

Lakeside Terrace

Con-Do-It

Lakeside Terrace Condominium Association

March 2008

FROM THE PRESIDENT

Nothing would make me happier than to say that attendance at the Board Meetings continues to increase. The truth of the matter is that attendance has fallen off dramatically. Only four people showed up at the meeting last week. The Board has continually encouraged residents to take part in these meetings and to show an interest in what is happening in your community. Since the last election we have been operating without benefit of any committees. Since no one has offered to take over putting together the Con-Do-It, Marion Dorfman has stepped up to the plate on a temporary basis as editor until the Annual Meeting. I am once again appealing to one and all to give some of your time, talent, energy and support to help make our community the very best it can be. The members of the Board cannot do it alone.

Riley Lawsuit

As of our January Board Meeting, our attorney, Ronald L. Early, was still waiting for responses to requests for documents and answers to our interrogatories. The information he had received up to that point was deficient in content. Pursuant to a court order, Ms. Riley's counsel delivered the documents Mr. Early had been requesting about her allegations of damages. Depositions of both Ms. Riley and her father were scheduled for Wednesday, February 27th. Mr. Riley was unable to attend due to illness. However, Mr. Early was able to depose Ms Riley. The deposition of Ms. Riley's physician was scheduled for Tuesday, March 4th. Mr. Early is waiting to hear from Ms. Riley's attorney regarding dates for scheduling

the depositions of Ms. Riley's stepmother and their mold expert; and the rescheduling of Mr. Riley. You will continue to be updated on this matter.

Emergency Procedures

There are a number of our neighbors who have physical limitations and some are severally physically challenged. If there were an emergency situation requiring evacuation of the building(s), the Fire Department has suggested the following procedures: **Do not attempt to leave your unit.** Call 911; advise the dispatcher that the fire alarm has gone off and the fire department is responding to the emergency; give your name, address (including

unit number); and advise the dispatcher of your limitations. After making this call, **unlock your unit door** and go out on your balcony. The dispatcher will contact the fire company with this information and you will be given priority attention once the fire department arrives at the scene. If you have a neighbor who needs special assistance, please review this information with him/her. It could save someone's life.

Budget Committee

The Board received the draft of the 2008-2009 budget from Legum & Norman. The kickoff Budget Committee Meeting was held on February 28th. It was well attended. The next meeting is scheduled for March 13th at 7:30 PM in the Community Room of Building A. The Budget Committee is a temporary committee formed to review the budget and make recommendations to the Board.

Automobile Vandalism

In a meeting with John Blanton, I was advised of the rash of automobile vandalism around the Democracy Boulevard/Westlake Drive area. John informed me that Officer Dana Mathis of the Montgomery County Services Office is coordinating a "neighborhood watch" effort with several of the other communities in this area. I have placed a call to Officer Mathis to avail us of what strategies are being implemented, how Lakeside Terrace can participate and what the costs involved will be. I would like to arrange for Officer Mathis to speak with the community during open forum at the next Board Meeting. However, this is such an important issue, I believe we need to take a proactive position prior to that time. In the meantime, please make sure your vehicles are locked and visible items are not left in them. We have requested the police to conduct some random drives to Lakeside Terrace as an interim preventative tool against future crimes.

Miriam Goriam
President, Board of Directors

CANDIDATES FOR BOARD OF DIRECTORS

Three members of the Board of Directors will be elected at the Annual Meeting on May 28th. Under the Lakeside Terrace Condominium Bylaws the affairs and business of the condominium are managed by a seven-member Board. Each member serves for a term of two years. The three Board members whose terms will end this May are Elaine Cromwell, Pat Dunigan and Patricia Kingsbury Lane.

In the middle of March, Lakeside Terrace owners will receive a letter from Legum & Norman asking for candidates for the Board of Directors. Under our Bylaws, only resident owners are eligible to serve on the Board. There will be a statement of candidacy

form attached to the letter to be completed by anyone interested in serving on the Board. There is also a copy of the form on our website (lakesideterracecondo.com) which can be downloaded onto your computer, completed and printed.

Our condominium needs to have Board members interested in working for the good of the community. Anyone who is interested in serving on the Board is invited to talk with one of the current Board members to get an understanding of what is involved.

CONSTRUCTION WORK

Work is expected to begin in April on the replacement of the garage ceilings. The replacement of the outside landings and stairs at 7505 may begin in March. There will be an easel set up in each lobby to provide residents with progress reports and information on required parking changes. This information will also be available on our website in the "Notices" section. While this work will necessitate some disruption and noise, every effort will be made to keep it at a minimum.

FINANCIAL REPORT

As noted in the President's message, the Budget Committee had its first meeting on February 28th. It will be meeting during March to develop the budget for fiscal year 2009 which begins on July 1, 2008. Notices of meetings are posted in the mailroom. The committee will submit its proposed budget to the Board which will review it. The final budget is voted on at the Annual Meeting in May. You will get copies of the proposed budget with the official Annual Meeting notice in April.

Our finances continue to be in good shape for the current fiscal year. The operating budget currently has a surplus of \$46,338. The one area where we are significantly over budget is in electricity charges. It has been a mild winter, so our natural gas usage has so far been below budget expectations. Water usage is slightly over budget. Particularly in the area of electricity we ask all residents to think about their use and try to cut down on unnecessary uses. Wastefulness can add to our condominium fees (and for renters, to their rental charges.)

7505 BALCONY PAINTING

At the February 26th Board meeting, the Board approved a temporary hire so that needed painting work can be done on the balconies of 7505. Eventually there will need to be more extensive work done on those balconies including new railings, but this will let us put that off for a few years until other needed projects are completed and the replacement reserve fund can cover the work.

MEET ELLEN MCCAWLEY

As those of you who have stopped by the office recently know, we have a new addition to our staff. Ellen McCawley is our new Office Assistant and we are very happy to have her with us. She is a native of Potomac, Maryland. With 18 years of business expertise, Ellen has acquired many multi-tasking talents. She considers herself detail oriented, creative, logical and organized. We plan to put all of these talents to good use. She is energetic and pleased to join the community. Please feel free to stop by and meet her in the front office.

UTILITY CONSERVATION

WATER: If you are experiencing any leaky faucets or toilets running in your unit, please call ACT Leak Hotline at 1-888-532-5797. There is no charge for this repair service.

ELECTRICITY: One of the wasteful uses of electricity is having your balcony lights on when you are not on the balcony. Please be sure that your balcony lights are turned off.

TRASH ROOMS

We are going to be keeping a close watch on the condition of the trash rooms. 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.

NEXT BOARD MEETING

The next Board meeting will be held on Tuesday, March 25, at 7:30 p.m. in the lobby of 7501. 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.