

# Lakeside Terrace

## Con-Do-It

Lakeside Terrace Condominium  
February 2007

### FROM THE PRESIDENT

It is the beginning of the shortest month of the year. A short month but one filled with hope and love - hoping that the groundhog does not see his shadow and loving those hugs and kisses on Valentine's Day.

It has been relatively quiet between the pond and the boulevard as we have enjoyed the restorative qualities of January. Our forty year old buildings have creaked and groaned to some extent creating a broken water pipe and leaky expansion tanks. Once the new expansion tanks are installed and the pipes are a financial item in the budget we will be closer to having replaced and having accounted for most of the forty year old essential equipment. The asphalt is "bubbling mud" in the parking area by the tennis courts so repair cost for this needs to be considered for the 2008 budget year. There are always going to be annoying repairs but these are essential to our welfare and comfort. Without indoor water we will soon be thinking we are living in Elizabethan times! Remember those were the times one bathed once a year on one's birthday!

We are part of a larger neighborhood bounded by the park and Westlake Drive. All the communities will be affected by the proposed changes to Montgomery Mall. A coalition is being formed by the associations in this geographic area and Lakeside has been invited to participate. The purpose of the coalition is to give us a voice regarding pedestrian safety and other safety concerns of the residents. Quoted from the minutes of the January 10, 2007 meeting:

*"Westfield has stated that it has followed the required development process (including presenting its plans to surrounding communities last year) and is within its rights to expand the mall, and that many community concerns, such as Westlake Drive safety and off-site criminal activity, are not within its purview. It estimates that the permitting process is 90% complete."*

The rationale for forming the coalition was explained in a letter sent to Lakeside by the organizers.

*"We are forming the Montgomery Mall Citizens Advisory Panel (MMCAP), a coalition of concerned neighboring communities and citizens, as a community vehicle to track and influence Westfield's development team, the State of Maryland and the County as to the transportation, pedestrian, environmental and other impacts of the Montgomery Mall*

*future expansion and related County plans. We believe that when our concerns are incorporated into the development, neighborhood impacts will be fairly respected and accommodated while giving Westfield an economically viable future Mall. Your community is one of those clearly affected and its joining MMCAP will advance the reasonable objectives of this organization.*

The minutes and the letter are available in the 7501 office if one is interested in reading more about what transpired at the meeting and the proposed organization plan. We need council members to be active participants and to insure we are current on the development plans as it impacts our community. Is this an undertaking, to monitor our neighborhood as it changes, for which you would be willing into volunteer? Please let us know.

Watch for the groundhog's shadow and hug and kiss your valentine.

See you around the neighborhood!

Patricia Kingsbury Lane

President

## **LANDSCAPING**

Now that the days are lengthening and despite snow flurries, the Landscape Committee is full of thoughts of Spring planting. We have been working diligently with our designer, Pat Wainwright from American Plant Food, since late Fall and we are very excited about the beautiful design she has presented. All our concerns for drought-resistant, low maintenance shrubs, trees and perennials have been addressed together with our sunny location. The design provides lots of color from Spring through Fall and into the Winter months. Shrubs with variegated leaves or turning bright red in the Fall, some bearing flowers and berries, will provide contrasting colors and textures. American Plant Food's charge for completing the plan as presented would be \$32,210.

We are looking forward to presenting Ms. Wainwright's creative design to the community at an Open Forum in the 7501 lobby on February 14, 2007 at 7:00p.m. Our designer will also be on hand to answer any questions you may have. By the time this issue comes out, many of you will have seen the design and accompanying pictures which are on view 24/7 in the Office glass wall facing the lobby of 7501. Please drop by and see it in advance of the meeting. We hope you will be as delighted with it as is the entire committee.

## **COOLING TOWER**

Friday, January 26<sup>th</sup> saw the delivery of our new cooling tower. Many of you saw the large crane which removed the old tower and placed the new one on the roof of 7505. Final installation will take place in the future, well in advance of air-conditioning season. This updates another piece of our heating and air-conditioning (HVAC) system. The basic

system was new in 2002-03, so most of this essential part of our infrastructure will not need to be replaced for many years.

### **PIPE BREAK**

On Saturday, January 13<sup>th</sup> there was a break of our main water line going into 7505. Water comes into Lakeside Terrace from a main water line along Democracy Boulevard. One pipe brings cold water into 7501. Another brings water into 7505 and this pipe supplies the boilers in the mechanical room in 7505. From there hot water and heated or chilled water for the convectors comes through pipes that were replaced this summer between 7505 and 7501. The break on January 13<sup>th</sup> was fortunately outside of 7505 and was a clean break so our contractor working through Saturday night was able to dig down to the pipe and repair the break. While that was being done, the main water valve to both buildings had to be shut down leaving all of us with no water until early Sunday morning. We are aware that these are 40-year old pipes and some year they will also have to be replaced, but we hope that will not be required for some time yet. It is for things like this that we need to have money in our replacement reserves.

### **NEW OUTBUILDING**

Many of you will have seen the new shed in the parking lot by the tennis court. This shed serves two purposes. It lets us store flammable materials outside our buildings, something the County has been telling us was required. And it provides a home for our tractor. The shed is located under a light for security reasons. Everybody who looks out on that area needs to be aware of any activity around it at night and report it to the police. We don't want anybody to drive off with our tractor.

### **DOOR REPAIR**

The door on the 30-wing of 7501 had a broken lock for a long time while we tried to get it repaired or replaced. We kept having vendors tell us it couldn't be repaired and then they never managed to produce a new door. We finally got a referral to someone who replaced the complete locking mechanism (at a cost of \$1100, instead of \$2800 for a new door) and it is now working well. The same contractor also did maintenance work on the 7505 front doors, doing some repairs and replacing some parts. This will make it unnecessary to replace those front doors at this time, which we had thought would be required. That contractor's name has been filed away for future use.

### **WEB SITE**

Minutes from Board meetings are now posted on our Web site ([lakesideterracecondo.com](http://lakesideterracecondo.com)). Because we want to restrict access to just our Lakeside Terrace

community, this page is password protected. The minutes are posted following their approval at the next board meeting.

### **TRASH DISPOSAL**

Among the items which cannot be disposed of with regular trash are paints and solvents which contain hazardous material. We have now been told of a way in which a substance can be added to these materials which thickens them so they will not run. Our trash company will then take these items. If you have any paint or solvents to dispose of, take them to the dumpster area, but do not put them in the dumpsters. Leave them on the floor and the staff will take care of them.

### **NEATNESS ISSUE**

Some residents have complained about books, magazines and other materials being left on the tables outside the elevators in the elevator lobby area. We know usually residents think maybe someone would be interested in these items and hate to throw them away, but it can look messy, especially to guests coming off the elevators. Books can go into the library cabinets on the first floor in each building. And magazines can be thrown away in the bin with newspapers in the trash rooms.

### **NEXT BOARD MEETING**

The next Board meeting will be held on Wednesday, February 28<sup>th</sup> at 7:30p.m. in the lobby of 7501. There will be an Open Forum at 7:00p.m. preceding the Board meeting.