

Lakeside Terrace

Con-Do-It

www.lakesideterracecondo.com

Lakeside Terrace Condominium Association

September 2011

PRESIDENT'S MESSAGE

We are between right now. We are between the hot humid weather of summer and the cool dry weather of autumn.

We are between nearing the end of the pool season and nearing the opening of the tennis/basketball courts season. There's a picnic on Saturday September 10 to celebrate the end of the one and the beginning of the other. Pat Dunigan, LTC's "Hostess with the Mostest", has arranged for a fun afternoon. So, please join your neighbors for a festive time.

We are between nearing the end of the decorating of the public areas (less some rugs and accessories), and beginning the start of the rehabilitation of the Community Room to a more socially useful space. Barbara Barracato and the Decorating Committee are working with an architectural firm and an interior designer to this end.

Change is inevitable as our experiences grow. If you want to have input on the direction of changes at LTC please volunteer for a committee and/or attend our monthly Board meetings.

Greg Kaminski, LTC President

PICNIC

Saturday September 10

Mark your calendars for an afternoon picnic this Saturday for good eating and a chance to meet more of your neighbors. The picnic is free to all residents. We will gather on the lawn behind 7505 from 1 to 4 pm. If the weather turns rainy, we'll set up in the parking garage under 7505. We'll also have some games and prizes.

Hamburgers, hot dogs, chicken, chips, soda, beer, wine, juice, coffee, and ice tea will be provided.

We invite you to bring a dish to share for 8. We have sign-up sheets posted in the mail room for your convenience. Additional food to share is always a welcome treat and adds to the festivities!

If you would like to bring guests, we are asking a contribution of \$5 for those who are 16 and older and \$3 for children 3 to 15.

The committee is also looking for volunteers to help with the festive decorating, the set up and clean up...and with music. Please offer your help or bring some music to play. Working with the picnic group is always fun.

If you have any questions about volunteering or what to bring, please phone Pat Dunigan, committee chair, at 301-469-0816. And one last word, "Remember some pocket change for the raffle."

Watch the mail rooms for additional information.

PARTIAL POWER OUTAGE

Hurricane Irene hit Bethesda with much less force than expected; still it was enough to cause a partial power outage: some of us lost most of our electricity, others lost only a few outlets. Here's why -- our electric power is delivered in 3 phases: A, B, and C; this time the B phase went out. If we lose the A or C phase, then the pattern of lost circuits will change. In case a partial outage cuts power to your fridge, it is handy to have a heavy duty extension cord to tap another circuit. And if the fridge is too difficult for you to move, call our office and the staff will provide help.

Several residents contacted PEPCO to alert them of our situation, were told that they were aware of the problem, had ordered a part, and the repair would be done by September 1. This date was used to buy time - in fact the repairs

were done on August 30. John Blanton was in close communication with PEPCO which sent a representative to visit us to examine our situation. Thanks to all the residents who peppered PEPCO with calls, as that can help get a quicker response.

Remember that when we lose all power from PEPCO, there are still several sources of power available to our community from our own generators: the red colored outlets in the B building mail room; the red colored outlets in the A building lobby (on the mailroom wall); and some of the outlets in the Community Room in the A building.

BREAKER PANEL INFO

Breakers or fuse panels in each of our units are important for fire safety protection and it is important to have them in good operating condition. It has come to our attention that some of the panels in our units are old and need to be replaced with upgraded panels. Panels of particular concern are those with old style push button breakers, those with small breaker switches, or panels where switches have been painted over which might reduce their effectiveness.

Our Staff will be changing convector filters soon, before the change from summer cooling to winter heat. When they do this task they will also check each unit for panels that need to be upgraded.

Several residents have already indicated a desire to upgrade their breaker panels. In response, John Blanton has contacted JKJ Electric for a special price. Their regular cost to replace a panel is \$650. If 5 or more residents sign up they will offer it for \$550. Please let Rob Rider in the office know if you would like to be put on the list to be included. JKJ will contact you individually to set up a schedule. NOTE: the new panels will not enable increased electrical loads – it will simply modernize the current breakers to make them safer.

TENNIS COURT UPDATE

Unfortunately, the weather has not cooperated, and it looks like our courts may not be finished for our Annual Picnic. Key to the completion is the final coatings on the surface

of the asphalt, the painting of the lines and the installation of the nets. John Blanton has upped the pressure on the contractor to finish shortly. We will also have benches on either side of the court and a weather-protected sign-up sheet. The court will be locked and residents can use their front door (Medco building access) keys to access the courts.

The Board has tabled getting a backboard depending on the interest in the community. The cost would be about \$4000 if we go ahead with it.

An interim set of rules will be posted. Tennis and basketball players are welcome to comment on changing the rules.

FAREWELL TO MICHAEL Pool Closing

Another summer has come to a close all too soon. We hope you have enjoyed using our pool. This year, it will close Sunday, September 11.

The community would like to thank our lifeguard, Michael Velav for his dedication to our pool and our community.

Being a lifeguard is more than just sitting in a chair and blowing a whistle. We would like to express our gratitude to Michael for spending numerous hours cleaning (not just the pool, but the bathrooms too), checking for proper chemical balance, and conducting other various tasks in order to make the pool a safe environment for us to cool off on a hot summer's day.

Thank you, Michael, for a job well done!

Michael will be returning to his law studies in Blagoevgrad, Bulgaria. We have enjoyed his presence and wish him the very best in the coming year.

Contributions to a farewell gift can be made personally to him or at the office by Friday September 9.

ITEMS FROM THE BOARD MEETING

Financial Summary: There is no report as Legum & Norman has not yet supplied us with our summaries for the end of the fiscal year (June 30, 2011) or for the month of July.

Zoe Huang, LTC Treasurer

Property Engineer: John Blanton reported

- The fire alarm pull stations in both garages have been replaced so that electric malfunctions will no longer set them off.
- New Creation Tree Service cut down a dying tree on the edge near the park land that had dropped a big limb on the 7505 parking area causing minor damage to a couple of cars.
- The trash chutes have been cleaned.
- JKJ Electric has given us special prices for changing breaker panels (see article above).
- John is looking into prices for new entry doors for those interested.

Management Report: Andrew Stone from Legum & Norman reported:

- There has been no action on re-negotiating the Water Savings Program
- There has been no action on getting the signature cards changed to remove L&N from reserve fund accounts as required by Maryland law.
- He will send us the FHA requirements for certification as requested.
- Based on new regulations, Mr. Stone suggested the Board ask our legal counsel to review new standards on community association pool use. The new regulations particularly pertain to swim meets and rentals to non-community members.

Landscape Committee: Pat Dunigan brought a proposal from Mark Dunigan for some fall plantings. Final changes will be made and presented at the next Board meeting for approval. The proposal is for around \$5000, and centers on plantings around the green electrical box between the two buildings, the entrance to the A garage and the work storage building by the tennis courts. Some fill in work is included for a few other spots.

Decorating Committee:

- Pictures were mounted last week in the main lobbies. Other pictures are still to be selected for the hallway lobbies.
- We are still waiting for the glass tops for the lobby tables. When they arrive the flower arrangements will also be placed.

- An architect from Gates Contracting has looked at the community room and will be making suggestions for the renovation.

New Business: Contracts were approved by the Board for:

- \$2944 for the mail room display cabinets by Gates Contracting, the contractor that did the handicap ramps and the mail room cabinets.
- \$2500 for New Creation Tree Service to remove three pine trees. They include two pine trees at the 7501 entrance and the pine tree at the end of 7505 garage that leans toward the 30 unit of 7501.
- \$4000 to New Creation Tree Service to clean up our part of the pond area, removing hanging vines and some of the undergrowth and sprouting trees.

UNCOLLECTED SMALL FEES

The new treasurer recently has discovered that about 30 unit owners owe small fees ranging between \$0.01 ~ \$250 that most are probably not even aware that they owe, fees accumulated over several years. They total about \$1000. L&N has not tried to collect these small fees because of a \$9 charge to the association for each letter they send.

You may be one of this relatively small group of co-owners. If so, you will receive a letter from the Board cosigned by Greg Kaminski, the LTC president, and Zoe Huang, the LTC treasurer. It will be appreciated if you follow the instructions in the letter. Your cooperation will allow our condo association to clear our balance sheet of these long overdue fees.

INSURANCE REMINDERS

Each year our association renews our master insurance policy in July. The following information is provided as a reminder for both renters and owners about individual insurance responsibility.

What are the general insurance issues?

Community issues: When something happens in one unit it may well spread to adjoining units. The most common event is water damage, a broken toilet, a tub overflow

or a leaking kitchen pipe, and the damage can be very expensive. It is always unexpected.

By the Maryland Condominium Act, the owner of the unit where the problem originates is responsible for the first \$5,000 of the Master Policy deductible. Our master policy picks up the cost of the repairs after that. However the Master Policy only pays for repair to the unit to bring it back to the condition it was at the time of conversion to a condominium. (i.e. walls, ceilings, basic carpeting, painting, doors etc.) Any improvements above that standard are not covered by the Master Policy

Personal property and improvement issues: Damage to personal belongings as well as to improvements made either by the current owner or a previous owner are not covered by the Association's Master Policy. These should be covered by an individual unit owner's insurance policy (called an HO-6 policy). Personal property that would be covered by this policy includes things like area rugs, furniture, electronics, clothing. The improvements are things like hardwood floors, wallpaper, granite countertops, high-end appliances, things not part of the condominium when it was conveyed by the developer.

The Association recommends that every unit have either homeowner's insurance or renter's insurance to protect themselves from property damage caused from unexpected problems in their unit or from one nearby.

Our insurance agent also pointed out that the HO-6 policy has important advantages to consider: 1. It covers the owner having to live elsewhere during restoration, if the unit is uninhabitable after a loss. 2. It pays to repair or replace a unit owner's personal property and improvements after an event. 3. It provides liability coverage within the unit. 4. It covers property like jewelry, silver, art, furs and other valuables. 5. It pays the owner's Master Policy deductible up to \$5000 if the owner becomes responsible for the deductible.

The Association strongly recommends that you review your current homeowners or renters insurance coverage. If you have further questions, the office or our insurance agent can provide answers in more detail.

DOGS?

One of the issues raised at the open forum was the restriction on dogs and whether it could be changed. The answer is that it can be changed, but it would be a decision to be made by a majority of owners in a formal vote at the annual meeting. A petition may be circulated to see if there is sufficient interest in pursuing a change in the rules.

According to our rules now, only service dogs are permitted.

NEW BULLETIN HOLDERS

New bulletin holders have been mounted by the entry elevators. Please watch for all community announcements in these holders.

The upper holder has priority use by the management. This is where you will find any emergency or building repair information. The second one is for community activities: movies, picnics, parties, meetings. When the new bulletin boards are mounted in the mail room, space will be allocated for public announcements there as well. Laundry rooms will continue to have bulletin boards available for general information.

Do get in the habit of checking the holders for useful information. The intention is to eliminate loose pieces of paper scotch taped to our walls.

MAIL ROOM IMPROVEMENTS

Have you noticed the new cabinets in the mail rooms? What an improvement! New bulletin boards also have been ordered and are in process.

UPDATE

Sidewalks, Asphalt, and Fire Hydrants

Where do we stand on the fire hydrant replacement? We have received approval from WSSC to tie our domestic water lines and the non-functioning third hydrant (the source of the problem) to the line that currently runs alongside our property on the Cabin John Park land. This is the line that was added to supply the two replacement hydrants when the fire hydrant problem was first addressed in the

1980's. This approval no longer requires that we dig up and replace the line across Democracy as WSSC had previously required.

The WSSC approval has been sent to the Maryland-National Capital Park and Planning Commission with a request to alter the present water line in accordance with the WSSC approval. If the permission is granted, we will be able to move ahead with the project fairly quickly.

Once the fire hydrant line is replaced, the long delayed repair/replacement of the sidewalks and the repaving of the 7505 entry road can also proceed. More information will be passed to the community as soon as the Board is informed.

REDUCING ENERGY USE

Utilities are one of our biggest items in the budget. Reducing our costs will help all of us to hold down our fees. Here are a few ideas for lowering our energy consumption and reducing the threat of a power outage that came to us by way of Zoe Huang. They are suggestions given to NIH employees to decrease non-essential energy sources..

- Keep windows closed and shades lowered when possible
- Turn off lights, printers and other non-essential electronic devices when not in use,
- Use the stairs instead of the elevator when possible
- Ensure that the low power/sleep mode feature is enabled on computers and monitors when not in use

These are good practices to follow regularly at work and home, but are particularly helpful when energy consumption is high, both in summer and winter.

ACCIDENTAL LOCK-OUT

What can you do if you accidentally lock yourself out of your unit?

Common solutions: many residents have shared keys with neighbors as a backup. Some place a spare key in their penthouse storage unit and use a combination lock.

However, during office hours, the office can help you with getting back in. If you lock yourself out during off- hours, some Board

members have access to the office and can help you. Please be aware however that individual members may not always be available. Additionally, if they do not know you, they may ask for personal identification.

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

Date	Movie	Rated	Year	Type
Sept 14 (Wed.)	Get Low	PG13	2009	Drama
Sept 28 (Wed.)	Crash	R	2005	Drama
Oct 12 (Wed.)	The Bucket List	PG13	2007	Adventure Comedy
Oct 26 (Wed.)	The Band's Visit	PG13	2007	Israeli Comedy

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.

MARY PARDUE HAS MOVED

On a sunny August morning, Mary Pardue, long-time resident (40 years!), ever-ready with a smile, a kind word and a helping hand, moved back to her native Kentucky to be near family. She will be dearly missed.

NEW STAFF

If you stop in at the office, you'll find a new face since our last Con-Do-It. Robert (Rob) Rider is our new office manager, and comes to us with experience in information technology, as well as degrees in chemistry and electronics. He is a Rockville resident. You'll find him a helpful and a careful manager. Please welcome Rob.

THANK YOU LEN

Len Blank has helped with this month's Con-Do-It, and will be writing it for the month of October. His work to keep the newsletter coming to our community at a busy time for the editor is greatly appreciated. Thanks Len.

THE NEXT BOARD MEETING

The next Board Meeting will be held September 27 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.

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

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.