



# LAKE PLACE NEWS!

Fall 2009

## **LAKE PLACE CONDOMINIUM ASSOCIATION**

### **BOARD OF DIRECTORS**

#### **Executive Committee**

Helen Oster, *President*  
Mary Principe, *Vice President*  
Sara Weir, *Secretary*

#### **Board Members**

Bob Dibuono, Eric Bran,  
Anthony DiPentima  
Don Burch, Ralph Sergi

### **COMMITTEES**

#### ***Long-Term Planning***

Mary Principe, Sara Weir

#### ***Rules***

Mary Principe

#### ***Buildings and Grounds***

Ralph Sergi, Bob Dibuono,

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

Mary Principe

#### ***Communications***

Sara Weir

#### ***Website: Kelly DeBald***

#### ***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**

Dear Lake Place Residents,

Before I address any other issues, it is with great sadness that I write to inform all of you of the recent death of our neighbor and Lake Place Board Treasurer, Jerry Ambrose. We will miss him and all the hard work he has done in his short tenure on the Board. Our thoughts and prayers are with his family at this time.



Last month, on September 12, the annual Town Hall meeting was held. About 35 residents attended. The Fiscal 2009 Audit Reports and the new 2009-10 resident's telephone directories were given out.

(Afterwards, Imagineers mailed both pieces to all unit owners who did not attend.) Here is a quick summary for those of you who were unable to make it to the meeting...

After introducing your Board members, all of whom were in attendance except Don Burch, I reported on the progress of the window replacement project, expressing our deep gratitude to Don for all the hours he has put in on that project this year. I explained a new policy that the Board recently approved, allowing unit owners to install their own windows or sliders under strict and limited conditions, after submission and approval of a variance request (details can be found elsewhere in this newsletter and in a separate mailing from Imagineers). I discussed gutter

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**President's Letter** (continued)

cleaning and lighting repairs, and the upcoming chimney inspections. Jerry Ambrose reported on our current financial situation. Mary Principe spoke about rules and a committee of four volunteers was formed to help her update the rules book. We clarified the association's responsibility for painting inside units where new windows had been installed. Carol Elder also spoke about upcoming events being planned by the Activities Committee.

Due to the resignation of former Board Member Nancy Imperato, subsequent to that meeting, your Board interviewed four qualified candidates for the vacancy, and selected Eric Bran, Unit # 161, to serve on the Board of Directors of Lake Place. Congratulations and welcome, Eric! We look forward to working with Eric as he serves out the balance of the term he has been elected to fill through 2012.

And that brings me to conclude this letter with yet another request for a volunteer who is willing to step into the role of Treasurer. Soon we will begin preparing the Fiscal 2011 budget and in the interim, that position is crucial in working with Imagineers to review and approve invoices and financial reports; and many of the other tasks that require either a CPA, or someone with an accounting or financial background with knowledge and understanding of financial statements. So once again, I am asking for your help in identifying an appropriate candidate. If you know anyone who fits this description, or if you have any interest in working with us in that role, please call (203-209-4258) or e-mail me at [HPOster@baldwintech.com](mailto:HPOster@baldwintech.com) and I will share with you what is involved in terms of time commitment and answer any additional questions you may have. We need to get someone "on Board" before the November 17th meeting.

Enjoy what is left of fall, as we head into the busy (and colder) holiday season!

**--Helen Oster**

## **From the Manager's Desk**

Fall is here. Many planned and unplanned projects for the year have been completed, or are in the last stages of completion. The window replacement project was a success and we are happy about the universal approval of the quality of the windows as well as the quality of the installer's work. This year's roofing is complete and the painting is almost done. There are still two more important projects that we are looking to finish: Gutter cleaning – which will take place toward the end of November after the leaves all have dropped; and chimney inspections. We are working on finalizing schedules and vendors for the chimney inspections and will prepare notices to be mailed to all of you shortly.

I would also like to ask that you refrain from feeding the birds as it attracts our furry friends, the squirrels who have caused a lot of damage to your buildings over the past year. If you must feed the birds please pick up the bird seeds from the ground (shop-vacs are recommended) at the end of the day and store unused food in a sealed container inside of your unit.

And, finally, another reminder that you can obtain account information or place service requests through our website, [www.Imagineersllc.com](http://www.Imagineersllc.com). Click on 'Condominium Management' and then 'login to my community.' (continued)

**Manager's Desk** (continued)

When calling our office, please remember to use the Lake Place direct dial number (203-312-1183), so that you always are directed to our staff dedicated to the Lake Place Community. You can also email my assistant Carolyn if you have questions, at [craming@imagineersllc.com](mailto:craming@imagineersllc.com), or me at [cainsworth@imagineersllc.com](mailto:cainsworth@imagineersllc.com). --**Claudia Ainsworth**

## **Lake Place Social Calendar**

The Oktoberfest party on Saturday, October 17 was once again a wonderful evening of good food, spirited conversation and a great time to get acquainted with new and old residents. The room was decorated in a festive mood and German music played in the background for all to enjoy.

The Holiday party, which is free to all residents, is scheduled for Saturday, December 12.

An Italian night will be held on January 23, 2010; and a St. Patrick's party is planned for March 20, 2010. Mark your calendars, and watch the mailbox for further details.

The Activity Committee is always in need of new members. Please join them to keep the community spirit alive. Phone Carol Elder at 778-2015 if you are interested. --**Elaine Neuberger**

## **Come Join a Lake Place Yoga Class**

Yoga has gained widespread popularity over the past few years. Yoga has been shown to help reduce back pain, arthritis flare-ups, and discomfort associated with a host of other chronic health conditions by increasing joint mobility, flexibility and bone strength. It can also help to bring about a greater sense of relaxation and peace. As a certified yoga instructor, I am interested in starting a yoga class for residents of Lake Place. The Lake Place Club House would serve as a wonderful location in which to practice. However, before I establish a schedule, I wish to better understand residents' interest levels and availability. With the holiday season upon us, it may be difficult to start classes until after the first of the year, but if there is sufficient interest, I would love to offer a trial class at the Club House at least once before mid-December.

If you are interested in practicing yoga at Lake Place, please contact me via email at [n\\_evertson@yahoo.com](mailto:n_evertson@yahoo.com) or phone (203-300-5177) before Monday, Nov. 9th so that I have time to set up the class and determine equipment needs. –

--**Natalie Evertson**

<p><b>Correction: Clint and Daphne Berry, Unit 171, 203-616-5527,</b> were inadvertently left out of the Lake Place 2009-10 Phone Directory. Please take a minute to write their name and phone number into your directories.</p>
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## **Rules Handbook**

A team of residents will be meeting in the upcoming weeks to work on revising the Rules Booklet. If you are interested in being part of this work group, please contact Mary Principe at [MaryLakePlace@yahoo.com](mailto:MaryLakePlace@yahoo.com)

## **Winter is not far away!**

To avoid frozen pipes, please disconnect hoses from outside faucets. If the outside faucet leaks, please get it repaired before the cold sets in. The outside faucets are a unit owner responsibility.

If you plan to be away for a winter vacation, do not shut your heat off since lack of heat could cause freezing of pipes. Damage resulting from freezing pipes will be billed to the affected Unit Owner. If you are planning to be away for an extended period of time, leave your heat on and hire a plumber to winterize your unit (including shutting off the water, opening the taps, introducing antifreeze to the taps, etc.). Also, please notify a neighbor or the Board that you will be away to ensure someone is looking out for any unauthorized activity in the area of your unit.

## **Turn Your Appliances OFF When You Leave Home!!!!**

Recently, a major fire happened in the Sterling Woods Condominium here in Danbury. It appears the people left home with their dryer on and this was the cause of the fire. Please make sure all appliances - washer/dryer/stove/oven/dishwasher are off every single time you leave your house. A fire can happen in a matter of seconds. Or, you can come back to a flood of water.

With the cold weather approaching, many of you will be using your fire places. Do not leave a fire unattended. Do not put fire ash in any type of receptacle ever. Burn only hard and dry wood to minimize creosote build-up. Do not use pressed logs. Do not use fireplace as a source of heat.

## **New Option for Window Replacement By Owners**

At a meeting held on August 15, the Board adopted a new policy, which will be implemented following notice to and an opportunity to comment from all unit owners. In the future, unit owners may submit a variance request to the Chair of the Building Committee, to replace their own sliders and/or windows, subject to the following conditions:

- (1) the unit owner must order ONLY the Board-approved Vetter slider or window;
- (2) the unit owner must contract directly with (and pay directly to) Woodbury Supply for the installation of any such slider or window;
- (3) the unit owner must agree to assume full and sole responsibility for (and cost to repair) any rot or other damage that becomes apparent when the old window(s) and/or slider(s) are removed before the new window or slider is installed [NOTE: Once the job is complete, all future repairs will be handled in the same manner they are handled for all unit owners]; and
- (4) the unit owner must acknowledge that replacing any windows or sliders will not relieve him or her of any future assessments which may be levied for future window/slider replacements.

Any unit owner who wishes to comment on this proposal should communicate in writing before November 30th to Claudia Ainsworth, Property Manager, Imagineers.