

Lakeridge Newsletter Fall 2020



Activities

- Chair Yoga
Mon/Weds/Fri
10:30AM
- Shuffleboard
Monday 6:30PM
- 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.lakeridgemedia.com

The baluster repair project was quite an arduous job the crew removed 81 deteriorated posts one by one and rebuilt them to original specifications. Pressure cleaning and painting will complete the project.

Smaller maintenance projects planned for 2020 include trash chute repairs, new exit signs, flagpole and cleaning carport tops.

The next big project will be repairing and re-paving of the parking lot & replacing our old and tired gates. Plans are also being made to improve our entry and exit driveways.

It's that time of year again when we start drafting the budget for the next fiscal year. Lakeridge's fiscal year is the calendar year January 1 through December 31.

The Association's budget is a plan that anticipates revenues and expenses for the upcoming year. It serves as a benchmark that will guide the board and management in making decisions during the course of the year.

The budget provides for control over certain restricted funds such as the reserves. It also identifies how much money must be collected from the unit owners for operating and maintenance funding. There are some anticipated adjustments to be considered for 2021.

Plan to attend the Budget Meeting in October to have a understanding of any changes in the budget.

From the Manager

Since I began my managerial duties at Lakeridge there have been 20 new owners/residents. I'd like to share a little about my history at Lakeridge.

I started in 2002 as maintenance and custodian. My duties included all landscaping, weed control, parking lot, pool cleaning, vacuuming the hallways, cleaning the restrooms and lobby. I also handled any maintenance issues (i.e., water leaks, drain backups, drywall repair, painting etc.)

In 2015 the Board was dissatisfied with management and gave me the opportunity to become in house manager. I studied and passed the license exam in 2016. The transition was complete by 2018.

I look forward to many more years at Lakeridge learning and developing my role as manager.

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.

Units For Sale:

405 - Three Bedrooms

706 - Three Bedrooms

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

Lakeridge Board of Directors

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

2020 Board Meetings

September	17th	2:30pm
October	15th	2:30pm
November	19th	2:30pm

Safety Director's Message

5 Items to Have in Case of a Hurricane

Prepare your condo with items that will help you ride out the storm in safety. Many of these items become hot commodities once a hurricane is on its way, get a kit together now to have on hand when needed.

1. Water Stock up on bottled water. You will need water to drink, to cook, to bathe and flush the toilet.
2. Non-Perishable Food It's a good idea to keep a backup supply of canned food. If the power goes out things in the refrigerator/freezer will go bad quickly.
3. Flashlights and Batteries Have one flashlight for each person.
4. First Aid Kit A kit with the basic antiseptic and bandages. Also have an extra supply of prescription medications.
5. Battery Powered Radio Keep a small radio on hand that is battery powered so that in emergency situations, you can use it to hear emergency announcements. They may be able to tell you where to evacuate to go for food and water. Again, remember to keep extra batteries as well.

Take action now!

David

From the President

Good Day Friends,

I would like to take a moment to thank each and every one for helping to make sure that Lak-eridge one of the safest places in Polk County. With Ray, Russ and the rest of the community's help of sanitizing the lobby and common areas we have no reported cases of Covid-19.

The work on the bannisters is coming right along. I know that this has been an aggravation to all, however maintenance is a fact of life. If we are going to have a safe and beautiful place to live then timely maintenance is a must.

The next few months are going to be quite busy. We (the Board) will be making decisions on the next repair projects, preparing for the fall meetings, the Owner's meeting and making decisions on the 2021 budget along with day to day operations.

I would like to wish each and everyone a safe and happy fall.

Merle

Announcements

Fall Dinner

TBA

Community Room



Happy Birthday

September

Donna Klein, Rusty Parsons, Sharon Thigpen, David Lane, Verona Johnson, Merle Key, Jerry Williams, Gennetta Bolton, Sheron Hunter, Marilyn Page, Ken Connett, Laura Lanier,

October

Margaret Turner, Karen Wright, Brenda Arnold, Shirley Gross, Brian Facko, Douglas Harford, Audrey Thomas, Bradley Klein

November

Jennie Buziak, Lee Arnold, Joan Sokol, Alexandra Lane, Joanie McHenry, Vicki Stouffer, Donna Hubbard, Gerald Ganz, Patrick Eversden

In Remembrance 2020

Gerald Williams

Joy Cochran

Jackie Connett

Sue Blue

Welcome to Lakeridge New 2020 Residents

Peter Roman - Unit 207

Abdul Qavi—Unit 402

Joan Sokol - Unit 302

Joanie McHenry - Unit 509

Julie Cross - Unit 610

Monica & Harris McSkimming - Unit 707