

Lakeridge Newsletter Summer 2021



Activities

- Chair Yoga
Mon/Weds/Fri
10:30AM
- Shuffleboard
Monday 5:30PM
- Bible Study
Tuesday 10AM
- Ladies of Lakeridge
Tuesday 2PM
- Fritter Boys
Thursday 9AM
- Bike Ride
Friday 8AM
- Coffee & Conversation
Saturday 9 AM
- Movie Night
2nd Thursday 7:00PM
- Birthday's Celebration
4th Thursday 7:00 PM

Happening at Lakeridge

This newsletter is to keep the Lakeridge community involved and informed on upcoming projects and events. If you'd like to have it sent to your email please provide your address to the office. For additional information please take the time to visit our website:

www.lakeridgemediacom.com

The next maintenance project will be the swimming pool renovation. Russ is busy evaluating what needs to be done and obtaining estimates for the project. Renovations to be included will be a new masonry surface, tile and coping. Pavers will be installed on the deck. A new fence (insurance requirement) around the perimeter of the pool area. Filter and piping upgrades. Possible conversion to salt sanitizing system. Although no date has been set the project will be scheduled for the winter season.

At the time of this publication. The Board has approved resuming all activities with the exception of holiday dinners and birthday celebrations. With CDC and Governor DeSantis loosening restrictions and vaccination rates on the rise it looks promising that dinners and cake & ice cream will be happening soon.

Is it time to replace your hot water heater? The serial number will have a date code check the manufacturer's website to learn more. If you can't determine who the manufacture is or can't find the serial number and you have no paperwork on the hot water heater, then it is probably safe to say that it is really old and should be replaced. If your water heater is 10 years old you should replace it, especially if you live in an upper unit. Failure to do so may result in a leak that damages other units in the building. One of the benefits of replacing your hot water heater is that new models are up to 20% more efficient and can save up to \$700 in energy costs over the life of the unit.

Safety Director's Message

Most fires occur at night. Smoking is the #1 cause of all fatal apartment fires with a third caused by smoking in bed. Kitchen fires are the next most common.

All condo units should have a small fire extinguisher suitable for grease, trash and electrical fires. Tundra makes a good hand held extinguisher available at Lowe's & Home Depot priced under \$15.

If you have a fire in your condo call 911 immediately give the address and gate code. Also, pull the fire alarm on the walkway near you. The alarm doesn't call the fire department but will alert the building residents to the situation. Leave your condo and do not lock the door.

David Lane

Reminders:

Always let Russ know ahead of time about scheduled furniture or appliance deliveries.

If you have a maintenance issue needing resolved use the forms located in the kitchen and place the form in the office door slot.

Did you know Russ was a Notary? If you need a document notarized just stop by the office. This is a complimentary service for Lakeridge owners and residents.

Do not leave personal items left unattended in the lobby or community room.

Units For Sale:

President's Message

Dear Owners,

I would like to thank each of you who have taken the Covid vaccination shots if you have not please consider getting them. The Board of Directors would like to start all activities again soon.

Polk is the fastest growing county in the state. Our units are selling as fast as agents list them. Prices range from \$125,000 to \$140,000. Our improvements and beatifications have been well received by new owners and visitors. Please take a moment to welcome them and invite them to our social activities.

To our owners who are away, we look forward to seeing you in the fall.

Have a great summer,

Merle

2021 Lakeridge Board of Directors

President	Merle Key
Vice President	William Humphreys
Treasurer	Tony Thigpen
Secretary	Karen Eversden
Director at Large	Ray Goe

2021 Board Meetings

Thursday	Sept. 16	2:00 PM
Thursday	Oct. 21	2:00 PM
Thursday	Nov. 18	2:00 PM

From the Manager

Licensed Florida Community Association Managers (CAMs) are responsible for assuring compliance with Florida statutes and the Association's governing documents. In the coming issues of the newsletter I will include and explain the rights and responsibilities of unit owners and the roles and functions of the board.

In this issue I will provide some insight on what the Association is and what role the Board of Directors have in conducting the business of the Association.

In the next newsletter I will describe what condo association governing documents are and define the difference and importance of each type.

Have a great summer!

Lakeridge is a not-for-profit corporation organized under Florida statute 617. The Association's Board of Directors acts in a similar manner to the Board of Directors of any corporation. Directors are elected by the unit owners to carry out the duties and responsibilities of the condominium association.

In general terms this requires:

- Providing for the repair, maintenance and improvement of the condominium property,
- Assuring sufficient funding to meet association and common element expenses and provide for capital item replacements,
- Representing, serving and protecting the interests of the unit owners including the establishment of policies, procedures, rules and regulations, and assuring that condominium documents and Florida statutes are followed.

The Lakeridge Condominium Association's by-laws lists the following specific Board of Director powers and duties:

Manager's Mission:

Maintain and improve Lakeridge to the delight of its members while adhering to the Association documents and Florida Condominium Statutes.

Manager's Values:

Communication

Integrity

Transparency

Responsiveness

Accountability

Member Involvement

- Operating and maintaining the Common Elements.
- Determining the expenses required for the operation of the Association.
- Collecting the Assessments for Common Expenses from Unit Owners.
- Employing and personnel necessary for the maintenance and operation of the Common Elements.
- Adopting and amending Rules and Regulations concerning the details of the operation and use of the Condominium Property.
- Obtaining and reviewing insurance for the Condominium Property.
- Making repairs, and improvements to, or restoration and alterations of, the Condominium Property.
- Enforcing obligations of the Unit Owners.
- Addressing violations of the Rules and Regulations established by the Association.
- Contracting for the management and maintenance of the Condominium Property.

Announcements

Fourth of July

Dinner

Sunday July 4th 4:00 PM



Happy Birthday

June

Pat Centulo/David Velegol/Herb Oesterreich/Jitka Cinibulk/Melva McDermott/Mary Lou Johns/Harris McSkimming/James Shugerts/Norma Thigpen/Ralph Roberson/Paul Bell/Cifford Hall/Blanca Santiago/Terry Dossey

July

Deborah Clarrey/Bette Hoffman/Barbara Smith/Cheryl Margolis/Robert Ammons/James Delaney/Allen Margolis/Sandra Williams/ Abdul Qavi

August

Joyce Oesterreich/Archie Harris/Opal McCann/Kathy Riley/Richard Hoffman/Lena Meyer/Cecelia Richardson

In Remembrance 2021

Donald Cochran Mike Thomas

Welcome to Lakeridge New 2021 Residents

Blanca Santiago - Unit 210

Maureen "Muffy" English - Unit 507

Russ Bolster - Unit 702

Terry & Sherry Dossey- Unit 504