

## March 2011 Management Report

We are not there yet! It has been a long and very stormy winter for all of us. The Maintenance Staff again has developed even more muscles thanks to all the snow. Our Lakeridge skiers enjoyed all the snowfall, I imagine. I would like to thank all the staff for their hard work.

In March:

We finalized the draft budget for 2011-2012. The Board will discuss and vote on the budget at their April 3 meeting. The 2011-12 budget and summary information will be sent to the homeowners prior to the Budget Hearing meeting scheduled for May 15, 2011 at the East Lodge.

We dealt with water damages in the units and common buildings. Thus far, we did not have major problems. Currently we are in the process of scheduling and repairing these damages. If your unit has water damage caused by a roof leak or ice damming please contact the LR help desk first before you contact your insurance company or your contractor. LR must see the damage first if there will be any insurance claim. Keep in your mind that LR insurance will not get involved for any claim under \$5K because of its deductible. If you contact us, we will assist you in this process.

I would like to remind you that our biggest water break issues occur in the spring months when the homeowners return to Lakeridge and turn the water on in the units. Please keep in your mind that even if you turned your main water off in your unit and set the thermostat at 50-55 degrees, you may still have a broken pipe. Such reasons that cause this is that your unit may not maintain adequate heat, because of extreme outdoor temperatures, your unit's envelope may not be air tight, or there may be a draft in the units which is common at LR in the utility rooms where the pipes enter the unit from the crawl space.

### **Stop, Look, and Listen for Leaks**

**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.

LR has engaged a third party risk analyzing consulting firm. This firm has been reviewing all our insurance policies and some contracts to make sure LR is covered adequately in all areas. The firm will complete its study in two weeks and submit its recommendations.

We had a very successful ski operation this year. The kid's ski camp was extended one more week, and it was packed!

The first phase of the electric panel inspections has been completed (unit#1 thru #237). Many loose connections and some other problems were found during the inspections. You will get the full inspection report of your unit in the next week. Remaining units will be inspected next winter.

Now we are getting ready for the grounds clean up and beautification. There is still snow on the ground. We may need another two –three weeks to begin.

The main units' exterior carpentry work will begin from unit#267 and continue toward lower numbers. We will do some roofing work this spring; however the main part of the roofing project will begin at the end of August. There will be no roof work during the summer months for your convenience.

The other projects include road repairs, management parking lot final surface of paving, painting, West Lodge HVAC upgrade (gym and locker rooms), water fountains for the sport field area, repairs to the tennis courts, walking trails (maintenance yard to East Lodge), new platform tennis court on the way.

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.

**Important note:** We are currently incorporating all Board approved changes into the Book of Rules and Regulations. The Rules and Regulation book will be emailed to you after completion probably in the first a couple of weeks of April. If you need a hard copy of the book, or if you have any question about it please don't hesitate to call. It will also be posted on our newly upgraded website.

To be continued!

Enjoy March and the coming of spring! Thank you. Hakki Cinel/GM