



# LAKE PLACE NEWS!

Spring, 2010

## LAKE PLACE NEWS, SPRING NEWSLETTER 2010

### President's Letter

#### By Helen Oster, President

It's springtime at Lake Place (in case you haven't noticed) and it is gorgeous!

In March, we held the Annual Meeting at the clubhouse. Unit owners voted to approve the 2011 budget; they also re-elected Bob Dibuono and Ralph Sergi and elected Kathy Boggan to serve as directors for the next three years.

Then in April, the Board elected the following slate of officers:

<b>Helen Oster</b>	<b>President</b>
<b>Don Burch</b>	<b>Vice President</b>
<b>Sara Weir</b>	<b>Secretary</b>
<b>Tony DiPentima</b>	<b>Treasurer</b>

And now, for the first time, to save money and to enter the 21<sup>st</sup> century, we are emailing the newsletter (high tech). We will also post notices on mailboxes (low tech) so unit owners who don't have computer access can pick up a hard copy down at the clubhouse.

Welcome to Kathy, our newest Board member. I am pleased that the board is back at full capacity, with nine dedicated members ready to roll up their sleeves to do whatever is necessary for the good of the community. We are all hard at work assessing the needs of the complex. We've walked around to determine what painting is needed – that will include only spot painting this year, to cover the shingles, windows and other trim replaced last year. There is continual roof repair/replacement, tree and shrub pruning, fencing and garage replacements, and of course, more windows to replace, all to be done in the next six months.

I was going to remind you of rules, but since our new Rules & Recreation Chair, Rae Latterman has done so, I won't repeat what she has written later in this newsletter. And take a look at our Property Manager's report regarding upcoming changes to our condo documents due to changes in condo laws at the state level.

An update on our handyman, Bob Croke. He is finally home from rehab as of the end of April. He is improving daily and appreciates the many get-well wishes he has received from Lake Place residents. His home address, if you wish to send cards or get-well wishes, is 65 Midland Trail, Southbury, CT 06488.

Last but not least, the fun stuff. The pool will be open and ready in time for Memorial Day. The chairs are out already, and will be scrubbed clean soon. The tennis court, albeit not in the greatest shape, has the net up, so go play!

See you at the pool!

# Property Manager's Report

**By Claudia Ainsworth**

## ***New Laws to Impact Condominiums***

Starting in July, as with all condominiums in Connecticut, Lake Place will have to begin to adhere to new laws passed in Connecticut regarding condominiums (CIOA – Common Interest Ownership Act). With guidance from Association counsel, your board is in the process of reading and amending, where needed, your condo documents, bylaws, rules and maintenance policies. This will take some time and does not have to be completed by July. However, come July, the new state laws will supersede anything in your documents that do not comply. Your board is diligently working on this project.

One change I'd like to mention now that will go into effect regards your complex's insurance. The Association Insurance Master Policy will start to include coverage of most improvements and betterments within your unit. Details on insurance changes are still being worked out as dictated by the legislative changes. We will be preparing an updated Handbook that will include these changes. It will be distributed at some point this year.

In the meantime, in order to avoid potentially great financial losses to the Association due to insurance deductibles, we are reminding all unit owners of their responsibility regarding current maintenance schedules within your units as described in your condominium documents. Failing to keep up with scheduled maintenance may result in having the Association charge the Master Insurance Policy deductible back to your unit. If you have any questions regarding this, please read your documents first as they may answer your questions, if you still need help feel free to contact our office for clarification.

## ***Imagineers Website***

Just another reminder that the Imagineers website has proven to be very helpful if you are looking for forms or information about your account or if you wish to submit a service request electronically. You will have quick 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) – then 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.

## ***Building Water Shut-Off Valves***

This may be old information for some of you, but since we have new residents in the complex, I wanted to remind everyone of this important issue. The following units at Lake Place have a water main valve somewhere inside their units. That valve shuts off the water for the entire building in which these units are located. In case of emergency (so we don't have to break your door down), please make sure that you leave your key with a neighbor if you are going away for any length of time. It is important that you inform Imagineers who has a spare key to your unit for our records in case of an emergency which requires shutting off the water to your building. Thank you.

Unit Numbers with water main shut off valves: In the North: 4, 6, 13, 19, 25, 26, 31, 32, 36, 47, 51, 56, 57, and 65. In the South: 107, 110, 111, 117, 119, 126, 127, 136, 137, 146, 147, 152, 158, 159, 161, 166, 172, 174, 178, 185, 186, 192, and 195.

## Treasurer's Corner

### By Tony DiPentima

A summary of the unaudited financial results for the period of April 1, 2009 to March 31, 2010 is as follows:

<b>Total Income</b>	<b>\$1,143,161</b>
<b>Expense</b>	
<b>Operation Expense</b>	<b>\$456,996</b>
<b>Reserve Transfer</b>	<b>\$653,200</b>
<b>Total Expense</b>	<b>\$1,111,195</b>
<b>Net Income</b>	<b>\$31,966</b>

The association has stayed within budget for the past year. Staying within budget is also planned for this year. The Association's auditors have begun the audit and a full set of audited financials will be sent to every unit owner once the audit is complete.

## Socializing at Lake Place

### By Carol Elder

The upcoming social events planned for Lake Place are:

#### **Pool Opening Picnic & Strawberry Festival**

Saturday, June 5, 1 to 3 pm

(Rain or shine; free to Lake Place residents)

#### **Lake Place BBQ By the Pool**

Saturday, July 17, 6 pm.

(Rain date July 18; cost to be determined, but in the range of \$13 to \$15/person)

## Grounds Report

### By Bob DiBuono

With spring upon us, we are submitting work orders for pruning and removing dead or overgrown trees, installing new vinyl fences where needed, resolving drainage issues, and relocating overgrown shrubs to new ground locations. We also plan to replace the fencing along Kenosia Boulevard as well as along the tennis court, pool areas and the clubhouse parking area. Both fences are rotted and in very poor condition.

We are in the process of assessing the condition of the paving at Lake Place. We are evaluating bids for a professional road engineering consultant to rate the condition of the roads, driveways, curbs and other complex paving, and to recommend action plans.

## **Building Report**

### **By Ralph Sergei**

This year, we are currently budgeted to replace up to eight garage doors in the complex as needed. Unit 158 has had its door replaced with the new Lake Place garage door standard. It is galvanized steel with a vinyl covering. It looks great and will have significantly less maintenance problems than our old wood doors. As garage doors need to be repaired, a decision will be made to either replace a wood panel or, if more extensive work needs to be done and it becomes cost effective, the entire door will be replaced with the new standard doors.

The painting this year will consist of trim and spot painting throughout the complex, as well as painting of all newly installed windows and repaired fences. What to paint was determined by a detailed walk-through of the complex earlier this spring. The work has been scheduled for two waves this summer.

Roofing repairs will be done as needed throughout the year and, if there are still funds left in the budget, we will replace roofs on up to two additional buildings as well, continuing the roof replacement program which is nearing completion.

Gutters will be cleaned out at the end of October. Last month, two unit owners installed several awnings on the rear of their units, over their windows and sliders out to their decks, at their own expense under approved complex guidelines.

Finally, the program that began last year to replace building electric meter boxes in poor repair is continuing this year. Seven boxes are scheduled for replacement.

## **Lake Place Garden Club**

### **By Arlene Haynes**

The gardens at the walls and clubhouse will be planted shortly. Much appreciation to all who have helped in the past. If anyone would like to assist I would love to have your help. Any questions feel free to call me at 203-790-5329 or email me at [aahaynes@snet.net](mailto:aahaynes@snet.net).

We will again be offering each area island annual planting funds. Not to exceed \$25. Please note the reduction in amount allotted for the islands.

We also need to remind owners that 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 shingles. It will be the responsibility of unit owners if vines cause damage.

## **Trash Pickup Reminder**

Because Memorial Day falls on Monday, May 31 trash will be picked up on Wednesday, NOT Tuesday.

## Windows Update

### By Don Burch

As a continuation of the program we started in late 2008 to address the deterioration of windows and sliders, on April 30th some members of the condo board and our window contractor conducted an inspection of approximately 50% of the complex's windows and sliders. In the next few weeks we will be inspecting the rest of the complex. The purpose of this inspection is to identify the windows and sliders that are most in need of replacement.

As approved in the 2011 budget, we have approximately \$90,000 to use for window/slider replacement this fiscal year. We would be very happy to say we can replace all windows with any degree of deterioration with this money however, that is not the case. Therefore, we will be building a prioritized list of the worst windows/sliders. In grading the severity of a window, the most important thing we look for is rot on the exterior that could allow water infiltration into a building's walls which has the potential to cause further damage.

We are aware that this approach may leave out replacement of drafty windows or windows which don't operate as smoothly as a new window would. But remember, if any unit owner wants to replace a window or slider to improve the energy efficiency, operation or aesthetics of the windows and sliders in their unit, they may submit a variance request to do so at their own expense. However, a unit owner must follow these guidelines:

- Submit a request in the form of a variance request
- Use Woodbury Supply for installation, the company the board selected as our window and slider contractor and who carries the complex's approved window and slider styles.
- Utilize the approved windows and sliders

**NOTE:** Also, please be reminded that if there should be an assessment for windows and sliders in the future for which the entire ownership of Lake Place is responsible, an owner that replaced their windows or slider at their own cost would not receive credit towards or be relieved from such an assessment.

## Needed: Pool Help; Rules Handbook Update Help

### By Rae Latterman

Ask Not What Your Condo Can do For You But What You Can Do for Your Condo! Is my age showing sorry I could not resist. Seriously, I am in need of volunteers to for two important tasks. **This means YOU if you can!**

#### **Pool Help**

First, I need help for the establishment of a pool volunteer group with substitutes to test the pool water two times a day 7 days a week from May 29 through September 10. We should also have someone to straighten up the chairs each evening, close the umbrellas, pick up anything left at the pool, and generally, keep things neat and orderly around the pool, and check the restrooms for supplies needed.

#### **Rules Book Help**

Second, I need a group of volunteers some individuals from each section of the community to assist in reviewing, and if needed, updating and rewriting the rules and regulations handbook.

If you are interested in assisting, please contact me at [rae\\_s\\_latterman@sbcglobal.net](mailto:rae_s_latterman@sbcglobal.net).

## Real Estate Report

**By Arlene Haynes**

### **CURRENT ACTIVE PROPERTIES**

190 - B unit, \$324,000

3 - B unit, \$325,000

143 - B unit, \$335,000

39 - B unit, \$359,000

127 - C unit, \$349,900

107 - C unit, \$375,000

5 - C unit, \$419,900

### **PENDING SALES**

None

### **SOLDS**

113, D unit, Upper - 1/23/2110, \$260,000

118, D unit, Upper - 11/12/2009, \$328,000

### **KEY**

A & D (Auburn, Dover, Dartmouth) Ranch Units

B (Bantam, Berkshire), Small Townhouses

C (Chatham, Champlain) Medium Townhouses

E (Eastham, Tahoe) Large Townhouses

Similar to current activity in the Greater Danbury market, Lake Place appears to be reviving. Properties, as in all the tri-state areas, are experiencing a longer market times. If priced aggressively, shorter market times can be expected. The asset Lake Place has is its management. The premium care & condition our association enjoys, enables our community to be a desirable lake community for investors and resident homeowners alike.

## Speed Limit

**Remember the speed limit at Lake Place is 15 mph!!!!!!**

Please contact me or Imagineers with any questions or clarification of the rules.

## Rules Reminders

**By Rae Latterman**

As the new chair of the Rules and Regulations Committee, I am including some gentle reminders of some important rules for the entire Lake Place Community.

### ***Leash Law***

Please remember to keep your pet and visitor pets on a leash at all times. Pets shall not be tethered in any limited common area or common area. Pets may be tethered on a deck or patio only when the owner is in immediate attendance.

### ***Curb Your Pet***

Please remember to curb your pet. At all times owners are responsible for the immediate removal and disposal of waste. I also have a pet and this is necessary to keep the property at its best.

## **Rules Reminders** continued

### ***Propane Grills versus Charcoal Grills***

As per the Danbury Fire Department charcoal grills are not permitted at any time. Further, each unit owner is reminded to leave adequate clearance between the building and privacy fences, and propane grills to reduce the risk of property damage or worse a fire. We have already had such an incidence where one of our newly installed fences was damage.

### ***Privacy Fences***

Please ensure that nothing is leaning or growing on a privacy fence. Please take the time to look at your privacy fence and remove any items.

### ***Fencing/Enclosures***

Please be advised that fencing of decks and or patios is strictly prohibited for any reason.

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

Please contact Imagineers to submit a Variance Request to obtain permission from the Association's Buildings and Grounds Committee to plant extra flowers, shrubs, trees and/or ground cover.

## **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.

## **LAKE PLACE CONDOMINIUM ASSOCIATION**

### **BOARD OF DIRECTORS**

#### **Executive Committee**

Helen Oster, President  
Don Burch, Vice President  
Tony DiPentima, Treasurer  
Sara Weir, Secretary

#### **Board Members**

Bob Dibuono,  
Eric Bran,  
Rae Latterman  
Kathy Boggan

#### **COMMITTEES**

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

Eric Bran, Kathy Boggan

##### **Rules**

Rae Latterman

##### **Buildings**

Ralph Sergi

##### **Grounds**

Bob Dibuono,

##### **Recreational Facilities**

Rae Latterman

##### **Communications**

Sara Weir

##### **Website**

Kelly Debald

##### **Beautification**

Arlene Haynes Mary Principe

### **PROPERTY MANAGEMENT**

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Bob Croke  
Superintendent+