



# LAKE PLACE NEWS!

Summer 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,

Now that it has finally stopped raining, I hope you are all getting an opportunity to go outside in the beautiful weather and perhaps even get down to the pool. You'll notice plenty of activity, as you walk or drive through the complex, with the annual painting underway in the North, and with carpentry work and roofing and window/slider replacements all occurring seemingly concurrently. There is much work going on, and as you know, with our mature complex, there is still so much more to do. Every positive project seems to uncover another need. I am confident, however, that working together, we'll get there. But we need your help. Which brings me to this request: the Board has a vacancy. Nancy Imperato has decided to resign, since she and her husband are selling their unit to move closer to family. So once again, I am asking for volunteers. If you have any interest in working with us, please call me (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'd like to get someone "on Board" to join us in time for next month's meeting scheduled for August 18th. So enjoy your summer. Come party with your neighbors at the annual Barbeque July 25<sup>th</sup>.

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**President's Letter** (continued)

We'll have another "Town Hall" meeting of all unit owners at the clubhouse on September 12<sup>th</sup> – watch the mailboxes and e-mails for specific details -- at which time I hope to provide you with an update on the details of the window/slider replacement program and the related assessment.

Thank you all for your continued support. Enjoy the summer! **--Helen Oster**

## **Property Manager's Corner**

I would like to introduce my assistant Carolyn Raming to you. She had been with Imagineers for several years and left last year. We have been lucky enough to have her come back. She is here to help me help you all. She is available from Monday to Friday 8 am to 5 pm. All service requests or assistance should be directed to her for action. Carolyn can be reached via email at [craming@imagineersllc.com](mailto:craming@imagineersllc.com) or via phone at 203-312-1183

**-- Claudia Ainsworth, Property Manager**

## **Grounds' Report**

The vast amount of tree trimming, removal and pruning has been accomplished at this point, as well as the replacement of wooden fences with the new vinyl fence. We continue to repair wooden fences if it is cost effective.

At the end of July, we will embark on the asphalt repaving project. This will include those driveways in need of repair, access roadways, storm drains etc. This project was designed to take into consideration the operating budget for repaving, and those priority areas in need of repair.

Due to the amount of rain in June, there have been units experiencing drainage problems. We are taking care of these issues as they come up. They are decided on a need by need basis. As we approach the latter part of summer and early fall, projects will be undertaken based on the grounds operating budget; as of this writing, all major projects will be done by year's end and within the grounds operating budget.

**-- Bob DiBuono**

## **Window Program Update**

The window/slider replacement program is moving along well. We started the installations in Lake Place North and, except for scheduling or product delays with five windows, we have completed replacement in units 1 to 65 of all the windows/sliders identified as priority number one on the inspection conducted last year.

Work on units 101 to 161 has begun the week of July 13, with expected completion by the end of July. The last group to be completed, units 162 to 195, will be scheduled for completion during August.

Throughout this process, some unit owners have identified additional windows and sliders which they think need replacement. Since the installers are not responsible for making decisions regarding any additional windows or sliders and are not authorized to add or subtract from the identified list, I've asked that these owners to make sure that Imagineers is notified of these issues so work orders are established so the board can assess, track and come up with a game plan to address any repairs or replacements that were are not included in the funding we generated in the Fiscal 2010 Window and Slider Replacement program.

Remember, window treatments are unit owner's responsibility. Please note also that the dumpsters currently on the property are for the vendor's use and not for residents. We appreciate your cooperation.

**-- Don Burch**

## **Building Report**

Critical electrical meter boxes have all been replaced. The remaining electric meter boxes are being replaced on an as needed basis.

Roofing on units 188, 189 and 190 is now complete. The painting of units in the Lake Place North section is now being completed.

We are addressing roof leaks one at a time as they are reported.

We continue to evaluate the problems with the outdoor lights and hope to have it resolved soon. In the meantime, we appreciate all affected units leaving their outside lights on to illuminate the areas where the street lights are currently not working. Next year we need to create a line item in our budget for a program to treat insects.

A reminder to unit owners -- any work planned on your units, either inside or outside, must go through the Building Chairperson for approval. **-- Ralph Sergi**

## **Bring Your Appetites!**

The Annual Lake Place BBQ will be held on Saturday, July 25 at 6 pm by the pool. The cost is \$12 per person, and guests are welcome. Reservations are required, and are limited to the first 100 responding. Please call Carol Elder (778-2015) or Susan Cole (744-4648) to reserve your place. We are planning an Hawaiian theme, so wear your flowered shirts or other Hawaiian attire.

Local chefs Gene Healy and Tony Dipentima will be grilling steak and chicken. Corn on the cob, potato salad, appetizers, soda, beer, and coffee will also be provided. Music will be by Bob Schmidt, and will probably include some fun dance music as well as other audience participation. Everyone attending is asked to bring a dish to share (to serve 10-12). Those with last names beginning A or B, bring an appetizer. Those with last names beginning with C to P bring a salad or vegetable. Those with last names beginning with R to Z bring a dessert. Also, please bring your own wine, if desired. NOTE: The pool will close at 4:30 p.m. that day in order to give us time to set up. **--Carol Elder**

## **Rules Reminders**

### **Canada Geese**

Please do not feed the Canada Geese! Feeding geese only attracts more geese, and as we all know, their droppings make quite a mess. We purchased two coyote decoys last year to scare them away, which will become totally ineffective if anyone feeds them. If you see anyone feeding them, please get their name/unit and report to Mary Principe.

### **Pool Reminders**

Many of us are enjoying the pool, despite the cool temperatures thus far this summer. Please close your umbrellas after use and pick up around your area. Glass is not permitted at any time. If you see thunder clouds or hear thunder, get out of the pool immediately and take shelter. Have a safe and enjoyable summer!

### **Guest Parking**

Please remember that guest parking is just that, for guests. Unfortunately, we have limited guest parking in many areas of the complex. Any unit owners who park in guest parking overnight will receive a warning. Subsequent infractions may result in a fine. Thank you for understanding and abiding by the rules.

### **No Soliciting**

If solicitors come to your door, you can tell them there is no soliciting on the premises. Signs are posted at the entrance to both the North and South sections. If the problem persists you should call the police. **--Mary Principe**

## Real Estate at Lake Place

### Current Active Properties:

131	C unit	Med townhouse	\$369,900
107	C unit	Med townhouse	\$374,700
126	C unit	Med townhouse	\$439,900
181	C unit	Med townhouse	\$439,900

### Pending Sales:

119	D unit - Large ranch	\$333,500	
33	E unit Large townhouse		\$489,000

### Sold:

23	B unit - List price \$339,000 - 3/09	Sale price-	\$320,000
144	B unit - List price \$339,900 - 5/09	Sale price-	\$322,500

Similar to current activity in the Greater Danbury market, Lake Place appears to be experiencing a soft market. The last sale at Lake Place sold in less than 14 days due to price and condition. Interest rates are very competitive. Conditions are reflected in the listing prices. Units with upgrades are definitely seeing shorter market time and higher sales prices. Prior to listing it is a consideration to get a professional decorator in to stage the property. The premium care and condition our association enjoys, enables our community to be a desirable lake community for investors and resident homeowners alike.

**-Arlene Haynes**

## Garden Club Update

Please enjoy the flowers! It has been a very wet and difficult spring for gardening. The plants at the entry walls have been struggling to survive their drowning and the slugs eating them.

Some of the islands have been planted with annuals. This is a program open to all residents, not to exceed \$50 per island. Please submit your bills to Arlene Haynes Unit 13 for review. Please do not plant perennials. These plants require more care than annuals. Colors are not all summer lasting.

Some previous owners of units planted ivy and other vines in their common areas. Vines are not a 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 any resulting damage is the responsibility of unit owners.

A reminder to residents walking their dogs near the clubhouse: Dog leashes are taking the tops off the flowers there. Please keep your leashes away from the flowers. Thank you from the little flowers!

**-Arlene Haynes**

*While this is not an endorsement from the board, one of our residents, Kelly DeBald, sent this to us and suggested it might be of interest to residents. If you are interested please contact CL&P directly to make your own decisions.*

### A Tip from One of Our Residents

I found out about this program through my employer and I am trying it out at our house. Maybe it will work for you as well. CL&P has a program that allows you to have a choice as to who supplies your energy? Direct Energy has a current 18-month plan to help lower your energy costs. The rate through CL & P is \$0.1221 per KWH. With Direct Energy your rate will be \$0.0989 per KWH for the first 2 months after enrollment. The following 16 months will be \$0.1099 KWH. While pennies do not seem like a lot, this is what it could amount to on a 1000 KWH per month: Month 1 \$23.20; Month 2 \$23.20; Month 3 \$12.20; Month 4 \$12.20; Month 5 \$12.20; and Month 6 \$12.20. Total Savings After 6 Months would be \$95.20. If you are interested, you can call 877-722-7822 ext. 292, or visit [www.directenergy.com](http://www.directenergy.com).

**--Kelly DeBald**