly recommends that you review your current homeowners or renters insurance coverage. Please contact the office for help if you need more information.

THE NEXT OPEN FORUM IN B

At the June 7 (extra) Board Meeting, the decision was made to hold periodic open forum's in the B Building to make it more convenient for B residents to attend. The July 26 Board Meeting will be the first occasion to hold the open forum in B Lobby for this Board. Following the open forum the Board will reconvene in the Community Room, A Building at 7:30 for the rest of the meeting, where the setting is more conducive for business discussions.

REDECORATING NOTES

- Several items for the lobbies have been ordered, and will be put in place as they arrive: Glass covers for the new tables in the lobbies, flower arrangements for the round entrance tables, and a large impressionist style picture for each lobby.
- Solar window film will be installed in the entry lobby areas to reduce the sun's glare and heat and to prevent damage to the furniture.
- The carpet on the 1st floor in the 7501 building has a color difference in some areas. Barbara Barracato and John Blanton are working with L&R to correct the problem.
- Manders has been working on completing the touch-up painting in several areas.
- The Elevator Cabs are finally installed and are quite handsome. New wall pads and floor covers for protection during moves

have been ordered. The old ones are in use until they arrive.

- The Decorating Committee is still working on the decision for the area rugs.
- The Decorating Committee is also in the process of selecting lamps and pictures for the lobbies and hallways.
- The Mail rooms will be updated with new bulletin boards and possibly cabinets. We have a proposal but final decisions have not yet been made.
- The Decorating Committee is happy to note that we are still safely under budget.

TRASH TALK

Cardboard boxes, a problem

Some of our residents have become careless about the proper disposal of large cardboard boxes and large miscellaneous items. Leaving them on the floors in the trash room clutters the trash rooms for other residents and requires multiple extra trips by the porters to clean them up. Please be aware that flattened cardboard boxes and large trash items are to be taken to the containers in the basement trash area for disposal.

Because of increasing box problems, John Blanton has said that those who continue to leave boxes will be warned, and may be fined.

Remember, place recyclables in the proper bin in the trash room:

- Dry paper and flattened small boxes -- in the paper bin,
- Plastic containers and metals -- in the mixed bin.
- Bagged trash and all plastic bags -- in the trash chute.
- Large boxes (flattened, please) go in the containers in the garage.

Nothing should be left on the trash room floor.

LAUNDRY ROOM AND TRASH ROOM FLOORS

Have you noticed the shiny clean laundry room and trash room floors? Fred moved all the washers and dryers and cleaned and

stripped the floors underneath and behind them this last month.

Fred also gave the trash rooms a fresh coat of paint. What a difference! Thanks Fred

OFFICE TO BE UPDATED

Two projects were approved for the office in the near future: the carpet will be replaced, and the glass windows and door will be tinted to offer some privacy, but also to allow the vertical blinds to be removed which because of their age have become a source of dust.

A PLANTER FOR B BUILDING?

We are looking for a volunteer "gardener" from B Building who would be willing to plant and keep watered a flower container near the entrance. Several B residents have noticed A Building planters which have been tended for a couple years by a volunteer. There is a container already available if you would like to give it a try. Advice is available. If you are interested, please contact Sue Floyd (301- 469 9476) or Carol Getzinger. Volunteers do make a difference!

GLORIA WHITMAN PASSES AWAY

It is with deep sadness that we report that Gloria Whitman passed away on May 21 at hospice. May her memory be a blessing.

NEW OFFICE STAFF

Please stop in and say hello to our new temp office manager, Rick Todd. Rick is rapidly picking up how we operate. You'll find Rick pleasant to work with, and ready to help.

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

The next Board Meeting will be held July 26 in the Community Room, A building. The Open Forum will begin at 7:00 pm in B Lobby and reconvene in the Community Room for the business meeting. 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