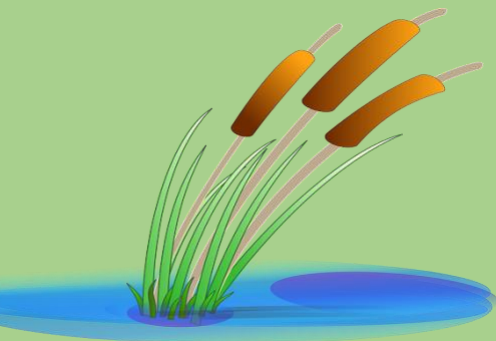


Lakeview Estates Condominium Association



January 2025

A NOTE FROM THE PRESIDENT

Greetings LVE Community,

Here we are, we made it to 2025! I hope everyone had a great New Year's Eve and Holiday Season. It was nice to see people have many gatherings here at LVE including our holiday gathering at the clubhouse. It's these many things that continue to make us a solid community.

I do want to start by saying goodbye to former board member Andrew Davignon and his family as they bought a house nearby and left the community. Andrew's expertise and communication skills will be missed. Until the next election, we have temporarily filled his position with community member Luke McCarthy. Luke has great experience with board work in other areas and will be very valuable to the community. You will find his value here very quickly and appreciate his expertise. During our February public meeting, Luke will introduce himself and give a brief background on his experience. I am happy to have him aboard. We have a lot going on and we need to work quickly.

We again have some larger projects and challenges on the horizon, and we continue to closely monitor our finances. Our insurance continues to increase substantially. The wildfires in California will impact our insurance premiums I am sure.

I hope that everyone managed the extreme cold we recently had. It is never nice, but we always need to keep an eye out for any water pipes that may freeze. Hopefully, we have no more major cold spells for the rest of this winter. But, this is Michigan so who knows what we will get?

I do want to touch on some of the unfortunate comments on our Facebook page. The Facebook page has been a great place to share helpful information for the community and support a level of transparency. Sadly, some comments are driven by personal discord and/or misinformation. This is not helpful for the community, creates conflict, and is not the original intent of the Facebook page. We are better than that.

Lastly, I do want to say how much I appreciate people getting involved in different events, meetings, discussions, and projects that we have going on. Having different perspectives on issues and solutions is imperative to being productive.

Thank you everyone for being part of such a great community. We continue to move forward in the positive.

Take care and be safe,
Erik



INDIVIDUAL ELECTRIC PANEL UPGRADES

As was discussed at the Annual Meeting, after the Association's insurance company reviewed the policy and did a walk-through and discussed coverage issues, the company highly recommended that "push-button" electric panels be replaced and upgraded to meet current building code standards and increase unit safety.

IPM has investigated a potential group-rate to get this done for those who still have a push-button panel that would reduce the cost of this important work.

If you are interested, please contact IPM and let Kim or Debi know that you want to be included in the group rate. We need at least 10 co-owners to state their interest and commitment to get a discounted rate.



FINANCIAL UPDATE

The Budget for 2025 will be distributed soon to all co-owners. It may be sent when this newsletter is sent via email or posted separately on AppFolio.

We can be confident that the Board, with the assistance of Debi Micallef and her budget planning expertise, has made every effort to strategically and carefully set a budget that provides all the necessary services for our Association needs.

Also, the good news is that, if needed, our Reserve Funding for capital replacements and improvements is in a very strong and healthy position.

WINTER PREPARATION TIPS

As the winter months are upon us please remember:

- Hope everyone has a shut off valve inside (usually in the basement) for the outside spigots and has turned them off and drained them to prevent pipes freezing and then bursting when turned on in the spring. Let IPM know if you need one installed or replaced.
- Initial plowing and salting of the lots and entrance driveways occurs early on during a snowstorm to help with safer vehicle access to Berkshire and Sheffield. However, full snow removal and salting of the lots and walks are strategically planned and usually completed when the snowstorm has ended.
- Large salt buckets are inside each dumpster corral and are available for individual use. Feel free to fill up the containers that were provided last year or use a plastic coffee container or other useful container to fill up and have handy to use when needed.
- Please be advised that with the frigid temperatures we have been experiencing, salt does not work well. Salt is most effective and performs best when temperatures are in the mid to upper 20's and lower 30's.
- Sometimes patience is needed but please be assured that DJS works hard to provide the best service possible with their Board approved contract for services.
- If you do have an urgent concern about snow removal please call IPM and let them know.



UPCOMING COMMUNITY EVENTS

2025 Board Meeting Schedule: Meetings begin at 6:30 PM at the Clubhouse. Zoom links will be provided for each meeting.

February 12	Open Meeting
March 12	Closed Meeting
April 9	Open Meeting
May 14	Closed Meeting
June 11	Open Meeting
July 9	Closed Meeting
August 13	Open Meeting
September	Annual Meeting TBD

Monthly Board Games: Once a month on Saturday from 12:00-9:00 PM at the clubhouse. Bring a game to play, snacks to share plus your own beverage. Euchre usually starts around 4:00 PM.

Check the signage on the dumpster corrals for upcoming date(s), AppFolio or the Lakeview Connect Facebook.

Bible Study Group: In response to the interest that has been shown by some co-owners in the past few months, a new **weekly** Bible Study group began on Thursday, January 9th, 2025, at the Clubhouse, at 6:00 p.m.

It is hosted by long-time co-owner, Donna Russell, and is open to all who are interested in reading, discussing, and seeing what the Bible has to teach and say to us personally. Come and bring your Bible (especially a Bible with study notes, if you have one), and get ready for some interesting, encouraging, and inspiring times!

POSITIVE COMMUNITY LIVING

Our community members reflect the wide diversity evident in society-at-large and it is vitally important that we ALL strive to ensure that all Lakeview residents can live in a positive, respectful and peaceful environment in the place we call home.

We rely on and understand the need for the governing documents of the Association to provide the framework that allows all residents to live as harmoniously as possible as part of our larger condominium community.

However, it would be great if we all try to do our best to treat each other, IPM staff, and our contractors with basic kindness and respect. Looking out for and helping our neighbors. Acting as genuine good neighbors will contribute to creating a positive community experience here, as well as help create a kinder world beyond Lakeview, during these stressful times.

Board of Directors

Erik Mattila-President
 Susan Kellermier-Vice President
 Philip Brough– Treasurer
 Marcella Brown – Secretary
 Luke McCarthy-Member-at-large

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 Independent Property Management
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Newsletter Team

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LVE website: lvecondos.org

IMPORTANT INFORMATION



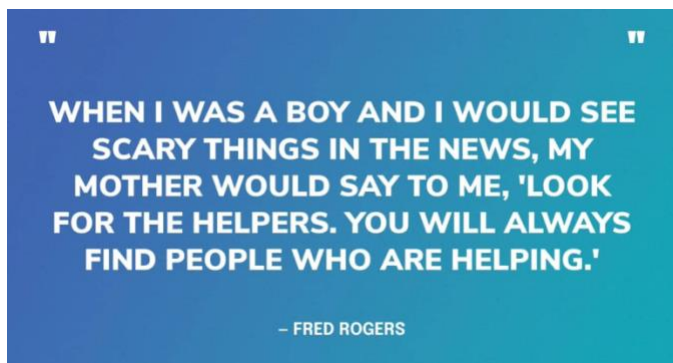
TRASH and RECYCLING

Please remember to **BREAK DOWN** or cut up all boxes and not place large intact, or just folded big boxes inside the bins as this drastically reduces available space for your neighbors. This remains a consistent problem with all the recycling bins. Please think about others and leave space available for them. The bins are only emptied 2 times a month.

It is also very important to be mindful of what items are acceptable to be placed inside the recycling bins. Plastic grocery bags, plastic trash can bags filled with items, dirty containers, greasy pizza boxes, landscape refuse and the like contaminate the bins and the ability to be properly collected and recycled.

For more information, you can find a list for recycling items on the website at lvecondos.org

In addition, please don't place household items such as mattresses, tables, office chairs, TV's, old appliances and any other like items inside the dumpster corrals. It is co-owner responsibility to have them removed, either by the company delivering new merchandise or by the co-owner contracting with a junk removal company.



ALTERATION REQUESTS

You must submit an [Alteration Modification Form](#) via AppFolio or scan and email with attachments to IPM **and get it officially approved in writing by the Board before** you have any exterior work completed on your unit. This includes any exhaust pipes that must be installed through the brick or siding of a unit as part of new high efficiency furnaces, new windows (including basement block windows) entrance and storm doors, major landscaping improvements, etc. All the requirements for any modification improvements can be found in the [Infrastructure and Architectural Policy](#)



MAINTENANCE NEWS

If you have a non-emergency maintenance request, the preferred method is to use the AppFolio app to describe your need and because it is in writing it can be easily scheduled and monitored by the staff at IPM.

If you *do not* have access to AppFolio app, you can access online via a browser [here](#).

If you don't have the APP on your phone, or access to a computer or other personal device, you can call IPM to report your maintenance need.