

Lakeridge Newsletter Winter 2021



Activities

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

Happening at Lakeridge

I hope this newsletter finds you all well, in good health and good spirits. As we put last year in our rear view mirror and look forward, take the time to reflect on lessons learned and memories made.

Annual Meeting & Election

The Lakeridge Condominium Association Annual Meeting will be held on January 20, 2022.

The annual meeting of the owners is an important meeting. The election of the board of directors is held during the annual meeting.

At the annual meeting, the board reports to owners on matters such as the financial health of the corporation. The annual meeting also gives owners the opportunity to discuss matters that are relevant to the business of the condominium corporation.

See you there!

Projects Completed in 2021

January : Parking Lot Paving
New Gates

May: New landscaping
(west build. & parking lot)

June: Clean & repair roof
Clean east side building

October: Clean west side building

December: Clean & repair carports

Pool Renovation Project

The pool renovation is scheduled to begin January. It is projected to take 3 to 5 weeks to be completed. Providing weather cooperates.

We all look forward to seeing the new surface, tile, coping and deck.

We will be upgrading the furniture and adding lighting on the deck. Also, a fence around the pool area.

Dog Waste Stations

The Board approved the installation of dog waste stations to make it convenient and easy for owners to dispose of any mess their pet makes.

Safety Director's Message

Everybody needs a date! What's your date?

Fires can happen anytime day or night. You need an up to date fire extinguisher to use on small fires and 1 or 2 smoke detectors within your unit. Extinguishers have an expiration date. Smoke detectors should be tested annually & new batteries installed.

When was the last time you checked your extinguisher and smoke detectors? Set a date and mark your 2022 calendar taking action now is in your best interest.

Keep in mind that in case of a fire call 911 immediately. And pull the fire alarm outside on the walkway. Be aware that the alarm does not call the fire department. YOU MUST CALL 911.

David Lane

President's Message

Dear Owners,

I would like to take a moment and wish all of our owners a great holiday season. Also, I know not having the pool available is sort of an imposition, however I'm sure when it is finished you will be pleased with the new look.

May each and everyone have a healthy and great new year.

Merle

2021 Lakeridge Board of Directors

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

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.

Please breakdown & flatten any moving or delivery boxes before putting them in the dumpster.

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 explain what actions the board votes on and approves and what actions require a owner's vote.

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 and Member Involvement

Actions That Require Board Member Voting & Approval

- Prior meeting minutes approval
- Budget approval
- Special assessments
- Expenditures involving non-recurring items
- New vendor selections
- Rule and regulation changes
- Property improvements
- Changes in insurance coverage
- Meeting adjournments

Association Actions Requiring Owner Voting

- Waive or reduce reserves
- Use reserves for other purposes
- Elect directors
- Amend governing documents
- Recall board members
- Material alterations

Informative Websites

www.lakeridgemedia.com

www.mywinterhaven.com

www.polktaxes.com

www.floridahealth.gov

www.weather.gov

www.myflorida.gov

www.usa.gov

House Rules

The House Rules Chapter 15: Vacation Time has been updated.

- A. Prior to leaving on vacation or for an extended period notify the Manager in writing. A condo unit vacant for 30 days or more requires routine maintenance inspections. Also, the main water valve and water heater breaker MUST be turned off.

Other Important House Rules:

Parking

One Hour Parking is for one hour.

No camper, motor home or trailer may be parked in the parking lot.

Vehicle maintenance is prohibited in the parking lot.

Garbage All trash must be placed in plastic bags & tied securely before disposal down the rubbish chute.

Pets All pets must be on a leash & shall not be permitted in the community room or pool area.

Walkways Walkways & stairwells must be kept free of all objects.

Do not shake rugs, tablecloths, etc. over the banister.

Fireworks Discharging of fireworks of any kind is prohibited anywhere on Lakeridge property.

Announcements

Holiday Dinner

TBA



Happy Birthday

December

Julie Cross, Lori Cash, Phillip Cooper, Karen Eversden, Sally Cochran, Stewart Kirk, Carl Dorton, Michael Peterson, Ruth Boesch

January

Todd Thompson, Sharon Tolen, Karen Kirk, Robert Facko, Margaret Humpreys. Carol Hall, Joyce Facko, Bobbi Ardrey, Debbie Thompson, Sharon Young, Jennifer Hubbard, Daisy Jerez, William Littrell

February

Kurt Widmer, Mary Powers, Linda Haddox, Joseph Parsons, David Crawford

In Remembrance 2021

Donald Cochran Mike Thomas Douglas Harford Harris McSkimming Kurt Widmer

Welcome to Lakeridge New 2021 Residents

Blanca Santiago - Unit 210

William & Mary Littrell - Unit 406

Maureen "Muffy" English - Unit 507

Fransisco & Daisy Jerez - Unit 403

Russ Bolster - Unit 702

Terry & Sherry Dossey - Unit 504

Ruth Boesch - Unit 706

Jaime Roman Perez & Idalia Medina - 105