

# Lakeside Terrace

## Con-Do-It

Lakeside Terrace Condominium

May 2007

### FROM THE PRESIDENT

Lilies of the valley in bloom, the halfway point of spring—May is upon us. Interestingly the original Anglo-Saxon name was *Tri-Milchi* in recognition that with the new grass the cows could be milked three times a day. It wasn't until 1430, sixty years before the Europeans invaded this Hemisphere that it was called May. May is a time of commemorations such as King Arthur's death in 542; Joan of Arc burning at the stake in 1431; the restoration of the Monarchy in 1660 when Charles II escaped Cromwell's soldiers by hiding in an oak tree. Other significant dates we observe are Cinco de Mayo when the Mexicans claimed victory over the French; Mother's Day followed the next Sunday by Stepmother's Day; Kentucky Derby; Victory in Europe Day; Memorial Day and Lakeside Terrace's Council of Owners Annual Meeting.

By far the most important and exciting to us is the Council of Owners Annual Meeting: Packets with a list of candidates, a proposed budget and a ballot have been mailed to each owner. The Annual Meeting has two objectives—one is electing new board members and the other is approving a budget for fiscal year

2008. Read the candidates' statements and consider the attributes they are offering to the benefit of all. These are our neighbors who are volunteering their expertise and time to serve us, the community. Their fortitude to stand for election is appreciated.

The budget is about your money—the money that all the residents pay toward maintaining common elements. Travelers have had destinations to places in the world where the buildings are beautiful and the interiors are stunning but there is no hot water or heat and the air conditioning is an open window! It is all for show to attract tourists and boost the local economy. The infrastructure is not on display so no notice is given. How do you see your money being budgeted to satisfy the broad spectrum of maintaining and managing all facets of this property in prime condition? Read the budget, consider its long term impact and show your decision by voting. Remember voting can be done by proxy if you can't attend the meeting on May 23. Follow the directions in the packet. The more votes, the more the board will be representative of you, the owners.

May is also a time of commencements from institutions of learning. Commence means to begin – begin with a new phase of life, begin with a new elected board. Before beginning anew, pause and recognize the achievements that have been made with diligent work to maintain the property and the infrastructure such that lives are comfortable and safe. The board has undertaken projects (usually under duress of an equipment breakdown or to stop a gushing pipe) that would give the buildings the most longevity and comfort. No

one can see the new cooling tower but it is cooling our little tootsies right now! The underground pipes convey the cool air to each building. It was an eye-sore-pile-of-red-dirt most of last summer but the pipes are laboring unseen but with appreciation. Down-flow pipes have been sucked out allowing free flowing sewage. A tractor house has been installed to protect our mechanical workhorse. The roadways are ready to be asphalted assuring us a smooth ride home. Last but not least new landscaping has just been completed to enhance our appearance.

With all of the past year's accomplishments there are still projects remaining and unknown emergencies for the next board to tackle. Please give it your support in advance by taking the time to vote. Remember the board members volunteer their time to serve the community so let's give them support in advance to show our appreciation.

Pause, enjoy the delicate smell of lilies of the valley, watch the hawthorns bloom, and cheer mother birds as they warm their eggs. It is May and thank goodness we don't have to milk the cows three times a day!

See you around the neighborhood.

**VOTE-ANNUAL MEETING-VOTE**  
**MAY 23, 2007-7:30P.M.**

The most important date on the calendar of a condominium is the Annual Meeting which is being held this year on May 23<sup>rd</sup>. Everyone is encouraged to attend the Annual Meeting, but if you cannot please be sure to take a few minutes to complete and return your proxy ballot. It is very important to have Lakeside Terrace owners vote at this meeting.

The letter with the Annual Meeting material was mailed out on April 23<sup>rd</sup>. If you are an owner and you did not receive this material, please contact the office as soon as possible. This package contains information on the candidates for the Board of Directors and on the budget. These are the two things that are voted on at the Annual Meeting and it is the only time that owners can directly have a say in how Lakeside Terrace Condominium is run.

After the new Board of Directors is elected on May 23<sup>rd</sup>, most decisions are made by the Board in accordance with our Bylaws.

In order for the Annual Meeting to proceed, there must be a quorum of 40% of the owners, either there in person or represented by proxy. Each year there is a wait to see if we have gotten to 40%. Last year the figure was 50%, but that is still a very poor representation considering the importance of the meeting. And it is not enough margin for owners to say, "Oh somebody else can take care of the voting". If there is not 40% representation, then the meeting has to be adjourned.

There are seven candidates running for the four positions to be filled on the Board of Directors, so all owners will vote for the four of the candidates. Those running (in alphabetical order) are: Nancy Almacy, Matt Coaty, Roy Cogliandolo, Cheryl Lynn

Fajardo, Jose Garnham, Miriam Gorman and Greg Kaminski. The Annual Meeting package contains the candidate forms completed by each of the candidates. Please make your choices carefully because you are selecting the individuals who will be making decisions for Lakeside Terrace Condominium. There will be a Meet the Candidates night on May 16<sup>th</sup> at 7:30p.m.

Also at the Annual Meeting the owners will vote on approval of the budget for Fiscal Year 2008. There is an article on the budget written by the Treasurer immediately following this article. On May 16<sup>th</sup>, as well as meeting the candidates, you may also ask questions about the budget.

Please be sure to vote at the Annual Meeting.

## **FROM THE TREASURER: PROPOSED F/Y2008 BUDGET**

### Introduction

During three consecutive Tuesday nights in March the Budget Committee met in the Community Room to discuss, formulate, and propose to your Board of Directors the F/Y 2008 Budget (July 1, 2007 to June 30, 2008) for Lakeside Terrace Condominium. Co-owners present and participating in these meetings were Nancy Almacy, Roy Cogliandolo, Elaine Cromwell, Sue Floyd, Miriam Gorman, Greg Kaminski (Chair), Gail Ritchie, Bernard Salb, and Vee Seeney. I will discuss with you here the main points of the budget process and this budget. For specific numbers, please see the budget spreadsheet in your Annual Meeting package.

During the three March meetings each one of the more than 90 expense line items was discussed and evaluated. John Algner, our Legum&Norman Community Manager, prepared the first draft budget as a starting point for review, and he participated in the first meeting to provide an overview of his proposals. John Blanton, LTC's Operations Engineer participated in the second meeting, and he provided valuable insight into the Repair and Maintenance expenses. John Blanton made several recommendations where cuts could be made and the committee included his recommendations in the budget. The third meeting consisted of a final review, and a unanimous agreement to forward this budget, with its recommended 3.1% increase for Condo Dues to your Board of Directors for its review, approval, and recommendation for the Council of Co-owners' approval at the Annual Meeting.

### Income

The largest part of your Associations income is generated from the monthly Condo Dues. For F/Y 2008 the Condo Dues are proposed to increase by 3.1% to \$1,727,194. In addition to this income, your Association has other income from interest, the laundry

rooms, and fees. This income is forecasted to be \$43,700 for F/Y 2008. Thus the budgeted Total Income is \$1,770,894.

### Expenses

Expenses from the budget are divided into three areas: Operations, Contingency/Special Projects, and Reserve Contribution. The Operations expenses, which are the over 90 line items I mentioned in the introduction are proposed to increase to \$1,246,294. I should note that this amount is a \$41,994 increase over last year's Operations budget. This amount is almost entirely due to an increase of \$40,000 to the Legal line item for the Community to defend itself in the Riley case.

The Contingency/Special Projects portion is proposed at \$54,000. This amount includes \$20,000 for contingency expenses in the event Legal or Utility costs are higher than anticipated. The remaining amount for Special Projects will be directed primarily to beautification and the new landscaping of the grounds.

The Reserve contribution was increased by 2.2% to \$470,600. This increase is funded entirely from the anticipated increase in interest income. The Reserve Contribution increase is lower than past years because we have made progress in our infrastructure improvement needs and their associated costs over a lengthy period of time. We will share the Reserve Report with the Community after it is available.

### Conclusion

LTC's Code of Ethics, which all Board Members must sign, states: *Each Board Member shall uphold his or her fiduciary duty to the Council of Co-Owners and shall not engage in any conduct that could threaten or violate that duty.* (LTC Bylaws, Article III, Section 18). Your Board of Directors has a fiduciary responsibility to the Community. In exercising this responsibility, the Board approved the F/Y 2008 Budget recommended by the Budget Committee as a sound plan, which balances both the anticipated financial needs of your Association with the desire on the part of us co-owners to minimize Condo Dues increases. We urge your approval of the proposed budget.

## **CONVECTOR USE WITH AIR-CONDITIONING**

In the warmer months when the air-conditioning is on, there are several points to keep in mind to keep your convectors trouble free. These problems do not arise when hot water is circulating through your convectors, only chilled water.

As we say many times, regular maintenance should be performed on your convectors. The filter change which is done by the staff as a service does not constitute regular maintenance. There are many companies that do this work; Lakeside Terrace has received a proposal from Quality Air Service for complete cleaning and maintenance for

\$45.00 per convector. Information can be obtained from the office or on our Web site (under Repairs & Maint). Quality Air Services can be reached on 301-495-9500 or email at ( HYPERLINK "http://www.sales@qualityairservices.com"

[www.sales@qualityairservices.com](http://www.sales@qualityairservices.com)) This service thoroughly cleans the inside of the convector and makes sure the drip pan drains properly to remove any condensation.

There needs to be air flow both to and from your convector. You know to keep the top of the convector free so that chilled air blows out. But you also need to have air flow coming in the bottom of the convector. This means do not put furniture up against the convector that blocks this air flow.

Problems with water leakage can happen when there is condensation in and around the convector. If you set your thermostat up so high that the air-conditioning does not come on, the chilled air still continues to circulate through the pipes. As the air outside gets warmer, there can be condensation. This also happens when the thermostat is in the “off” position. The thermostat should be set no higher than 76-77 degrees to ensure that it will come on occasionally in hot weather. Having the air blow out reduces the humidity in and around the convector. You may think you are conserving energy by not using the convector, but it can end up causing you problems with water leakage. If the water damages an apartment below you, you are responsible for any repair.

Don't have the windows or doors open in hot weather because this will cause condensation on the outside of the convectors as well as the inside as the moist outdoor air comes into your apartment.