

October 2011 Management Report

Dear Homeowner,

We have left one more summer behind us. It was a very busy, and we were all happy to see that all LR facilities were utilized by owners, tenants, guests and children. I think everyone had a great time at LR. In many cases, witnessed parents trying to pull their children from the pond or pool on late Sunday afternoons to hit the road back to the city before the rush hour and children taking every trick to be able to extend their enjoyment of LR! This reminds me over and over again of what LR is and what it means to parents and children of all ages.

As I said it was a busy summer not just because it was crowded but also because of the work orders resulting from severe winter we had. It took us for a while to complete those tickets, and then we had more work thanks to Hurricane Irene! Thankfully there was no major damage to our properties other than heavy clean-up work for the maintenance crew. We received total of **131 work orders in September**. On hundred six (106) were closed in September. **As of today we have 69 total open work order tickets**. Total open ticket number **was around 200 this summer**.

In September we had our annual election for the Board of Directors with great participation of the unit owners. As you know this year three long term board members stepped down voluntarily (Alvin Rapp, Richard Kahn and Evelyn Rogoff). We want to thank each of them one more time for their countless contributions to LR during their service. Three new members were elected: Carol Clapp, Edward Etkind and Stephen Strager. We welcome them and wish them success and good luck during their service on the Board. We are lucky to have them.

Now it is time to enjoy the fall at LR if we can see the blue sky! We may have had a record rain fall last month. This had some negative impact on our scheduled projects, but hopefully we will have enough sunny days before the winter arrives to finish our projects as scheduled.

Roofing project is continuing around units #340 area.

Paint project will restart in the spring from unit #240 areas.

Exterior carpentry repair work is continuing around #227-219 areas.

Tree maintenance work is almost to complete (Cliffside, Old Farms, and Ledge Drive).

Road crack-sealing has been completed.

Walk Trail work has begun.

WL ventilation upgrade project will take place in a couple of weeks.

WL furniture reupholstery work is in progress.

EL pool tiles repair is in progress.

Chimney inspections will start next week. **Dryer vent inspection** (only 100 units) will take place at the same time.

Stable interior repair work will start in two weeks.

I would like to thank all our employees for their hard work. And also special thanks to our committee members for their time and energy in assisting the Board and management with planning LR 's annual and future projects. Please be advised that the Recreation Committee has completed their evaluation of LR Rules and Regulations for the Board's review. You will be informed (before the Board's approval) for your comments. The Safety Committee is also in

process of evaluating LR's safety rules for the Board's review. The newly formed Marketing Committee is in the process of evaluating and planning for future marketing plans for LR. The Snack Bar ad hoc committee is evaluating the snack bar's operation and searching for improvements for the next year's operation. The Finance Committee is reviewing our year-end financial report and waiting for the auditor's report for the evaluation of the year. The ARC Committee meets every month to discuss related matters and special requests. The Maintenance Committee will restart their regular monthly meetings with a new chair to discuss our related projects and future initiatives.

Note: Please be reminded to winterize your unit if you will be away for an extended period of time. Make sure fire place damper is open before you using the fireplace!

Enjoy the beautiful fall foliage.

Thank you