

## May 2011 Management Report

Dear Homeowners,

Lakeridge staff has worked diligently to get all the common areas and facilities ready for the summer season. It was hard work, but we were able to meet the deadlines for all openings. Many thanks to our Lakeridge staff.

First of all, I would like to inform you that the proposed budget for 2011-2012 has been approved by the homeowners. It was a significant accomplishment to be able to keep the budget flat while not cutting back any of our projects for the coming year. I would like to thank all of you for your continued support as well as our Finance Committee and the Board for their dedicated work on the new budget.

Now, let me summarize what we have done since last month:

East Lodge exterior and interior carpentry repairs have been done. The bathroom doors, three French doors (opening to the deck) and the back room windows were replaced. The pool was prepared and opened for the season. Pool deck shower was re-installed and plumbed.

West Lodge: The pond has been treated for algae and weed control. Additional sand has been placed on both sides of the pond. New umbrellas have been installed on the beach.

Semiannual gutter/ roof cleaning and walkway blowing has been completed.

Maintenance has been working on walkway repairs, mowing and trimming.

Crack repair work has been completed on the hard surface tennis courts.

Har-Tru tennis courts have been prepared and opened for the season.

Upper platform tennis court replacement project is in process. The new court will have an aluminum surface, new screen, lights and a floor heating system.

Crack repairs for the roads are in progress of scheduling.

Some tree maintenance work will take place around the dog run, platform tennis court and ski area.

Trash bins were power washed inside and outside.

Gardens plots were tilled, some additional plots were added due to high demand. The watering system was re-installed. Additional sprinkler systems were added.

Unit exterior carpentry work is continuing starting with unit# 260 area on Cliffside Dr.

Roadway and Parking Control officer Brendan Tallon has joined to our Lakeridge staff. He will be working Wednesday through Sunday for the busy summer season. Brendan's duties include monitoring and enforcing parking regulations, roadway safety concerns such as stop signs and the speed limits, assisting with enforcement of the rules and regulations, and performing other such related duties as needed. We wish him the best of luck. If you see him out and about, don't be a stranger. Welcome Brendan to our community.

Please be reminded that LR has two long term parking areas for those who would like to leave their cars at LR when they are away. Because cul-de-sacs become over crowded,

especially during the summer season and our parking spots are very limited, moving your car to one of these long term parking areas is very important. In case of an emergency this will make access easier for any responding services to the area.

**Long term parking locations:** Visitors' parking area (below office parking area) and the maintenance yard. When you leave your car, please leave the car key at the office in case we may need to move it. Heath Leonard will answer any question you may have. We appreciate your cooperation!

During this busy season please remind our visitors of LR rules, especially for traffic, trash and architectural guidelines.

Reminder: I will be on vacation starting June 10th. Please contact Heath Leonard for administrative, Jerry Sullivan for maintenance and Debbie Bombard for recreational matters. I will be in touch with them on a periodic basis. Thank you for your cooperation.

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I wish you a great summer!

Thank you. Hakki Cinel/GM