



# LAKE PLACE

# NEWS!

Summer 2008

## **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 Dibuono; 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 Dibuono,

#### ***Recreational Facilities***

Mary Principe

#### ***Communications***

Sara Weir

#### ***Webmaster***

Arlene Haynes

#### ***Beautification***

Mary Principe, Arlene Haynes

### **PROPERTY MANAGEMENT**

#### **IMAGINEERS, LLC**

249 West Street

Seymour, CT 06483

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

Claudia Ainsworth,

Property Manager

cainsworth@imagineersllc.com

Bob Croke

Superintendent

## **President's Letter**

My fellow neighbors,

Well, summer has officially arrived. The trees and flowers are in full bloom, the pool is open and in great condition, the beach is cleaned up with new sand, and the tennis court has a new net installed.

We held a pool opening party, complete with hot dots and strawberry short cake, a few weeks ago. All around us we see signs of ground work under way. Soon the annual painting project will start on units 1 through 35.

At this time, I'd like to say goodbye to Paul Robitaille, property manager at Imagineers who was in charge of the Lake Place Condominium complex for the last two years. Paul has left Imagineers and moved on to other opportunities. I'd like to express my personal thanks to Paul for his patience in working with me as I was learning my way in my new role last year. We wish Paul all the best in his future endeavors.

And we welcome Claudia Ainsworth, our new property manager. We look forward to working with her as she learns about the vital needs of our community.

The final plans are underway for another great annual barbeque party at the end of July. I hope to see you all there! It'll be a little different this year, catered by Two Steps. But those who want to can still bring something – why not participate in the first annual bake-off contest by making your favorite dessert!

In closing, have a great summer. And see you at the Town Hall meeting in September.

-- **Helen Oster**

**Remember! Speed Limit at Lake Place is 15 mph**

## **Personnel Changes Announced by Imagineers**

We regret to announce the **Paul Robitaille** has left our firm to pursue a new employment opportunity. We thank Paul for his years of service and we wish him well. We welcome **Claudia Ainsworth** as the new property manager assigned to serve Lake Place Condominiums. Claudia is located in the Seymour office of Imagineers. Please contact Claudia at (203)-312-1183 or [cainsworth@imagineersllc.com](mailto:cainsworth@imagineersllc.com) between 8 am and 5 pm, Monday – Friday for your maintenance requests and manager questions.

--**Karl P. Kuegler**

## **Cool Pool Party--And Thanks, Ben!**

The pool opening picnic was attended by around 50 people. Everyone enjoyed hot dogs with all the fixings cooked by Ben Himes, in his swan song appearance as chef (as he has now moved to South Carolina). Lake Place and the activities committee will miss his enthusiasm, ideas, and willingness to help our whenever needed.

### **Annual Summer BBQ, July 19**

If you haven't already, mark your calendars for the BBQ of all BBQs on Saturday, July 19th. This year's theme is 'Midsummer Nights Dream'. The event will be catered this year to ensure everyone has time to relax with their neighbors. A sellout is expected so call with your reservation as quickly as possible. The cost is \$25 per person. If you are interested in participating in the Dessert Contest that Helen mentioned in her Presidents Letter, contact any of the organizers directly. Also, a flyer will be created about this. Watch for it!. Any questions, contact Mary Principe 203-778-3015, Helen Oster, 203-209-0258, Lori Bran 744-8855, or Carol Elder 203-778-2015.



## **Activities for the Rest of 2008**

The Oktoberfest will be on Saturday October 13 at 7 pm in the Clubhouse. Is it limited to the first 50 who call and reserve a space. The price is \$10 per person. There will be sauerbraten, hot red cabbage, and baked beans. Hot potato salad, Bread, Black Forrest Cake, German Beer, soda, coffee and tea. Appetizers will also be served. Call Carol Elder 778-2015, or Elaine Neuberger 792-6485 for reservations.

And don't forget the Holiday Gala. The date is TBA, but will be the first or second week in December. It will be catered by Two Steps with 12 different hot and cold appetizers, a pasta bar, champagne, soda, coffee and dessert. This is complimentary and limited to two residents per unit.

## **Bridge Anyone??**

The Lake Place bridge group currently plays bridge at the club house on the second and fourth Thursdays of each month at 7:30 pm. It is a coed group with players at all levels of expertise. Anyone interested in joining the group should contact Janet Kahn at 748-4013.

## **Adopt-An-Island -- Plant Some Colorful Annuals!**

It is that time of year. Joy! Joy! Time to enjoy all our flowers at entry walls and Adopt-an Island. Many of our residents enjoy all the efforts in the Adopt-an-Island Program. I know they enjoy perennials; however, it is best to plant annuals in the common areas in front of units and Adopt-an-Island areas. Perennials come up every year, however, and they require much more attention than annuals do. Perennials often spread and become overgrown. Their blossoms/flowers are short lived, as well. (Continued on page 3)

Annuals can last 4 to 5 months and, in some cases, even longer. Please take this into consideration when selecting your planting materials and in the future.

We will again be offering each area island "annual" planting funds up to \$50. For those who do their islands please submit bills to Imagineers for payment. If you have any questions please call Arlene (203) 790-5329 or email: aahaynes@snet.net.

### **MANDATORY Dryer Vent Inspection Program Reminder**

Clogged dryer vents are a fire hazard. Keeping them clean is not an option for any of us. Time is running out to comply with the mandatory dryer vent inspection program.

All owners need to have scheduled the inspection and any required cleaning of their respective dryer vent by contacting Garth at Complete Home Care @ 860-354-3609.

**Your dryer vent must be inspected and any required cleaning or repairs completed by no later than Thursday, July 31, 2008.** If Imagineers does not receive a confirmation from Complete Home Care or directly from a unit owner by Thursday, July 31, 2008, then a daily fine may be charged to your account for each day until the required report is received. Please help us avoid the implementation of fines. The inspection cost is covered by the Association. The cost of any required cleaning or repair is the responsibility of the unit owner. The cleaning is conducted by vacuuming and brushing the entire dryer vent. The cleaning cost will typically be between \$60 and \$80, plus tax. Residents should pay the contractor directly for cleaning or repairs at the time of the service. Although Complete Home Care is the preferred vendor for this service, unit owners may use any other licensed and insured contractor to perform the cleaning and repairs.

This is a preventative maintenance measure. The cleaning will prevent lint build up in the vent. Removal of built up lint will reduce the risk of a dryer vent fire and will also help your dryer run more efficiently minimizing energy costs and wear on your dryer. In addition, compliance to this cleaning program is instrumental in helping to keep property insurance cost increases to a minimum. The Association is required by the insurance company to institute preventative risk management programs such as dryer vent cleanings to help minimize the risk of property loss due to a fire.

The Board of Directors would like to thank everyone that has already contacted Complete Home Care for their cooperation. If you should have any questions, please feel free to contact Imagineers at 203-312-1183.

**--Karl P. Kuegler**

### **Maintain Your Garage Doors**

Owners are responsible for the interior of their garage door and the mechanics to raise and lower it. Many doors are straining and making a lot of noise. Owners need to tighten all the bolts on the doors regularly and lubricate the bolts. For more information, call your garage door vendor for complete instructions.

**Don't Forget Inside your Unit. Replace your Water Heater  
if it is more than 10 years Old!**

### **Rule Reminders for the Outside of Your Units**

Just a reminder that residents must get permission for anything done to the outside of their unit including, but not limited to, new or upgraded patio or decks, new lights, changes to their patio, and new shrubs, to name a few examples. Also, if you plan to finish your basement or do any type of significant renovations you must notify the board in writing.

Also, fences are not allowed in any form except for the standard privacy fences. There are no exceptions to this rule.

**Keeping your Plantings Trimmed.** Per the bylaws, shrubs, small trees, etc. within the unit owner's privacy area must be pruned or trimmed so that it is not encroaching against the building and or privacy fence. This is the responsibility of the unit owner.

If not done, the association will take the necessary steps to hire a contractor to trim and/or prune the units in question and bill the unit owner for the services performed.

If you have any questions, please contact the Rules Chairperson, Mary Principe, 203-778-3015 or MARYLAKEPLACE@yahoo.com

**A Correction -- And Resident Handbooks are Still Available**

While you are thinking about this, please take a moment to get out your directory and make the following change. The phone number for Ray and Ann Hastings, Unit #120, should be 798-0042.

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

<b>Real Estate Report</b>			
<b>Current Active Properties</b>			
119	D unit l.level	\$352,500	Reduced to \$317,000
58	B unit	\$349,900	Reduced to \$339,900
133	B unit	\$359,900	
181	C unit	\$469,900	
171	E unit	\$520,000	Reduced to \$510,000
<b>SOLD</b>			
64	B unit	6/20/08	\$310,000
103	B unit	2/2008	\$290,000
39	B unit	3/2008	\$340,000
<b>No pending sales</b>			
<b>Rentals</b>			
14	Lake Place North	A unit (lower)	\$1800
2	Lake Place North	B unit	\$1930
55	Lake Place North	B unit	\$1995
29	Lake Place North	D unit (lower)	\$2100
		<b>5 styles at Lake Place</b>	
		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. This was largely attributed to it's correct list price and the condition of the unit. Interest rates remain very competitive however, we are still enjoying a record low level of interest rates. Better that average condition (units which have been well maintained) units that have been updated/upgraded and units with prime locations are definitely experiencing shorter market times.

For your information, prior to listing a home for sale, a suggestion strongly worth considering, is to get a professional decorator to come in and have them properly stage your property.

**Finished Basement Recommendation**

We also strongly suggest that if you have a finished lower level (basement) and do not have the necessary permits and certificate of occupancy for the remodeled space, to please start the process of securing them now. Please do not wait until you are ready to sell. Securing them is a relatively lengthy process which often takes two months or more to complete. The buyer's attorneys require them for closing a property and they are necessary for the resale of any property. Furthermore, it is an important safety feature for your property, as insurance companies require them in the event of any loss -- ie. policies could be null and void in the absence of proper documentation in the event of any loss.

**--Arlene Haynes**