

Lakeside Terrace

Con-Do-It

www.lakesideterracecondo.com

Lakeside Terrace Condominium Association

August 2011

PRESIDENT'S MESSAGE

As another method of outreach, for the July meeting the Board split the Open Forum and the meeting. We held Open Forum in the 7501 lobby, and we held the Board meeting in the 7505 Community Room. This enabled those for whom it is difficult to walk to 7505, as well as all other 7501 residents, to easily interact with the Board, as a whole, face to face. We had a lively session that covered largely laundry room and decorating issues. Board members left with a list of action items.

While listening to the committee reports at the Board meeting in the Community Room immediately afterward, a co-owner can be impressed with all of the activity that either is or has been taking place at Lakeside Terrace.

The Decorating Committee hosted an open forum moderated by Gail Ritchie on July 19 that was well attended and resulted in many ideas for how you want your Community Room redesigned for attractiveness and multipurpose functionality. Our goal is to unveil the new Community Room at the Holiday Party in December. So, if you have ideas, please share them with Chair Barbara Barracato now.

Social Committee Chair Len Blank discussed his plans for offering more opportunities for community engagement. Whether you are a new resident who wants to take the first step of becoming involved, or you are a long time resident who is motivated by the more attractive atmosphere, Len needs your help to implement his ideas and your input to implement other ideas. Please contact him or keep an eye on mailroom postings announcing the next Social Committee meeting.

Pat Dunigan, Landscape Committee Chair, discussed how the fence along the lake might

be beautified now that the barbed wire has been removed. Unfortunately, removing the fence in its entirety creates too much of a liability for the community, especially now that there appear to be more children at LTC.

Lastly, if you've wandered to the back of the property during your walks, you've seen the activity in preparation for the rehabilitation of the tennis courts: removal of dead or dying trees, or trees whose roots have damaged the existing courts and the removal of the fence. In addition to rehabilitating the existing tennis courts, a basketball hoop will be installed and a half basketball court will be striped. The Board is also thinking about a Pickleball option. Anyone interested in organized promotion of these sports activities should contact Len Blank. Our goal for opening remains Labor Day.

For those of you who have August vacation plans, do have an enjoyable and rewarding trip. For those of you who do not, please stay cool and think about getting involved with your Community if you aren't already.

Greg Kaminski, LTC President

CARS A PROBLEM FOR EMERGENCY WORK

A large branch fell from a park department tree onto the A Parking area in front of the lobby early August 3, lightly damaging a couple of cars and requiring other cars to be moved for the emergency tree work. Several cars did not have their required hang tags visible to help the office to identify their owners. When cars do not have the Lakeside Terrace ID tags showing so they can be quickly identified and moved, it slows down the work. If they are not identified and the cars have to be

moved, their owners can be charged for being towed to another area.

Every car parked on our property is required to have a hang tag displayed. It is an easy process to get one in the office. The tag can be hung from the mirror in the front window or placed where it is visible from the rear window. Work on the grounds or emergencies from time to time result in situations where cars must be moved unexpectedly. Make sure your car and your guests' cars are properly identified.

TENNIS COURT RENOVATION

As Greg mentioned in the President's Message, the tennis court rehab is well underway. The fence is down, and a number of problem trees and bushes have been removed.

The next steps involve replacing fence posts and net posts, and resurfacing the courts. The workmen have been progressing steadily. The posts have been set in concrete and will have to cure for a couple weeks before the new (black chain-link) fence can be installed. The courts will be covered with several layers which will raise the surface about 5 inches. The top layer will be an asphalt base with a green surface.

In order to increase the versatility of the courts, it is planned to have a basketball hoop at one end of one court and to have contrast striping for basketball on that end.

Access to the courts will be by the same Medco key used for the entry doors.

COMMUNITY ROOM RENOVATION

Planning for the Community Room Renovation has begun. Gail Ritchie led an open meeting in July to gather ideas from the community on improvements they would like to see and ways they would like the room to be used. The summary will be made available to the decorator and designer. It will also be posted in the mail room for the community to view.

PLANTERS FOR B BUILDING

Have you noticed the handsome new planters in front of the 7501 entrance? In response to the July LTC Con-Do-It, Cheryl Fajardo

stepped up and organized the project. Several residents of Building B provided monetary donations, potting soil, plants/planter, and friendly advice. Special thanks to Mr. & Mrs. Weeks, Mr. & Mrs. Altman, Lee and Carol Landesberg, Ms. Sue Floyd, Ms. Lorraine Kuchmy, Ms. Gloria Speelman, Ms. Elaine Cromwell, Ms. Carol Getzinger and to others who have helped, and in particular to Ms. Fajardo for her organization. Please stop by and admire the new tall black planters and their flowers.

ITEMS FROM THE BOARD MEETING

Financial Summary: No report. The financial report summarizing the end of the fiscal year is expected in mid-August from Legum & Norman.

Zoe Huang, LTC Treasurer

New Business:

- A motion was approved to rewire the unadressable alarm pull stations in the A and B garages, not to exceed \$2000 per building.
- John Blanton is to talk to Manders about the painting around the door frames.
- Andrew Stone agreed to bring to the next meeting the requirements for FHA certification which might help buyers obtain real estate loans.

Property Engineer: John Blanton reported on a number of current projects: the tennis courts and the associated tree removal, the fire alarm repair, replacing the rooftop exhaust fans on the 30 wing and 20 wing of 7505.

Management Report: Andrew Stone, our interim representative from Legum & Norman, had no information on the water savings program. He said that our lawyer is currently reviewing the documents on the fire hydrant project, and the reserve study has begun.

Social Committee:

At this time we are hoping to have **our annual picnic** in September, with Pat Dunigan organizing and **a Yard Sale** in October.

We are continuing to build a group of volunteers who act as **floor captains**: people who are willing to look in on neighbors who may need a helping hand, to welcome new

neighbors and generally to add some social connections on each floor so that our community will feel more like a neighborhood.

The Social Committee will have a meeting this month on **Wednesday August 17 at 7:30** in the Community Room in Building A to discuss these activities.

We welcome help of all kinds. If you are interested in participating in an October yard sale or in volunteering to become a floor captain, please let me know

Len Blank, chairman Social Committee

Landscape Committee: Several members on the Landscape Committee walked the property with Mark Dunigan of Dunigan Landscaping to look at a few problem areas. He will provide estimates at the August Board meeting for work suggested by the committee.

Decorating Committee: The Decorating Committee is continuing work on the pictures and rugs for the lobbies. The committee has purchased a few pictures for the lobbies, but is waiting on two large pictures which have been ordered. When they arrive, all the currently held pictures will be hung.

The committee will be making the final selection on the lobby area rugs. They have been waiting for color samples from the representative. It will be several weeks after the lobby order is finalized for the area rugs to arrive.

Glass tops for the lobby tables should be arriving soon. They have been on order for several weeks.

The problem carpet in Building B has been replaced with the extra carpet that came with the original order. The company is replacing that carpet. When the order arrives it will include additional carpet for the office. The office carpet will be replaced at that time.

Open Forum: The Open Forum was held in the elevator lobby of B Building prior to the July Board Meeting.

CARDS AND THE WASHING MACHINES

At the July Open Forum, a resident complained that he had been having problems with the washing machines reading his card.

His solution was to pound the machine, but obviously he recognized that a better solution must be available.

What can be done?

- Sometimes jiggling the card helps. Try it on another machine. Some readers are better than others.
- Take note of the number on the machine that won't read the card and report it to Coinmach. The telephone number is on the last page of this newsletter under "useful numbers".
- If your card does not work at all, phone Coinmach. They should replace the card at no charge, though it may not get to you for a week or so. It took two tries for the editor to get a replacement card, but it did come.
- Buy a second card. Sometimes one will work when the other does not.
- Stop by the office. They have offered to help.

The laundry rooms are due to be updated this year and will include new machines. The Board chose to start on the community room which was considered to be of greater interest to the community, but the laundry rooms are next in line for updating. New card readers on the machines should improve the erratic card reading.

LOBBY WINDOWS TINTED

The Lobby windows have been tinted in both lobbies to cut down on sun damage to the furniture. The office has been tinted with a darker film in lieu of vertical blinds which have been dust collectors.

REPLACING FUSE BOXES AND DOORS

Another Open Forum issue raised was the possibility of getting a community price for upgrading fuse boxes and front doors.

Some of the units have old style button fuses that pop up when overloaded and some have switches that have been painted over. These can be a safety issue, and should be upgraded. John Blanton said that when the filters are changed in the fall that the staff will also check the fuse boxes and let the owner know if the fuse box should be upgraded. He will also look

into seeing what kind of a price he can get if several owners decide to upgrade their boxes.

He will also look into a price for replacing front doors if several owners should choose to do so.

CONVECTORS AND MOISTURE

Did you know that you should not turn off the thermostats in the summer while you are gone to save on energy? The problem is that cooled air circulates through the pipes whether the thermostat is on or off. As the heat in the room rises, if the fan is off, water condenses from the pipes and drips on the floor causing moisture problems on the rug or floor or into the walls by the pipes and may cause mold to form. It is better for your unit to set the thermostat at a reasonable temperature so that the fan turns on and off, keeping the room at a stable temperature.

In any case, the humid air movement through the convector's fins at the top will over time cause a low level of mold to form. Residents should make a practice of cleaning the fins with a cloth dampened with a dilute bleach solution whenever you notice any signs of mold starting to grow.

SUMMER MOVIE NIGHT SCHEDULE

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

Date	Movie	Rated	Year	Type
Aug 11 (Thur)	As Good As It Gets	PG 13	1997	Romantic Comedy
Aug 25 (Thur)	Little Miss Sunshine	R	2006	Adventure Comedy

We have moved movie nights for July and August to Thursdays because of other events in our community that occur on Wednesday nights.

The Movie Club welcomes your input. Please contact Len Blank with your suggestions and comments

TENNIS ANYONE?

In anticipation of our new tennis courts which will be available by the beginning of September, Ms. Cheryl Lynn Fajardo would

like to know if there are residents interested in tennis lessons or if there are possible volunteers able to instruct. In addition she is assembling a list of those interested in playing tennis. If you are interested please contact Cheryl Lynn via email at cherylmailboxctr-1st@yahoo.com. Please share your name, email address, phone number, and if you are a beginner, intermediate, or advanced player. She looks forward to hearing from you.

Aloha Oe, Cheryl Lynn, B125

FIRE ALARM REPAIRS

Two recent fire alarms in A Building were caused by shorts in the garage area wiring. As a result we are beginning the process of replacing the wiring in both the A and B Building garages with updated alarm devices that can distinguish between shorts and actual fires, so that alarms will sound only for smoke and fires. The alert for a short will go directly to the property manager to correct.

The alarms on the residential floors are already devices that can make the distinction between shorts and fires.

GARAGE CEILING REPAIRS

During a recent move, residents brought a U-Haul truck into the A Building garage and it damaged the ceiling. The damage has been repaired and the resident responsible has paid for it.

Please use their experience as a reminder that trucks are not allowed in the garage area because of the low ceilings. We have access roads behind the buildings for all deliveries and moves. It is the responsibility of residents that all contractors and anyone helping with deliveries or moves are aware of the access roads.

A second repair involved the 30 wing of the B Building garage. Several ceiling tiles became water logged and fell as the result of blockage in the conductor drain lines. The lines were cleaned out and the ceiling left open to dry before the tiles were replaced.

Residents can be helpful in spotting potential problems if they see ceiling tiles sagging. The problem is usually water which is absorbed by the ceiling tiles until they

becomes too heavy and collapse. If you spot a garage ceiling tile sagging, ask the office to check it out. Thanks. The water can come from individual units or from a number of pipes that carry water.

TRASH TALK

Recycling Plastics

- **Bottles: You can recycle most bottles.**
You can recycle the lids too, but take them off the bottles.
Exceptions: do not recycle anything that contained hazardous materials like motor oil or pesticides.
- **Plastic food cups and tubs and their lids are OK** *but wash them first*
- **Plastic flower pots, any color are OK**
- **Rubbermaid and Tupperware products** can be recycled.

Plastic that goes into the trash chute

- **All plastic bags, plastic wraps (Saran etc).** *They all go in the trash*
- **Plastics with the resin number 1 or 6.** *Bottles with the number 1 are OK to recycle, but nothing else...that means plastic knives and forks, clear plastic clamshell food boxes, 4 and 6 plant containers, jewel cases for CD's, plastic packaging—all go bagged into the trash chute*
- **All styrofoams...** *plastic egg cartons, Styrofoam coffee cups, foam peanuts and other foam packing pieces all go into the trash chute (or the dumpsters)*

WHAT IS PICKLEBALL?

(The following article is based on information posted on Wikipedia). Pickleball is an organized sport that is gathering fans. It began in Washington State in 1965 and is spreading across the US and Canada. Odd fact: The name for the game apparently came from the name of the family dog of one of the originators.

Pickleball is similar to tennis, but is more accessible to a wider range of players,

including children and seniors. The main differences are that the game is played with a hard paddle and a whiffle ball on a smaller court. As a result the ball moves about a third as fast as a tennis ball. The rules combine elements of badminton, tennis and table tennis. The court is the size of a badminton court, but the net is a tennis net, usually two inches lower. The smaller area combined with the slower moving ball makes pickleball easier to play than tennis.

The Board is considering buying a set of paddles and balls to be available for check out.

More information is available online. But with our new tennis courts, we may want to encourage people to give this game a try if tennis is too active a choice for them or if they would like an informal game for families.

WE HAVE A NEW OFFICE MANAGER

Please stop in the office and meet our new temp office manager, Jerry Israel. Jerry is replacing Rick, a temp from Kelly Services who has been here this last month.

Jerry is a longtime resident of the Rockville and Potomac area and has experience with homeowners associations. He has a business background, is a New York Life insurance agent and a notary public as well. He also is an avid golfer and enthusiastic grandfather. Please welcome Jerry.

“HOUSEKEEPING”

Dogs

A couple of residents have had visitors recently who had their dogs with them and brought them into their units. Dogs are not allowed in the buildings under any conditions, and residents who allow them can be fined. Please make it clear to visitors that dogs are not to be brought into the units.

Yes, elevator pads are coming

New elevator pads to protect the elevator cabs have been ordered, and we all will be glad to have them arrive! John is also preparing new protector mats for the floors to replace the stained floor mats.

The next Board Meeting

The next Open Forum and Board Meeting will be held Tuesday August 23 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 by 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.