



LAKE PLACE NEWS!

Winter 2009

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

Nancy Imperato; Radames Lamenza

Don Burch, Ralph Sergi

COMMITTEES

Long-Term Planning

Nancy Imperato

Rules

Mary Principe

Buildings and Grounds

Radames Lamenza, Bob Dibuono,

Recreational Facilities

Mary Principe

Communications

Sara Weir

Website: Kelly DeBald

Beautification

Mary Principe, Arlene Haynes

PROPERTY MANAGEMENT

IMAGINEERS, LLC

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Seymour, CT 06483

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

Claudia Ainsworth,

Property Manager

cainsworth@imagineersllc.com

Bob Croke

Superintendent

President's Letter

Happy New Year!

Hope you are all enjoying the winter wonderland we've experienced at Lake Place over the last several weeks. Kudos to A to Z for keeping up with all the snow removal, the clearing and sanding of our roads, during the many small and large storms we've had.

Please join me in welcoming our newest Board member, Ralph Sergi, who has lived with his wife in Unit #195 since December 2007. Ralph responded to our search noted in the last newsletter, and we are indeed fortunate to have his expertise. He has been a general construction contractor in the Danbury area since back when our complex was first built in the late 80s. We also thank Kelly DeBald, who lives with her husband in Unit #193, for taking on the Lake Place website as a volunteer project. She is currently working with the Board on overhauling the site.

The rest of your Board is currently hard at work, and on schedule, for putting together the 2010 budget, as well as finalizing a proposal for the streamlined window replacement program. We have listened to all of you. We believe we have found a realistic compromise between the suggestions made by the advisory committee -- based on the mandate we gave them to look at a much reduced version of the original capital improvement plan; the many excellent and detailed suggestions from residents who responded to our survey on the subject; and the realities of our 2010 over-all budget. Details will be provided to all residents in a few weeks per the customary timing (continued page 2)

President's Letter continued

of producing a new budget. Of necessity, all aspects of our community's economic picture need to be presented at one time so we can clearly see how it all fits together.

In the next week or so, you will all receive correspondence from Imagineers asking for volunteers to run for the Board at the next Annual Meeting. I urge any of you who wish to get more involved in our community to sign up and help us with this important work. Feel free to contact me if you have any questions regarding Board service.

Thereafter, in mid-February, the Annual Meeting packages will go out to all unit owners, including the proposed budget, the window program and information on elections. This mailing will be well in advance of the Annual Meeting and will give all of us a chance to carefully consider all elements of the package.

We look forward to seeing all of you at the Annual Meeting on Monday, March 16th.

--Helen Oster, Association President

Property Manager Report

Hello everyone. Another few months have passed since my last note to you and a lot of work that was needed at Lake Place has been completed. And even though it is winter, still many more projects are in progress. Our super, Bob Croke is working hard to get all the in-door painting and repairs done while the cold is not allowing for much progress on the outdoor items. Some bigger jobs are in the planning stages and will be rolled out, as always, come spring.

I would like to say that I am very pleased with the season's snow removal procedures so far – both your cooperation with moving cars from any outdoor parking area during storms as well as A-Z for their timely and efficient clearing of the roads.

I would also like to thank all of you for your cooperation in getting your dryers inspected to ensure everyone's safety. On the same note we will be implementing the annual inspection of chimneys for 2009. I will let you know the details in writing when the time comes.

I meet weekly with your Board of Director's Ground's Chairperson Bob Dibugno and Building's Chairperson Rad Lamenza, as well as with Bob Croke, your super, to address all service requests in a timely fashion. We all have been whittling them away.

I would like to explain that sometimes we may need to make a decision to postpone, say, a roof repair for several months if that entire roof is scheduled to be replaced. It both saves money to do the roofs all at one time, as well as providing needed funds for other important repairs. Emergency repairs are always addressed first and, if possible, in the order received. We appreciate your patience and understanding. And, I would always like to hear from you if you have any questions or concerns.

If you have any outstanding service request that has not yet been completed and it has been placed more than a month ago, please feel free to email (preferable for efficiency and record keeping) or call me requesting an update on the status of a work order. I am committed to communicating with each of you in writing, via phone or email.

Finally, I would like to announce a service enhancement for Lake Place. Imagineers has recently rolled out an updated and enhanced website. All of you can now go online and look up your account information to answer any questions you have about what is owed and paid. You can also download forms and documents. Please see the separate box on next page for more details.

-- Claudia Ainsworth, Property Manager

Imagineers Now Offers Lake Place Residents Their Account Information Online

Visit Imagineers new website at www.imagineersllc.com to access a custom homepage for Lake Place. Features include the ability to check your account, as well as to download forms and documents. Simply click on the "Condominium Management" Tab, then click "Login to my Community" and follow the prompts. You will need your account number, which can be obtained from your payment coupon booklet, or by contacting our office. **C.A.**

Lake Place Activities in Full Swing

The Holiday Gala was held on December 6th with a lively gathering enjoying the great food, spirits and company. The highlight of the evening was the outstanding showing of donated toys which were spread out underneath the Christmas tree. These toys were donated to the Toys for Tots program. Special thanks to all who made the life of a child easier this past holiday season.

Other upcoming activities include the Pool Opening Party in late May and the BBQ in late July. Please stay tuned for additional information! As always, information will be posted on our mailboxes.

Special thanks to all the members of the Activities Committee who work diligently to make these events happen.

New Web Site Coming: YOU CAN HELP!

Many thanks to ex-resident Mary O'Neil who first created our Lake Place website and Arlene Haynes who diligently oversaw it after Mary moved. Now, we are pleased to announce that Kelly DeBald has volunteered to take over the website. Over the next several months, it will be getting a makeover. Kelly has been a resident of Lake Place for the last two and a half years with her newlywed husband, Michael. They are expecting their first child within the upcoming month. Congratulations!

Kelly is currently working on a new design. Then, she will start developing sections that will be strictly for residents and will include such information as: By-laws, rules and regulations, information on garbage pick-up; Board of Directors information, Lake Place approved contractors, and approved specification for such things as screen doors, etc. You will also continue to be able to read the quarterly newsletter, find out about events and activities, and learn the history of Lake Place and the surrounding area.

What can you do to help create updated website? She is looking for any recent photographs of Lake Place that help showcase the beauty of our condominium community. In addition, if any of you have information on the history of the area and complex that would be very helpful. Please contact Kelly with that information. We hope that you will find the new improvements to be enlightening and helpful. Contact, Kelly DeBald, mathews_kelly@hotmail.com

Email Blasts and the Growing Email List

The email for the Email Blasts has changed to clearly indicate is for Email Blasts only and no other business. The new email is: lakeplace_emailblast@comcast.net.

The most recent Email Blast was at the beginning of January to let everyone know about the change in the trash pickup due to holidays. If you didn't get that blast and think you should have, please email with your correct email. We did get some returns so let us know.

Finally, please send us your emails if you would like to be on the Lake Place Email Blast List! Send to: lakeplace_emailblast@comcast.net

Fireplace Safety!

--LOGS AND CHIMNEYS. For safety reasons fireplace chimneys should be cleaned and checked on a regular basis. Lake Place will be setting up the annual program later this year. Burn only hard and dry wood to minimize creosote build-up.

--DO NOT USE PRESSED LOGS.

--Do not use the fireplace as a source of heat.

Ashes from Your Fireplace

When discarding ashes from your fireplace:

--Never put them in paper or plastic.

--Soak them in water and place them in a metal container.

--Do not store the metal container near anything flammable.

Assume, for a minimum of 72 hours, the ashes are still hot.

General Fire Protection

--FIRE EXTINGUISHERS. It is recommended that each resident have at least one fire extinguisher of each floor of their unit. This should be of the dry chemical or similar type which would be suitable for use in combating electrical as well as other kinds of fires.

--BATTERIES. Check power connection or batteries to smoke detectors periodically. And remember to change your batteries every time you change your clocks, unless you've heard them beep. Then, change immediately, as well.

-- Have basement heat exchangers cleaned and change filters regularly.

--Clothes dryers should be checked periodically for build-up of lint. When appliance is being serviced, have motor area cleaned of lint.

--Do not store combustible material in the garage, e.g., propane gas tanks, gasoline, etc.

Firewood Storage

Firewood and the like may not be stored in limited common or common areas, which include decks and/or patios, stoops, driveways, along the foundation of the building and grounds. It must be stored inside the unit or in the garage.

For more information on home fire safety, visit the U.S. Fire Administration at www.usfa.dhs.gov.

--**Mary Principe, Rules Committee**

Electrical Tip

If you have any electrical problems in your unit, typically you call your electrician to have it taken care of. There is, however, one exception. If your electrician tells you the problem is coming from the electrical boxes on the side of your building that service all the units in your section, then it is necessary for you to contact Imagineers immediately. That is an area that needs to be taken care of by the Lake Place Association.

Trash Collection Rules Reminders

Garbage should always be placed in plastic bags inside suitable barrels with lids. Placing trash for collection, for example, in plastic bags without the barrels is an open invitation to crows and other animals, and often results in bags being torn open and the contents strewn about. This, in turn, requires someone to clean up after the offending resident.

REMEMBER! HOLIDAY TRASH PICKUP

If Monday is a holiday the trash will be picked up on Wednesday. This goes for the following holidays:

Monday, February 16, Washington's Birthday

Monday, May 29, Memorial Day

Monday, September 7, Labor Day

Monday, October 12, Columbus Day

An Insurance Tip Regarding Basements

If you finish your basement, take preventative measures to protect your investment. Improvements and upgrades are not covered by the Association's insurance. Your homeowner policy must cover them. Lake Place Condominium Association cannot guarantee that basements will be waterproof, dry and have good air quality. Simple logic explains the Association's limitations: Basements are sub grade and therefore subject to dampness, occasional seepage and flooding in times of extreme weather conditions.

The Question of Lake Place Roads: An Update

A resident suggested to the Board that it investigate having Danbury take over the maintenance of the roads within the complex so that our roads would become city roads. The board investigated the feasibility of making this happen with the city. The city engineer stated this would not be possible for several reasons. The most important being that the slope of our roads does not meet the code for a city street. We were also told that Danbury is very against taking over any more roads, especially those through condo complexes.

He also pointed out that if we did meet code and the city was interested, our streets would no longer be private ways and anyone could use them. He told us there were many other issues besides these such as the easement needed between the road and the property around the complex.

All in all, having the city take over the roads is not an option for us.

Time to Make the Muffins!

OK—Really—It's Time to Take Down the Decorations!

If you haven't already, it's time to put away the winter holiday decorations! This will allow Valentine's Day, St. Patrick's and, heck, even Spring to think about showing up.

Remember! Speed Limit at Lake Place is 15 mph