

Lakeside Terrace

Con-Do-It

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Lakeside Terrace Condominium Association

DATE February 2010

PRESIDENT'S MESSAGE

Greetings from James Mayo,

A resident whose bank demanded to know in detail “what our high condo fees paid for” came this last week for help. The resident had prepared a list of categories for his individual condo using the same percentage relationship as that of the total Association assessment. I think this is a great approach. If you recall, I recently calculated the cost of just the utilities paid by the fee and I thought, “Why not pass on the entire listing?” So here goes:

32% for utilities,
25% for replacement reserves,
17% for administrative (including insurance),
15% for payroll,
5% for service agreements ,
3% for repair and maintenance,
3% for pool, taxes, special projects, and contingencies,
100%

Multiply your condominium fee by any of these percentages to determine how much in dollars you are paying for each category.

The second largest cost in this list is “replacement reserves”. What are these and what do you get for them? Simply stated, they are funds for planned lifecycle asset replacement. We had ignored this concept for some 30 years until a half a decade ago. As a consequence, an asset replacement required a loan that we will finally retire this year. Another year we paid an assessment that doubled our condominium fee for that year. So consider replacement reserves like paying insurance premiums for big ticket items that are

certain to come. Presently our prospective and on-going replacements for the next five years add up to \$1,715,000. The fire hydrant repair is not included in this replacement list.

James Mayo
President LTC Board

BOARD MEETING JANUARY 26, 2010

President's report:

- President James Mayo has proposed a change in the way the Board and the residents interact. A resident forum will be held once a month in each building. All residents, owners and renters will be invited to voice their concerns and to make recommendations to improve the quality of life in our community. One or more members of the Board of Directors will attend each resident forum. If you have any thoughts or suggestions please call the office, give your apartment number and pass along your views.
- A time for resident expression would continue to be provided before each regular board meeting.

Special Action

- Our Treasurer Margaret Skelton has resigned from the Board because she will be moving shortly. Ms. Dunigan nominated Carol Getzinger to fill in as a director for Margaret's remaining term which ends in May. Carol accepted, and the Board voted for her to be seated. The Board is working on reassigning the treasurer's duties for the remaining term.
Ms. Getzinger was asked in part because she is the current editor of the Con-Do-It, a function of the Board .

- Mr. Mayo nominated Nancy Almay to chair the Budget Committee that will be forming shortly. Nancy Almay is a former president and is experienced in the budgeting process. The Board approved her nomination. (Please see the article below for more information concerning formation of the committee.)

Financial Summary:

There is no treasurer's report due to the December 1 resignation of Margaret Skelton from the Board. Our Management Agent, Mr Algner has provided a financial summary dated Dec 31, 2009 which is posted in the mail rooms. The numbers below come from that summary:

- The current Replacement Reserve Fund is \$1,013,677.
- The cumulative delinquent assessment balance is \$100,469. See the additional discussion in the management report.

Social Committee:

- The movie nights continue to be a success with about a dozen residents in attendance. No expenses have been incurred at this point. The LTC Association appreciates the work of this committee to keep this community activity going.

Management report:

- The proposed date for the annual meeting is Tuesday, May 25, 2010.
- Three director positions are up for election: James Mayo, Pat Dunigan, and Margaret Skelton's vacancy.
- Budget work for fiscal year 2011 will begin with the February Board meeting, Feb 23, 2010.
- **Important information:** Our banking is being moved from BB&T to the Community Association Bank (CAB). The transition will be made in April. New coupons will be mailed in March to people who pay by coupons for use beginning in April. Owners who pay by online electronic fund transfers will need to update their information. Watch future issues of the Con-Do-It for more details.

- The draft audit for the fiscal year ending June 30, 2009 has been received. It shows a slight increase in the operating deficit of -\$15,407.
- Delinquencies are the highest they have ever been. 5.62%. Most of it is by a handful of delinquent accounts due to bankruptcies, foreclosures, chapter 7. The auditor recommends that we write off some of the bad debt. Mr Algner will have an attorney make recommendations about what should be written off. The funds we would write off are those that we do not expect to be able to collect. However that would not stop the effort to collect the debts for the present. It will just give the books a more accurate financial picture for our association.

Property engineer:

John Blanton reported on the following:

- Two new water heaters have been installed. Most of our major systems now have back up capability.
- Maintenance of the fire alarm system was carried out by Adcock Electric.
- Mr. Blanton has been working with Quality Air to schedule closing of the chase holes at the reduced pricing of \$44 for each hole repair. The office is following up on the units that haven't yet responded to see if we can get more to sign up for the repair. (See the article below for more information.)
- Mr Blanton requested approval for recommended chiller preventive maintenance by the company R.F.M. for \$6,460. The chiller system generally has a 20 year lifespan as long as it is properly maintained. It was moved and voted to approve the chiller preventive maintenance by R.F.M. for \$6460.
- An illegal move-out in Building B occurred last month. The owner was contacted and a fine assessed.
- Following a discussion of the office hours (8-5 with lunch from 11:30 to 12:30), Mr. Blanton said that he will see that a notice is posted whenever Vivian is out of the office for some reason.

- During the open forum discussion on paving by the A Building, Mr. Blanton raised the possibility of dividing the job, and proceeding with the repaving project behind the fire hydrant. He said he would check to see if it would be financially feasible.
- Mr Blanton expressed thank you to the residents on behalf of the staff for their contributions to the holiday gift fund

Open Forum Issues:

- Status of the Fire hydrant and repaving project.
 1. The fire marshal determined that we do not have adequate pressure from the hydrant at the lower end of building A. That hydrant now has a plastic covering to indicate it is not to be used. Two other hydrants on our property do have adequate pressure.
 2. At the same time WSSC has a pressure problem in the pipe that provide water to our building. However we don't know how much our low pressure problem is related to WSSC's until WSSC locates the nature of their feeder problem. They are waiting for warmer weather to assess the problem.
 3. The original solution that our consultant proposed is extremely expensive for us and includes a number of add-ons. If there is a simpler solution, it will be a significant saving for us.

Repaving will follow the hydrant repairs. Part of the repaving project involves the parking in the tennis court area and fixing the trash pad behind B building. John Blanton suggested that we see if it is feasible to go ahead with this portion of the repaving project as it has already been on hold for a year and a half.

Money is accumulating in the reserves to help pay for both the repair and repaving. Our reserve reflects those expected large bills.

- The Board is planning to mount some security cameras to monitor the parking areas. The estimated cost is \$11,000, with our in-house staff doing some of the supporting wiring. Mr. Algner has recommended that we wait until April when our financial situation is clearer for this fiscal year.

- We have had inquiries whether it is possible to have Verizon FIOS made available. We have had a contract with Comcast for many years. Mr Blanton will check to see whether there are current contractual obligations that might interfere with possible conversion to Verizon FIOS.
- President James Mayo said that Margaret Skelton had agreed to get bids for redecorating the lobbies.
- A burglary was reported in December in Building B. It was not a forced entry and remains a police issue at this time.
- A request was made that approved minutes and financial reports be posted in the mail rooms in a timely manner.
- A request was made to put a room number on the community room to make it easier to find.

BUDGET TIME IS HERE

The time has arrived to develop the Association's budget for the coming fiscal year (July 2010 to June 2011). The Board of Directors has approved Nancy Almay, a former LTC President and Treasurer, to head the Budget Committee which is forming now. The committee is made up of volunteers from our community. The work of the committee shapes a vital part of our financial health. It is an opportunity to learn about the costs we all share and must plan for.

If you are interested in working on the committee, please call Nancy at her home phone: 301/ 469-8925 by February 19th. She will put you on her list, answer any questions you may have and arrange the meeting times.

The main part of the preparing the budget takes place in the month of March. The budget must be ready to present to the Board no later than mid-April

Please consider volunteering, today!

NEW SIGNAGE AT OUR DOORS

We are in the process of placing signs in both buildings entrances and in our garage area. Several residents have indicated security concerns with the ease that non-residents can enter the lobbies when residents open the door

for them or when they allow them to enter at the same time residents come in

The new signs will be posted shortly at the doors asking that you do not let people in if you don't know them. All visitors should be buzzed in or escorted in by the people they are here to see.

Although it is not known to be a major problem at this time, cooperation will make all our homes safer.

**CONVECTORS AND CHASE HOLES
Deadline March 1**

More than 120 of the units in our condos have holes in the chases where the convectors are connected. It has become apparent that these holes can become entry points for fungus if the conductors are not properly cared for as well as for small critters/bugs. It is strongly recommended that owners close them off to prevent problems.

The chase holes are related to the way newer convectors are connected to the chase. When the filters were changed last fall, the check list left by the staff indicated if there were holes in the chases in your unit.

To assist owners, Mr Blanton negotiated a special price for the association with **Quality Air Services at \$44 + taxes for each convector chase hole** that they close. This price is a 50% discount over the standard price. However, the last day this price will be available is March 1, 2010. The chase holes are tentatively scheduled to be repaired during April.

The office has an active list for unit owners to sign up for this recommended repair. You may also confirm with the office whether or not you are on the list as having chase holes if you are uncertain or no longer have your fall check list.

NEW DIRECTORIES

The new directories for each building have been on order since December. One has been received. As soon as the second arrives, they will be mounted and names and apartment numbers posted. They are expected to be in place sometime this month.

**ELEVATOR ENTRY DOOR AREA
Another new sign**

A reminder for all: Residents need to be alert for cars on their way in and out at our garage level elevator and stair areas. At the same time if you are driving, it is vital to keep your speed down. The stairs open directly into the areas common to both pedestrians and cars, and oftentimes the corners restrict everyone's vision. Many residents have had surprise encounters and are very aware of the potential danger. We have young, elderly and distracted people all using these areas. Please watch for others and drive slowly with attentive caution.

MOVIE NIGHT SERIES

All are welcome to join in this ongoing event for our community - an opportunity to meet your neighbors and to enjoy a free movie. All of the movies are borrowed from either our residents or from the public library. We meet twice a month at 7:30 p.m. on Tuesday or Friday evenings in the Community Room in Building A (on the first floor of 7505 Democracy Blvd).

We have shown six movies since our beginning. Two more are scheduled for February. The flier for each movie will be posted in the mail room areas a few days before each event.

Movies for February

Feb 9, 2010 Tuesday	A Fish Called Wanda
Feb 26, 2010 Friday	Chicago

LTC "LIBRARY"

In the upper lobby area of each building there is a cabinet containing books donated by residents. Any resident is invited to take a book that interests them, with no check out or time limits, and not even a requirement that it be returned.

If you have any books you no longer want you may donate them to this library. This can be a nice resource for residents and, since it is hidden behind cabinet doors, may not be known to all. It is up to the kindness of residents to try to keep some order to the shelves.

Office information

Our Office Manager will be on vacation February 11 and 12; the office will be open however..

NEXT BOARD MEETING

The next board meeting will be held February 23 in the Lobby in 7501 B building. There will be an open forum at 7:00 pm at which you may ask questions or raise concerns. Minutes of the Board meetings are posted in the mail rooms and on the LTC web site.