

Lakeside Terrace

Con-Do-It

www.lakesideterracecondo.com

Lakeside Terrace Condominium Association

October 2011

PRESIDENT'S MESSAGE

I thought, "Oh wow!", the first time I saw two women playing tennis while a guy was shooting hoops when I pulled into the garage after work one afternoon in mid September. After all these years the courts are open and usable. As a temporary security measure John Blanton put a padlock on the gate. The combination to the lock is posted in the mailrooms. Please do not share this combination with non-residents under any circumstances, and please remember to lock the gate when you finish your games. We want to avoid potential late night security issues.

Thanks to the twice per month movie nights and the reopened courts, LTC is scratching the surface of offering more socializing opportunities among the residents. If you have ideas, or want to volunteer your time, please do so. Jim Kelleher did that to great effect to provide music at our recent pool-season-ending picnic. Len Blank, LTC's Social Committee Chair is still looking for some floor captains.

Now that we have new hallway carpeting and new furniture in the lobbies the Board is putting a greater emphasis on interior preventive maintenance, otherwise known as heavy duty cleaning. LTC has only two hard-working porters, Daniel and Ajay. The buildings are large and the grounds are larger. Two people can't keep up with the wide variety of tasks required to keep the community looking well taken care of. Soon, you will see a weekly (Thursdays) cleaning service to handle the heavy duty cleaning of the laundry and trash rooms, vacuuming, and dusting of the hallways and lobbies. This is a three month trial. If you notice a difference please say so to a Board member. If you don't notice a difference you can say so to a Board member too. Even with the extra help, it's difficult to

keep up with those residents who cruise through lazily leaving litter in their wakes. So, please don't eat in the lobbies and hallways, and be cautious about your drinks. Please put your junk mail in the recycling bins provided for that purpose in the mailrooms. Finally, if you see some litter in the public areas after hours, please take the initiative to pick it up and dispose of it. Condominiums are communal living after all.

Due to the requirements to provide complete financial information to the auditors for our last fiscal year, and Legum & Norman's switch to different accounting system software, the Board has had a paucity of financial information to work with and to share with the community this past summer. This unfortunate situation is coming to an end, and we can now share updated financial information with you once again. Because of this break and to present a summary of full-year financials we include below (p. 5) a full page summary of the Treasurer's Report. Despite the large redecorating and rehabilitation expenses during calendar year 2011, the Board does not anticipate the reserve fund to drop appreciably below \$1,000,000.

Also, don't forget that the reason LTC finally has money to spend on beautification is due to the tight-fisted financial policies of the Boards of the last seven years. Money from the reserve fund was used only for badly needed infrastructure repairs and replacements such as 7501 balconies and the HVAC system. In 2006 we had less than \$300K in the reserve fund. Before the redecorating started we peaked a slightly over \$1.3 million.

The estimated costs for the remaining projects the Board is taking on during fiscal year 2012 are: Community Room estimate \$100,000, fire hydrant estimate \$100,000, and

repaving of the roadway in front of 7505 estimate \$50,000.

The Board met in Executive Session with our new Legum & Norman Community Manager. Her name is Lisa Kelly. Please come to the October Board meeting to say hello.

Greg Kaminski, President

PICNIC!

After a week of huge downpours, Saturday, September 10th turned out to be a gorgeous day with lots of sun. There was a turnout of about 140 residents, friends and a surprising number of children. Jim Kelleher provided the gathering with a small Dixieland band comprised of Jim on trombone, Dave Littlefield on banjo and Baggs Howard on trumpet. What fun! They had everyone tapping their feet and marching around to "The Saints Come Marching In". Thanks Jim!

Thanks, also, to Kyle Johnson, Jim Mayo's son-in-law, for stepping up to do the grilling when Gary Clark, who had done such a great grilling job in years past, was unable to do so. Kyle turned out to be quite a professional and we look forward to more of his cooking.

Besides the grilled meats, there were many delicious dishes and desserts contributed to the picnic by residents. What a wonderful addition. Thanks to all!

Then there is our fabulous Party Committee consisting of:

Carol Getzinger and El Kelleher - our food shoppers
Andy Thebo - our excellent bartender
Pat Shanley -- our astute wine shopper
Marion Dorfman, Miriam Gorman, Barbara Thebo, Kyla Johnson, Barbara Barracato, who bought the decorations and Chris Thebo - our decorators
Barbara Barracato -- Raffle Tickets
Celia Sassoon and El Kelleher -- Guest Table
Dick Getzinger -- man of all jobs
Len Blank and Chris Thebo -- children's festivities

Zoe Huang who was everywhere taking photos (some of which have been posted on our website)

In addition, thanks to all the staff who helped set up and clean up; to John Blanton who bought the ice and soft drinks; to Fred for his wonderful fried chicken.

THANKS TO ALL!!!!!!!

Pat Dunigan, Party Chair

VISIT OUR WEBSITE

(www.lakesideterracecondo.com)

Sorry but that photo of our classic 1960s era has been replaced with a view of B Building against a pretty blue sky (courtesy of Zoe Huang). You can view our photos and submit your own by clicking on the 'Photo Albums' link on the left panel of our home page. Other uses of the website include:

- Reading the minutes of the Board meetings more easily than crooking our neck to read it in the mail rooms. The "Minutes" page is the one page in the website which is password protected (the required password is listed on the last page of this newsletter).
- Looking up a back issue of the Con-Do-It: you will find several years' worth. They have been edited to remove the personal information at the end of the issues, but the rest of the content is there.
- Looking at the rules and regulations or the bylaws, both are on the web site under "Documents".
- For newer residents, there may be some useful information. Click on "FAQs" (frequently asked questions) or "Repairs and Maintenance".
- "Local Info" can also be helpful for newer residents with a listing of emergency phone numbers and other useful local numbers. This section can be expanded by **YOU**, if you'd like to refer the community to good local services, restaurants, and shops. Email any suggestions to our office website (cited below).

EMAIL UPDATES

We would like to move in the general direction of the 21st century and provide residents with updates by email. The biggest advantage is quicker communication between the office and residents. So to be included in email communications from the office notify the office of your email address at LSTC@comcast.com.

HEATING CHANGEOVER

Each fall we face the change from air-conditioning to heat. But the weather never makes a clean break from hot to cold, so there are times when we complain of heat and other times of cold. Please try to be adaptive during the changeover.

John Blanton closely watches the weather conditions to time turning off the air-conditioning and converting our system to heat. He turned on the heat on September 30 and with some luck he will not have to turn the cooling back on. Although he can switch back and forth, it uses a lot of energy to change from hot water to chilled water in our convectors.

Please be patient: if there is a warm day this October, turn your thermostat to "off." Also, check the notice boards by the elevators for updates from John on changes to the weather that might require a change back to cooling.

FILTERS AND BREAKER PANELS

Staff began replacing convector filters on October 4 in B Building and should finish A Building by October 14. Staff will also inspect electric power breaker panels in all units and inform residents if there is a need to replace the panels. JKJ Electric has begun replacing panels at the discounted rate of \$550 per panel. About 20 of us have signed up; there is a sign-up sheet in the office. If the staff recommends panel replacement we urge you to take advantage of this very good deal to protect yourselves and your neighbors.

LANDSCAPE CLEAN-UP

New Creation Tree Service removed two pine trees near the first entrance to our condo. They were not growing well and were hampering the growth of neighboring, stronger trees. The third tree near the pond posed a

danger of falling onto the 30-wing of B Building. In addition New Creation will clean up the brush in the pond area, tidy the mulberry trees and remove the tree stumps left by the county near Democracy Boulevard. All this for \$5,000! Congratulations to John Blanton for getting so much for our money!

NEIGHBORS AND NOISE

One of the issues in living in a condo is the nearness of neighbors. It can be an advantage if you work on being a good neighbor for the ready friends and help available. Being so close does mean, however, that we all need to be aware of how our TV's and stereos, and even arguments can impact our neighbors who may have very different schedules. Our units are not soundproof, and noise does carry easily.

Occasionally differences pop up, and need to be solved. Primary responsibility lies with the neighbors, side to side as well as above and below, to find a solution. Please talk to them first. Most residents are accommodating if you are courteous. The condo has rules to help guide a solution.

"Between 10:00 p.m. and 8:00 a.m. residents must not make or permit to be made any loud or disturbing noises either in or on the common elements, or within their units, or on their balconies or patios through the use of musical instruments, televisions, electronic sound equipment, pets, or otherwise." (Rule 87b, p 25)

Rules and regulations are online on our website under documents.

If the problem violates County law, the police should be called. If the noise violates the Condominium rules, a complaint can be filed in writing with the Condominium office. The Condominium has the authority to fine owners of a unit, but only after following a procedure that involves communications back and forth, and a hearing if necessary.

WANT TO UPGRADE WINDOWS?

For condo owners interested in window replacement, the Lakeside Terrace office recommends Reg Wayland of Windows Plus. He will be upgrading our Community Room windows and can be reached at [\(703\) 956-6172](tel:(703)956-6172) or www.WindowsPls.com.

TWO GOLDEN ANNIVERSARIES!!

Two couples in our community are celebrating 50th wedding anniversaries this year. Our stalwart Con-Do-It Editor, Carol Getzinger and her ever-helpful husband, Dick are celebrating with family in California (which is why she delegated this edition of the CDI).

And earlier this summer, our resident trombonist, Jim Kelleher, and his wife, El, celebrated.

Happy Anniversary and Many Happy Returns!!

ITEMS FROM THE BOARD MEETING

Financial Summary: Zoe Huang, Treasurer, reported that June 30th final reports have been received in addition to the July and August statements. A summary of the Treasurer's Report appears elsewhere in this issue. In addition the Board voted that the officers of President, Vice President and Treasurer be signers on our reserve accounts and that of those three, 2 signatures will be necessary to expense funds from the reserves following Board approval.

Property Engineer: John Blanton reported that Windows Plus will replace the windows in the Community Room and kitchen with double-paned ones for \$3,300. The Board unanimously approved the project.

John also reported that vendors would supply and install new doors for residents at a cost of \$800 - \$1200.

Management Report: Chris Kiefer from Legum & Norman reported that our Water Savings Program vendor (WSI) has implemented a reduction in fees but far less than it agreed to earlier in the year and that he would follow up with the vendor.

Decorating Committee: Barbara Barracato reported that the glass table tops have been installed and look very nice. She reported that new light fixtures have been installed on the 4th floor of A Building for viewing. The plan is to replace the elevator lobby lights this year and start replacing the hall lights next year.

Landscape Committee: Pat Dunigan reported that the fee for Dunigan Landscaping to

complete its work on A Building would be \$5,000. The Board approved the contract.

Open Forum: Jim Kelleher spoke concerning the issue of allowing dogs on the property again. He stated that in his previous condominium where dogs were allowed, there were constant problems with complaints about barking dogs, accidents in the common areas and owners who did not pick up after their pets outside. He also said that dogs could cause hardship for those owners who are allergic to dog dander.

MOVIE NIGHT SCHEDULE

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

Date	Movie	Rated	Year	Type
Oct 12 (Wed.)	The Bucket List	PG 13	2007	Adventure Comedy
Oct 26 (Wed.)	The Band's Visit	PG 13	2007	Israeli Comedy
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 lbblank@gmail.com or call him at 202-257-1928.

UNITS FOR RENT OR FOR SALE

In order to make information available to interested people, a bulletin board is posted in the office for owners to list a contact number for units available for rent or for sale.

NEXT BOARD MEETING

The next Board Meeting will be held October 25 in the Community Room, A building. The Open Forum will begin at 7:00 pm. Residents are encouraged to ask questions or raise concerns at this time. Both the Open Forum and the Board Meeting may be recorded.

TREASURER'S REPORT

We have finally received three financial reports (June, July and August) from Legum & Norman. After scanning the reports, the Treasurer believes that we are financially sound with about \$1.2 M in reserves in each of the last four months, while we continue major capital improvements. We should invest our reserves based on three principles (Principal Secured, FDIC Insured and Easy Liquidity) for our \$1.2M reserve funds.

OUR MONEY WILL WORK HARDER FOR US, if we: **(1)** move our 0% interest operating account to an interest-bearing account; **(2)** transfer our 0% interest money market funds to CDs or interest-bearing Money Market; **(3)** Invest in a ladder of CDs (2 - 10 years) For details about our current bank accounts, investments and more, please see the full Treasurer's Report posted in the mail room. If you have any good ideas on investment, please contact Treasurer.

Part 1 – Overview of Last Four Months

Items	May 31, 2011	June 30, 2011	July 31, 2011	Aug. 31, 2011
Operating Cash	285,044	305,624	172,544	163,720
Reserves	1,290,851	1,186,982	1,211,320	1,214,949
Total Cash & Reserves	1,575,895	1,492,606	1,383,864	1,378,669
Delinquencies (Cumulative)	114,909	121,565	115,439	113,406
Reserve Spending	20,000	142,717	15,000	35,000

Part 2: Annual Income & Expenses (July 1, 2010 – June 30, 2011)

Items	Actual	Budget	Variance	Percent Variance
Total Income	1,829,104	1,828,915	189	0%
Major Expenses				
Administrative Expenses	229,529	244,718	(15,189)	-6%
Utility Expenses	608,602	580,850	27,272	5%
Payroll	317,429	272,080	45,349	17%
Repair & Maintenance**	209,697	70,500	139,197	197%
Maintenance & Service Agreements	125,551	105,965	19,586	18%
Total Expenses (includes more items than shown above)	1,995,073	1,828,915	166,158	9%

**Note: a number of invoices were incorrectly coded as Repair & Maintenance rather than Reserve Fund expenses. The invoices are being reviewed and these numbers will change.

Part 3: Operating Expenses of July and August, 2011 (Year-To-Date, YTD)

Items – Major Expenses	Actual YTD (July & Aug)	Budget YTD (July & Aug)	Variance
Administrative Expense	35,455	37,900	(2,445)
Utility Expense	85,085	78,102	6,983
Pool Expense	6,186	8,916	(2,370)
Maintenance & Service Agreements	18,183	19,496	(1,313)
Total Operating Expense	216,085	216,634	(549)

Zoe Huang, Treasurer

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.