



LAKE PLACE

NEWS!

Spring 2008

President's Letter

Dear Lake Place Residents,

Last month, the Association held its Annual Meeting on March 17th and the residents elected two members, Sara Weir and Don Burch, and re-elected me, to serve on the Board for the next three years. Treasurer Bill Barry reviewed the results of operations for the fiscal year ended March 31, 2008 which showed expenses approximately \$20K excess of income. Bill also presented the budget for fiscal 2009, which was unanimously approved, and which required an increase in common charges of six (6%) percent. We then discussed various items of concern to our

community, including roofing, painting, long range planning, electricity costs, and various other matters. One specific item discussed was the beach, and the general consensus seemed to be in favor of abandoning the current sandy area, due to the difficulty in keeping its condition clean and free of debris. The Board is looking at options, including replacing the sand with rocks. The meeting was adjourned by 8:45 p.m.

On March 18th, the Board held its organizational meeting and re-elected the following Officers of the Association for the coming year:

President	Helen Oster
Vice President	Mary Principe
Secretary	Sara Weir
Treasurer	Bill Barry

We look forward to seeing more of all our friends and neighbors as the weather warms up. Before we know it, the pool will be open. But for now, enjoy the spring! -- **Helen Oster**

From the Managers Desk

Spring is finally upon us here at Lake Place, and the spectacular spring colors are blooming. It is a continuing pleasure for me to be manager of such a beautiful community. We work closely together with your Lake Place Board of Directors and its Committees on current projects and future projects to insure that the (continued pg. 2)

Lake Place Condominium Association Board of Directors

Executive Committee

Helen Oster, President
Mary Principe, Vice President
Bill Barry, Treasurer
Sara Weir, Secretary

Board Members

Bob Dibuno; Arlene Haynes
Nancy Imperato; Radames Lamenza
Don Burch

Committees

Long-Term Planning

Nancy Imperato

Rules

Mary Principe, Arlene Haynes

Buildings and Grounds

Radames Lamenza, Bob Dibuno,

Recreational Facilities

Mary Principe

Communications

Sara Weir

Webmaster

Arlene Haynes

Beautification

Mary Principe, Arlene Haynes

Property Management

Imagineers, LLC

203-312-1183, Fax: 203-463-3299

Paul Robitaille, Property Manager

203-797-8665

highest level of service that you expect continues. Many projects have been completed, and many more are planned. Soon the pool will be opening, and we would like to remind everyone to please be sure to use the pool safely. Memorial Day is just around the corner, and the pool is scheduled to open that weekend. Enjoy the pool all summer long. Please contact me with questions or concerns: 203-312-1183 or by e-mail at probitaille@imagineersllc.com. -- **Paul Robitaille, Association Manager**

Long Range Plan Update

As I was charged with the responsibility of having the reserve plan updated and formalized, there were a variety of issues to be resolved prior to it's being formulated. Imagineers, our property management company, provided the Board with a preliminary report that included pertinent data and a history of the maintenance in our community. In the meantime, using suggestions of firms from Imagineers and other industry sources, I researched, interviewed and spoke to references of several different engineering, reserve firms. We chose Advanced Reserve Solutions (ARS) based in New Hampshire. Our community was visited on March 22nd by a gentleman named Michael Callahan. He is the Regional Vice President of ARS. He did a site inspection, looking at all the major areas the Board felt will need addressing, such as fencing, the roadways, and lighting to name a few. Once Mr. Callahan has created the data and his recommendations, it will be incorporated along with Imagineers information into one complete report. The material is expected to be ready within the next few weeks. The Board is anxious to have this information so we can begin its implementation. We want to make sure it is the best and most complete data available, so we will be patient. Call me, 203 798-0246, if you have any questions. --**Nancy Imperato**

The Grounds of Lake Place

We have started to trim and remove dead trees. We are also reviewing the feasibility of replacing damage privacy fences with the new vinyl fence that was on display at the clubhouse. Repairing privacy fences is very costly and replacing our current wooden fences with vinyl will pay for itself over a rather short period of time. We have also embarked on replacing shrubs for various units within the complex that were either removed last year or have died over the past winter. In short, I expect a busy season in maintaining the beautification of Lake Place. -- **Bob DiBuono**

Springtime Rule Review

As a resident living at Lake Place Condominiums we all, of course, know our condo rules are in place so that we can all ensure the overall beauty of the complex and treat all who live here fairly. At each of our closings, we were given a large book with the Lake Place Declaration that outlines our rules. We agreed to abide by those rules when we signed our closing papers. To make things easier, we have a smaller handbook size rule book which is a subset of the very large book. (Please keep in mind, though, that the legal binding document is and always will be the Lake Place Declaration, not the handbook size rulebook.) Lake Place's attractiveness is based on conformity of look and one of the big reasons we all chose to live here. Many of the rules relate to this aspect of condo living. As is always done periodically, this spring the rules committee will be doing a complex inspection (continued page 3)

to make sure we are all in compliance. We will be looking at such things as: curtains, blinds (they must be white or off white); the color, style of the screen door; the type of outside lanterns; whether there is anything attached to the outside of the buildings, etc. We will contact unit owners who are not in compliance. Letters will be sent listing the violation(s) and providing an opportunity to comply. Fines, which are what our rules require in the event of continued non-compliance, are always a last resort and we like to use as little as possible. Please take some time to review the Rules book and take measures to remove all violations, even if they happened before you bought your unit. If you need a copy of the handbook or have any questions, contact MARYLAKEPLACE@Yahoo.com or 203-778-3015. Thank you in advance for your help!

--Mary Principe

Summer Job Opportunity

Would you like to make some extra money in a few minutes a day? We are in search of a resident, or two, of any age who is/are willing to take care of the pool for a short time twice a day. The work is simple: Unlocking and locking the pool bathrooms each day; cleaning out the automatic pool skimmers; checking/recording the chlorine/ph levels; general pickup around the area; and letting Imagineers know if there are any problems. Opening could be any time before 9 am and closing any time after say 8 pm or so. We will provide training. To discuss in detail, please call Mary Principe 203-778-3015 or Marylakeplace@yahoo.com.

Spring with the Garden Club of Lake Place

It is that time of year. Joy! Joy! Time to be thinking of planting the flowers at our entrances and focal gardens. We get together early in June and plant some annuals at our entry walls and Clubhouse entry. If anyone would like to assist, we would be ever so grateful to have you join us. Any questions, contact Arlene at 203-790-5329, aahaynes@snet.net. We will again be offering each area island annual planting funds, not to exceed \$50 per island. For those who do their islands please submit bills to Imagineers for payment. I also need to make you aware that previous owners of units may have planted Ivy in some common areas. Vines are not the responsibility of Lake Place. It is the responsibility of the unit owners to either pull these vines or cut them back from fences. They can seriously damage the fencing and the siding of the units. It will be the responsibility of owners if vines cause damage and based on inspection will include the removal of such vines. – **Arlene Haynes**

Neighborhood Watch: Commonly referred to as “CrimeWatch”

Our Board invited the Danbury Police Officer Mortera to give a lecture about safety at Lake Place and surrounding areas: i.e. malls, autos, identity theft. It was held at the clubhouse in February. This meeting had our poorest attendance by residents for CrimeWatch thus far. Hopefully we can have a better turn out next time. The more people that participate the more effective the program will be. CrimeWatch is a secure yet powerful tool for Law Enforcement, Emergency Management and Community Program Leaders. Assure your neighborhood’s protection and community involvement through quick communications, wide-spread dissemination of information, community interaction. It works!

Real Estate Report

Current Active Properties:

64 B unit \$329,900
119 D unit \$352,500

Removed from market

23 B unit \$354,900

SOLDS:

103 B unit 2/2008 \$290,000
169 B unit 11/2007 \$305,000
39 B unit 3/2008 \$340,000

For new residents who are not aware of the reference to style of units, We have five styles here at Lake Place. They are as follows:

- A- Small ranch style – 2 bedrooms 2 baths -1-car garage
- B- Small townhouse – 2 bedrooms – 2 ½ baths – 1-car garage
- C- Medium townhouse - 2 bedrooms plus den - 2 ½ baths – 2-car garage
- D- Large ranch style - 2 bedrooms 2 baths- 2-car garage
- E- Large townhouse- 2/4 bedrooms 2/3 ½ baths – 2-car garage

Similar to current activity in the Greater Danbury market, Lake Place appears to be weathering the down market. The last sale at Lake Place sold in less than 14 days due to price and condition. Interest rates remain very competitive; however, we are still facing a record low. Good condition, upgrades and location are definitely seeing shorter market times. Prior to listing it is a consideration to get a professional decorator in to stage the property. The premium care & condition our association enjoys, enables our community to be a desirable lake community for investors and resident homeowners alike.

--Arlene Haynes

Resident Handbook Available

If you were not at the Lake Place Annual Meeting on March 17, then you have not received your 2008 Lake Place Directory. If you would like one, please call or email the below-listed residents to get your copy.

Arlene Haynes	Units 1-32	790-5329	aahaynes@snet.net
Helen Oster	Units 33-65	743-3486	HPoster@baldwintech.com
Nancy Imperato	Units 101-132	798-0246	Nancy_imperato@yahoo.com
Mary Principe	Units 133-164	778-3015	Marylakeplace@yahoo.com
Sara Weir	Units 165-195	743-2758	s1w8.lake@comcast.net

Annual Summer BBQ, July 19

Spring is in the air and that means summer can't be far behind! The Lake Place Annual Pool Party and Barbeque is July 19th. This year's event will feature a Mid Summer Night Dream theme. We are thrilled that Bob Schmidt will be joining us again to entertain us with his musical talent. A new and exciting feature for this year's party will be catering by Two Steps Downtown Grille. The menu will feature barbeque chicken and spare ribs as well as several types of salads and side dishes. We will also be holding our first ever pie and cake bake off! If you have a famous family favorite or have been waiting to try out a new recipe, enter to have your dessert judged Best of Lake Place! More details will be forthcoming. Finally, we will need several strong volunteers at 4 p.m. on July 19th to help set up the pool area. Please call Lori Bran if you can help. 744-8855.

And Remember! Speed Limit at Lake Place is 15 mph