



# LAKE PLACE NEWS!

Spring 2009

## **LAKE PLACE CONDOMINIUM ASSOCIATION**

### **BOARD OF DIRECTORS**

#### **Executive Committee**

Helen Oster, *President*  
Mary Principe, *Vice President*  
Gerald Ambrose, *Treasurer*  
Sara Weir, *Secretary*

#### **Board Members**

Bob Dibuono, Nancy Imperato;  
Anthony DiPentima  
Don Burch, Ralph Sergi

### **COMMITTEES**

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

Nancy Imperato

#### ***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,

On March 16<sup>th</sup>, the Association held its Annual Meeting – probably the longest one in the history of Lake Place – and the unit owners re-elected one Board member, Nancy Imperato, elected one new member, Jerry Ambrose, and elected one past member, Anthony DiPentima, to serve on the Board for the next three years. We congratulate all three and look forward to having them roll up their sleeves and get to work! We also thank two retiring members, our former Treasurer, Bill Barry, and our former Chair of Buildings, Rad Lamenza, for their three years of hard work. Bill reviewed the results of operations for the fiscal year (to date) ending March 31, 2009 which showed expenses about \$20K in excess of income. Bill also presented the proposed Budget for fiscal 2010, which called for an increase in common charges of 7.2% percent and a special assessment of \$400K to be used to repair the worst of our windows and sliders. The Budget was approved by a majority of unit owners in attendance. While we waited for the ballots to be counted – and thanks go out to Kelly Mathews and David Paciello for acting as Inspectors of Election at the Meeting -- we discussed various items of concern to our community, including window replacement, roofing, painting, lighting, and various other matters. The meeting was adjourned at 9:45 p.m. (continued page 2)

**President's Letter** (continued)

April 21<sup>st</sup>, the Board held its first organizational meeting of the new fiscal year and elected the following Officers of the Association for the coming year:

President	Helen Oster
Vice President	Mary Principe
Secretary	Sara Weir
Treasurer	Jerry Ambrose

As winter finally leaves us and the weather warms, the trees bloom and the flowers blossom, I look around and am thankful that I live in such a beautiful complex. I look forward to meeting and greeting all my friends and neighbors as we all get outside to enjoy spring. See you at the pool!

**--Helen Oster**

**Property Manager Report: Workpeople, Critters & Website**

Spring is underway and along with the warm weather, flowers and greening trees comes renewed landscaping and building work for the complex. In addition, wildlife activity is becoming more noticeable. Here are some reminders:

**--Getting Information about Work Being Done or Planned.** As you see the workman about taking care of Lake Place, please contact Imagineers directly if you have any questions or concerns about work being done or planned around your unit or the complex. The workmen you see don't have the whole picture of what is going on and what is being planned.

**--Wildlife, Critters and Birds.** Wildlife is getting very active as the weather heats up. All residents are asked to be alert and send Imagineers a service request if they suspect squirrels are getting into any unit. These animals can cause a lot of structural damage if not reported and removed. In the case of mice, your association does not handle them. If you suspect a mouse is in your unit you should treat for it immediately or call an exterminator for assistance. We will gladly give you referrals if you like.

Residents' Bird Feeders continue to attract squirrels. Please help us to keep damage to a minimum by voluntarily removing all bird feeders as they attract these animals. At the very least we request that you clean any seeds that fall to the ground below feeders daily! Our experts recommend using a shop-vac as an easy way to accomplish this.

**--Ants and Bees.** Bees and ants are also making their way through Lake Place and your association will treat for carpenter bees and carpenter ants. Although these types of bees rarely sting unless you disturb their nest, they do cause damage to buildings by boring holes into wood, so please do call us if you see any activity around your unit so we can have someone come and check it out. The carpenter bee males are those that come swarming around your deck- but they do not have stingers- it is the females- that remain very close to the nest- that do sting, so steer clear of the nest and do not swat at them. Leave the area alone until we can have it treated. It is also perfectly normal to see a few ants in and around your unit as they are right now being disturbed by the landscaping, this will subside in a few weeks. If you suspect they are

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**Property Manager Report** (continued)

carpenter ants (very large black ants) let us know, so we can check and treat if needed. If they are ordinary ants we suggest placing a few ant traps around your unit.

-- **Imagineers Website.** Finally, a reminder about a tool being provided for you. The Imagineers website has proven to be very helpful if you are looking for forms or information about your account. You have immediate access to the information with no wait time for return calls from your management team. To obtain your initial log-in you will need your account number (found on your payment coupons). Go to our website at [www.imagineersllc.com](http://www.imagineersllc.com) . Simply click on the "Condominium Management" Tab, then click "Login to my Community" and follow the prompts. And, as always, please feel free to contact me with any questions or concerns.

-- **Claudia Ainsworth, Property Manager**

**Priority 1 Window Replacement Underway**

As the first step in the Priority 1 Window Replacement Program, as approved at the 2009 annual meeting, our window vendor, Woodbury Supply, has begun to measure windows and sliders in units 1 through 65. This double checking of measurements is in preparation of the first large window/slider order. Starting approximately five weeks after the order is placed Woodbury will begin the installation. The windows/sliders will be installed starting with units 31 to 65, as they are the units to be painted in this year's paint schedule. After that, units 1 through 30 will have their priority 1 widows and/or sliders installed. This is the first stage of replacement of the category #1 windows/sliders. Once work on this section is complete or nears completion measurements will be taken for the next section in the complex, and those windows and sliders will be ordered.

In the next few week owners in Units 1 though 65, who are receiving a new window(s) or slider(s), will receive a letter from Woodbury laying out what to expect and anything a unit owner needs to do, such as moving small decorative items, to prepare for their installation.

Please contact me or Imagineers if you have any questions about the window and slider replacement program.

--**Don Burch**

**2009 Spring Building Report Update**

Following are some notes about what work has been done and what is being planned:

--The gutters have been cleaned and inspected and some minor work to correct the existing problems is scheduled to be done in the next weeks

-- Late last fall, our complex completed a report on the condition of the building electrical boxes. As of now, all of the electrical boxes that were considered to be critical have been replaced.

-- The final phase of the roofing program will be completed by end of Summer. Planned for replacement are units 36--39, and units 42-47.

---As part of the annual building painting schedule, painting is being scheduled for June, July and August for units 32 to 65. These will also be the  
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### **Building Report Update** (continued)

first units to have their priority 1 windows and sliders completed, so painting of trim is not duplicated.

-- Site lighting is also planned of repair in the area of units 25-29 and units 126 and 127. There will be some road cuts and trenching of wires to accomplish this project.

Please call me or Imagineers with any questions or concerns about building work.

**- Ralph Sergei**

### **Grounds Update – Spring 2009**

The grounds plan is to continue throughout the spring to prune and remove trees that present a hazard. Our efforts, as in the past, will be placed on priority situations. In addition, targeted shrubbery will be planted where needed.

Repaving is also planned throughout the complex this year, focusing on those areas that need it the most while staying within the approved budget. Affected unit owners will be notified before any repaving starts that might interfere with movement of vehicles.

For those of you who have noticed the number of potholes, Bob (our handyman) will be filling these with coal patch.

Finally, the grounds program will actively address those privacy fences in need of repair and or replacement with the new vinyl fence, based on the condition and the cost factor. Please call me or Imagineers with any questions or concerns.

**---Bob DiBuono**

### **Lake Place Garden Club Activities**

I hope you are enjoying the new daffodils at the entry walls! The Garden club will be planting annuals in May. We would appreciate anyone who would like to assist. Any questions, feel free to call me 203-790-5329, or email [aahaynes@snet.net](mailto:aahaynes@snet.net). We will again be offering each area island annual planting funds for residents, not to exceed \$50. Please submit your bills to me (Unit 13) for review. Please do not plant perennials. These plants require more care than annuals and colors don't last all summer. Also, important. Previous owners of units planted ivy in some area. Vines are not a responsibility of Lake Place. It is for the unit owners to either pull these vines or cut them back from fences. They can seriously damage the fencing and it will be the responsibility of unit owners if vines cause damage.

**-Arlene Haynes**

### **Lake Place Activities**

Please mark your calendars for the opening of the pool picnic, May 30. The picnic features hot dogs, chips, strawberries and dessert, and will run from 1:00 to 3:00 pm.

The next activity will be the annual Barbecue in July. Mary Principe has offered to be chair of this event. The tentative date is July 25.

The activities committee is looking for new members. Please call **Carol Elder (778-2015)** for more information or if you'd like to join!

## New Web Site Uploaded: YOU CAN HELP!

Kelly DeBald has set up the new website. She is looking for any recent photographs of Lake Place that help showcase the beauty of our condominium community. Contact, Kelly DeBald, [mathews\\_kelly@hotmail.com](mailto:mathews_kelly@hotmail.com)

## Real Estate at Lake Place

### Current Active Properties:

119 D unit - Large ranch \$333,500

### Pending Sale:

144 B unit - Small townhouse \$339,000

### Sold:

23 B unit - Listed price \$339,000 -Sale price- \$320,000

Similar to current activity in the Greater Danbury market, Lake Place appears to be experiencing a revival. The last sale at Lake Place sold in less than 30 days due to price and condition. Interest rates are very competitive. Condition and upgrades are definitely seeing shorter market times. Prior to listing it is a consideration to get a professional decorator in to stage the property. Premium care & condition our association enjoys, enables our community to be a desirable lake community for investors and resident homeowners alike.

**-Arlene Haynes**

## Rules Reminders

### **Privacy Fences**

Nothing should be leaning or growing on a privacy fence. Please take the time to look at your privacy fence and remove any items..

### **Extra Planting by Unit Owners**

Prior approval of the Association's Buildings and Grounds Committee must be obtained if extra planting of flowers, shrubs, trees or ground cover is desired by Unit Owners. Please contact Imagineers to put in a Variance Request.

### **Scoop the Poop**

We have recently received numerous complaints about people not picking up after their dogs. That is a rule violation and could result in fines. Please remember to pick up after your dog!!

### **Pool Opening and New Rule**

Along with the opening of the pool on Memorial Day, comes a new federal safety law. In accordance with that law, we will be installing a filter cover in the bottom of the pool in early May. This will provide added safety for all those who use they pool by preventing things (including parts of your body) from getting caught in the filter suction.

Please call me or Imagineers with any questions or concern about rules.

**- Mary Principe**

### **REMEMBER! HOLIDAY TRASH PICKUP**

*If Monday is a holiday the trash will be picked up on Wednesday:*

Monday, May 29, Memorial Day

Monday, September 7, Labor Day; and Monday, October 12, Columbus Day

## **Rules & Regulations for Lake Place Pool**

The enjoyment of the pool and surrounding facilities is dependent on a high standard of sanitation and conduct as required by these rules. The support of everyone is solicited. The Association is not responsible for any accidents resulting from the use of the pool or surrounding facilities.

The pool will be open from 8 A.M. to 8 P.M. The season will begin on or about Memorial Day weekend and extend to on or about Labor Day. There is no lifeguard on duty. Residents and their guests swim at their own risk. A pay phone is provided in the pool area for emergency.

Residents are required to use their pool key to access the pool and are required to have it with them at all times. Do not allow entry to the pool to anyone not in possession of a pool key. Unit owners are provided one key and are responsible for providing that key to their tenant. Replacement keys are \$50.00.

*Rules 2 through 5 were adopted in conformity with the requirements of the State Department of Health:*

1. The pool is for the exclusive use of resident unit owners, tenants, and their immediate families or invited guests. Invited guests will not exceed four per unit and must be accompanied by the owner or resident.
2. All persons known or suspected of being afflicted with communicable diseases, or with a cold, cough or inflamed throat, or any skin disease, or wearing bandages, shall be excluded from the pool.
3. All persons shall shower before entering the pool.
4. Those having used oil or other ointment must shower again before entering the pool.
5. Expectorating or blowing the nose in the pool is prohibited.
6. Diving, boisterous or rough play, including running, shoving, pushing, and dunking is not allowed.
7. Nothing shall be taken inside the pool that may tend to pollute the water or injure the bathers. This includes tennis balls, diapers, etc. "Swimmies" are required for children not toilet trained.
8. All pets are prohibited from the pool area.
9. The use of glassware or other breakable containers is prohibited in the pool or the pool area.
10. Children 13 and under must be accompanied by an adult.
11. The Association will provide lawn chairs for use by the residents in the pool area. These chairs are not to be removed from the pool area.
12. All personal belongings, e.g., personal beach chairs, towels, etc. must be removed from the pool area daily. The Association is not responsible for personal property.
13. The gate to the pool area must be closed and locked when leaving.

<p><b>Remember! Speed Limit at Lake Place is 15 mph</b></p>
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