

April 2011 Management Report

Dear Homeowner,

Even though we have been eagerly waiting for spring, we have started our spring cleanup program as planned.

We are in the process of blowing sand from the roads, removing debris, mulching, power washing inside the garbage bins, and preparing the garden plots for your use. There are only a few garden plots left for this year! If you are thinking of getting one, please call the West Lodge soon.

In the mean time:

The back fence of the gardens has been fixed (between the gardens and the dog run).

Hard surface tennis courts will need some crack repairs starting very soon. Court #19 needed some extensive repair so we had to remove some of the paving from the court. It will be repaved and finished soon. All courts will be power washed as well. The corner pads on the courts have been replaced, and all the nets have been put up except for courts 18 & 19.

Har-Tru courts are also being prepared for the season.

The good news is that no major work is needed (this was my concern after a very heavy winter) on the courts.

Pond beaches have been freshened up with new sand.

West lodge locker rooms shower heads have been replaced with more efficient ones. The missing gutters around the roof are being reinstalled.

The bridge on the pond needs some repair and work will begin soon.

Play ground equipment has been inspected and necessary repairs have been done. New ground surface mulch has also been put down.

Annual unit alarm testing has been completed. We are currently reviewing the end results.

Unit electric panel inspections have been completed from unit#1 to unit#237, and a copy of the report has been sent to you. The remaining units have been scheduled for inspection in the next fiscal year.

Stable riding ring surface was refreshed with mulch. Riding trails have been cleared of falling trees.

Car wash station has been opened for your use.

East Lodge is being prepared for the season. George Noujaim (the snack bar operator) is getting ready for the snack bar. Two windows have been replaced in the back room of the lodge. The french doors and the bath room doors are in the process of replacement.

Platform tennis court is being scheduled for replacement.

Exterior carpentry work is continuing prior to the painting on units #262 to #258 on Cliffside Drive.

The other projects include road repairs, management parking lot final surface of paving, painting, roofing, gutter replacement, West Lodge HVAC upgrade, chilled water fountains for several areas, walking trails (maintenance yard to East Lodge) on the way.

Risk Analysis Study for LR has been completed by a consulting firm hired by the Board to visit all LR facilities and review all LR insurance policies. End results are under review by the Board.

LR's new website is up and running. You will find LR updated rules and regulations, Governing Documents, Board minutes, Weekly Links, LR life, GM reports and many others on the website. Please visit www.lakeridgect.com for more info.

A couple of reminders,

You will receive the copy of the approved **Maintenance Resolution** shortly for your information. You can also find it in the Rules and Regulations on the LR website.

If you are thinking of any planting or mulching please be aware that LR has some **ARC rules** to be followed. Please remember that red colored mulch should not be used.

Car stickers can be obtained from the management office if your car or tenant's car doesn't have one. This sticker is very important to display on the car for the identification of the car especially during the busy summer season.

LR will have a new part time employee starting May 15th assigned as a Parking and Road Safety attendant. Your car stickers will play an important role of him doing his job.

Automatic monthly and quarterly payment options are available in the office for you. We have approximately 100 units who are participating in this program. For more information please call Carolyn Pulica in the office or email her at cpulica@lakeridge-ct.com.

De-winterization of your unit is as important as the winterization. Even if you were careful enough to winterize your Lakeridge home before leaving it for the winter, it is still possible that a pipe has frozen and/or may have burst during these past cold winter months. With this in mind, when de-winterizing your unit, we suggest that you never just simply turn the water back on.

First walk through the unit and make a visual inspection where water and drain lines are located, looking for any type of damage. Next, close all faucets inside and out before slowly turning the water on at the main with taking caution to **Stop, Look, and Listen for Leaks**.

Once you are sure that there are no leaks to the main water lines, test each individual fixture for operation by opening its faucet, first cold, then the hot water. Make sure to run just about a quart of water to check the fixture trap and make sure it is also not leaking. After you see that there are no leaks in any of these areas, it is ok to use the plumbing fixtures normally.

Also, do not immediately leave after turning the water on at a previously winterized unit before you have spent some time looking and listening for leaks, including the hiss, drip, or running water sounds where there may be a water break hidden in a wall or ceiling area.

Finally, if you are not comfortable with these procedures or just need a little guidance please feel free to contact the Maintenance Help Desk in advance @ 860-482-9401 Ext. 2. In an emergency, please call our on call maintenance @ 860-601-4070.

As I had announced in my previous letter LR will send all its notices electronically to the owners who sign and return the authorization form back to the management office. If you haven't returned the form yet, please do so. This is our part of "Going Green" projects, and it will save LR \$\$ as well. **Lakeridge Life** is also being sent out electronically. If you need a hard copy of Lakeridge Life simply contact the office. It will be provided to you.

I wish you a wonderful and warm spring and summer season.

To be continued!

Thank you. Hakki Cinel/GM