
Lakeside New Letter October 2017

2 messages

Denise Dalton <denise@lakesidedelray.com>
To: Susana Moreira <susana@lakesidedelray.com>
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Bcc: sbahnsqp@gmail.com

Wed, Oct 11, 2017 at 2:13 PM



Lakeside Newsletter – October 2017

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Do you wish you had more information on what is going on at Lakeside? Well, here it is!

We are starting a newsletter that will be emailed to all owners on a frequent basis. Here is the first edition! If you have any comments, questions or suggestions for content please email the editor, Steve Bahns E-409 (sbahnsqp@gmail.com).

Improvement Projects

Completed so far in 2017:

- Installation of upgraded fire alarms in all units - \$113,000 taken from reserve account
- Cleanup from hurricane Irma – Damaged tree limb removal (only one tree lost, but a lot of limbs, very minor building damage) - \$8,640 for trees, \$467 for electrical and \$350 for pool purification and cleanup, taken from current expense budget

Planned for remainder of 2017 and 2018:

- Conversion of 27 pole lights to LED - \$10,000 from reserve account, will save \$10,000 per year in electricity costs
- Landscaping – adding mulch and 1500 annuals - \$15,000 taken from current expense budget

Policy Updates

- Our costs to replace patio/balcony screens and keys/fobs have increased and we must increase our charge for these services to \$50 each. A list of all the services your association provides is included on the website.
- We can no longer provide interior unit courtesy inspections for owners who are away. We

cannot continue this service due to the liability we incur.

Website Updates

- Our website is www.welcometoLakeside.com. This newsletter will contain links to the website to provide more information on certain topics as necessary. And there is a special section just for owners. The Owner Login button has been moved to the landing page to make it easier to find and access. The password is “[welcomehome](http://welcometolakeside.com/owner-login/)”. Take a look! <http://welcometolakeside.com/owner-login/>

Recent Sales

- Your property values are increasing! Here is a list of the units that have sold so far this year. The website contains sales in 2016 as well.

DATE	UNIT #	BED/BATH	SQ FT	PURCHASE PRICE
9/22/17	E-311	2/2	820	\$136,000
9/15/17	F-204	2/2	1247	\$220,000
8/31/17	G-504	2/2	1247	\$190,000
8/8/17	D-502	2/2	1353	\$224,000
6/1/17	G-206	1/1	854	\$126,200
6/6/17	F-306	1/1	854	\$159,900
5/24/17	D-208	2/2	1247	\$178,000
4/14/17	F-107	2/2	1247	\$185,000
3/16/17	E-508	2/2	1247	\$200,000
3/13/17	F-104	2/2	1247	\$185,000
3/2/17	D-407	2/2	1247	\$182,500
3/1/17	G-302	2/2	1353	\$190,000
2/20/17	F-210	2/2	1353	\$188,100

New Real Estate Development

A commercial real estate development firm is redeveloping the Linton International Plaza on Linton between SW10th & Lavers Ave. It will be renamed Delray Plaza

<i>1/20/17</i>	<i>F-410</i>	<i>2/2</i>	<i>1353</i>	<i>\$208,000</i>
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and be an 85,000 square foot mixed use commercial project, and

adding several new occupants.

Delray Plaza will feature a 30,000 square foot Whole Foods Market 365, a grocery store that provides simple, affordable and convenient everyday shopping. Newly announced First Watch and Zoes Kitchen will also be added.

The Whole Foods Market 365 store will occupy a space formerly utilized as Palm Beach Gym. Pet Supplies Plus, Pollo Tropical and Subway, along with other retail and office tenants, will remain. Other tenants will be announced in the future.

Targeted construction start date November 2017. The shopping plaza is anticipated to open in the first quarter of 2019.

Did you know?

- We now have a Social Coordinator (Sara Ulrich – F305)! She is planning a variety of new social events and would love your input and suggestions. Her email is saraulrich@comcast.net

And thanks to Sara for her help with content, design and format of these newsletters

- The main dryer vent in each building is cleaned every year. This is the vent that your clothes dryer accesses and runs from top to bottom in each building. Don't forget to check your individual dryer vent in your unit occasionally, to make sure it is not clogged, which can cause a fire.

- We would like to have building captains to help with any Association's activities; if you would like to be part of the Lakeside Team please e-mail denise@lakesidedelray.com

- A current copy of the Association's Rules and Regulations are on the website. <http://welcometolakeside.com/wp-content/uploads/2017/10/Rules-Regulations-2015.pdf>

Best regards,

Lakeside Association

Steve Bahns <sbahnsqp@gmail.com>
To: kathybahns@gmail.com

Thu, Oct 12, 2017 at 6:36 PM

Sent from my iPhone

Begin forwarded message:

From: Denise Dalton <denise@lakesidedelray.com>
Date: October 11, 2017 at 2:13:41 PM EDT
To: Susana Moreira <susana@lakesidedelray.com>
Cc: denise@lakesidedelray.com
Subject: Lakeside New Letter October 2017

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