



LAKE PLACE NEWS!

Winter 2010

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

Eric Bran, 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,

Happy New Year!

It was quite the winter wonderland around here as we rang in the new year earlier this month, even though most of the snow is gone (for now). I am quite pleased with the performance of our snow removal vendor, A to Z, especially how proactive they've been during all the various weather conditions we've experienced this winter. We also appreciate the cooperation of our residents in not parking for prolonged periods of time in guest parking spots, and in keeping your vehicles inside your garages during storms so the driveways can be plowed.

As is usually the case in mid-winter, there is not much work going on in the complex at the present time. We are currently finishing up the chimney inspections, so if you missed the inspection date last weekend, please call Max the Chimney Sweep to arrange it soon. Like the dryer vent inspections, clean chimneys are important for the safety of us all!

Your Board is actively working on the 2011 budget. Details will be sent in February. We are also learning about many new changes to the Common Interest Ownership Act (CIOA), which governs condominiums in Connecticut. An intensive review is underway of our Declaration documents, which must be amended to comply with the new law.

Please Note: this is the last newsletter being printed and mailed. Starting with the next newsletter issue, we will only be emailing them. For

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President's Letter (continued)

those of you who are not yet on the Lake Place e-mail distribution list, please email lakeplace_emailblast@comcast.com with your complete name, unit number and email address. In addition, the newsletter is also posted on the lake place website (www.lakeplace.org). For those without access to email, copies will be available for pickup down at the clubhouse on the bulletin board. This will save on the copying and postage costs that the Association has incurred in mailing four newsletters a year.

Finally, as has become customary this time of year, and as seems to be a common theme in most of my previous President's Letters, I am closing with another plea for help. We are looking for unit owners to serve with us on the Board of Directors. We still need a Treasurer, although Tony DiPentima has graciously volunteered to serve as "acting" treasurer until a permanent replacement can be found. We will also need a replacement for Mary Principe, who is retiring in the spring after over 5 years of service on the Board. If any of you want to get involved in this fulfilling and important work, please contact me or Imagineers so that we can send you the paperwork well in advance of the February mailing of the Annual Meeting materials. Although nominations from the floor at the Annual Meeting are possible, it would streamline the process and provide for a more orderly (and shorter) Annual Meeting if volunteers came forward ahead of time. Feel free to call me if you have any questions regarding Board service. We look forward to seeing all of you at the Annual Meeting on March 15th.

Helen Oster, President

From the Property Manager's Desk

I would like to thank all of those of you that have already had their chimneys inspected and remind the remaining unit owners that we will need your cooperation in getting your chimneys inspected to ensure everyone's safety. The deadline for chimney inspection is February 28. If you were not home on the day of the inspections and need to call Max to set up an appointment you can reach him at 203-268-6845.

Imagineers' website has proven to be very helpful if you are looking for forms or information about your account. You will have quick access to the information with no wait time for return calls from your management team. You can also submit service requests via the website. 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. Simply click on the "Condominium Management" Tab, then click "Login to my Community" and follow the prompts.

If you have general questions or concerns, feel free to call our office at 203-312-1183, option #3 for Carolyn Raming, the administrative assistant for Lake Place. If you have questions regarding your common charge account press option #1 for the accounting department, if your question is regarding resale information press option #2. 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, or me at cainsworth@imagineersllc.com.

--Claudia Ainsworth

REMEMBER 2010 HOLIDAY TRASH PICKUP DATES

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

Monday, February 22, Washington's Birthday—PICK UP WEDNESDAY

Monday, May 31, Memorial Day—PICK UP WEDNESDAY

Monday, September 6, Labor Day—PICK UP WEDNESDAY

Monday, October 11, Columbus Day—PICK UP WEDNESDAY

Lake Place Social Calendar

Be sure to put the New Irish Night on your calendar!

On December 12, 2009, around 60 residents attended the annual Holiday Gala. They enjoyed delicious food (catered by Two Steps), as well as wine and champagne punch. Three lucky residents won poinsettias to take home.

Clara DiPentima wrote in about a very successful Italian Night. She reports: "A wonderful time was had at the Italian Night dinner on Saturday, January 23rd. The dinner started with delicious Italian Antipasti and assorted breads, from Arthur Avenue, in the Bronx. The second course was homemade Lasagna and a mixed salad made by our terrific crew. Everyone left room for the tempting deserts, coffee, and a splash of Sanbucca. Many thanks to our crew for making the evening a success."

A new activity will be added to our agenda this year. On March 20, we will host Irish Night. Event chairperson, Gene Healy, is planning a menu that will include corn beef and cabbage, rye bread, Irish cheese, and Irish coffee. The evening will also include a beer tasting. So mark your calendars for this new event.

On June 5^h, we will have our Pool Opening Picnic and Strawberry Festival. This afternoon event is a casual, fun way to make contact with your neighbors and friends again after the long winter.

Other events planned for 2010 include the annual poolside barbeque in July, Oktoberfest in October, and the Holiday Gala in December. The exact dates for these events have not yet been determined.

The activities committee is always looking for ideas for new events as well as new members. If you have suggestions or would like to join the committee, please contact **Carol Elder, Committee Chairperson** at 203-778-2015.

Unit Owners Needed for Board Positions

Your Association is looking for unit owners to serve with us on the Board of Directors. As detailed in Helen's President's Letter, Lake Place still needs a Treasurer, as well as a replacement for Mary Principe, who is retiring after her term expires this April. If any of you want to get involved in this fulfilling and important work, please contact Helen (203-743-3486) or Imagineers so that we can send you the paperwork well in advance of the February mailing of the Annual Meeting materials.

Lake Place Welcomes New Residents

We would like to welcome the following new neighbors to Lake Place! We suggest you take a minute to add the names and telephone numbers to your 2009-2010 Lake Place Directory:

Unit #33	Doris & Ron Raymond	
Unit #118	Joseph & Ann Marie Trotti	
Unit #126	Ken & Janet Nielsen	798-1122
Unit #131	Richard Ayer, Jillayne Deyoung	826-7372

Lake Place Real Estate

Current Active Properties:

190 B unit \$339,900

5 C unit \$429,900

PENDING SALE

None

SOLDS:

113 D unit Upper- 1/25/2010 \$260,000

118 B unit 11/23/2009 \$328,000

131 D unit Upper -11/24/2009 \$350,000

126 C unit 1/14/2010 \$407,500

33 E unit 12/7/2009 \$469,500

Activity in the Greater Danbury market, including Lake Place, appears to be reviving. Properties throughout the tri-state area are experiencing longer market times, but if priced aggressively, shorter market times can be expected. Lake Place continues to be a premium and desirable lake-side community for investors and resident homeowners alike.

--Arlene Haynes

Newsletter to be Distributed Via Email Only

Starting with the next newsletter issue, we will be emailing them only rather than mailing them via snail mail. For those of you who are not yet on the Lake Place e-mail distribution list, please email lakeplace_emailblast@comcast.com with your complete name, unit number and email address. In addition, the newsletter is also posted on the lake place website (www.lakeplace.org). For those without access to email, copies will be available for pickup down at the clubhouse on the bulletin board. This will save on the copying and postage that Imagineers has incurred in mailing four newsletters a year.

Need People to Check Chlorine in the Pool

We Need You!! We are looking for a few residents who are willing to spend 5-10 minutes checking/recording the chlorine/Ph level of the pool and performing simple cleanup around the pool area. You can volunteer for a particular day of the week or a particular shift (AM or PM as the chlorine/Ph have to be checked twice a day and recorded in a book, as per State law). Contact Mary Principe (MaryLakePlace@yahoo.com) if you are interested in helping out. Training will be provided.

Rules Book Update

In November, the first meeting of the new Rules Committee met to discuss updating the Rules Booklet and rules in general. Prior to the meeting, we each took a section and reviewed the current rules booklet. After a review of the recommended changes, it was decided to delay the update to the Rules Booklet as there were no major changes recommended. With the upcoming changes to the Condominium Ownership Act later in 2010, it makes more sense to wait to understand any impacts on our rules.

Special thanks to Rae Latterman, Lanny Evarts, Gail Henner and Esther Clements for volunteering to be a part of this work effort. We will meet quarterly to determine next steps for implementing an informal rules deputies system and discuss any other items related to rules. If anyone else is interested in joining, please contact Mary Principe at MARYLAKEPLACE@yahoo.com