

# LAKE SIDE AT DELRAY BEACH

MAY 2019 NEWSLETTER



## ASPHALT REPAIR COMPLETED

Repair of the asphalt at the entrances of buildings D, F and G has been completed. Total expense \$3,500.

## UPDATED TELE ENTRY SYSTEM

An update to the Tele Entry System will now allow any area code phone number to be added for door access. Please contact Susana if you need to be added to the Tele Entry System. Total expense \$250.

## DRYER VENT CLEANING IN MAY

Cleaning of the common shaft of the dryer vent with an installation of an access panel on 1st, 2nd & 3rd floor units for future access. Please see flier and email blast for more details. Total expense \$6,888.

## NEW LANDSCAPE MAINTENANCE COMPANY

Trimac Outdoor has replaced Southern Scapes for Lakeside landscape maintenance services. Regular services will start May 1st and will not be working on weekends.

## NEW JANITORIAL SERVICES

Coverall, a professional cleaning company has been contracted for Lakeside janitorial services. They will clean Monday, Wednesday and Friday. Coverall replaces services previously provided by Solange and Luisa. Total annual expense \$12,468.

## PARKING LOT STRIPING

Striping of parking lot spaces will begin end of May or beginning of June. Total expense \$6,316.

## NEW POOL DECK ROOF

The construction of a pool deck roof by the Club House entrance will start as soon as the permit is approved. Total expense \$32,620.

## NEW SECURITY CAMERAS

New security camera system proposals under review. A Delray Beach police officer will be at the next BOD meeting on May 15 at 7pm. He will be speaking about incidents in our area and answering questions.

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### Important Notice on Scheduled Dryer Vent Cleaning

The Association maintains the common element dryer vent shafts in each building, 6 per building, 24 total. They are cleaned annually, in house, by the maintenance person. It has come to our attention that the accumulation of lint and debris, over the years, has caused issues in many units. The main shafts are at a stage that inhibits dryers to work efficiently and it creates moisture backflow into dryers and laundry rooms. Also, another important part of dryer vent safety is individual dryer vents which are the responsibility of unit owners and should be cleaned out annually.

A professional dryer vent cleaning company, HDVC, has been contracted to clean the 24 common element dryer vent shafts in all buildings. This will be the first deep cleaning from roof to ground floor. The process will require access to the 24 first floor units in order to gain access to the common element dryer vent shaft. At that time, access doors will be installed in those units.

The project is scheduled to start on Tuesday, May 7<sup>th</sup>. The initial shaft cleaning will start on the roofs and will take an estimated 2-4 days. HDVC will then need access to the first floor units to cut and install an 18"x18" access door. First floor unit owners will be notified, in advance, of the anticipated time to access their unit. A representative from our office will accompany HDVC in the units. The entire project is estimated to take 7-10 days.

All 2<sup>nd</sup> and 3<sup>rd</sup> floor access panels will be installed by the Association after the completion of HDVC. Those unit owners will be notified by the association to confirm those dates.

We hope that all residents understand that this is an important safety measure taken to ensure the safety of all our residents. Dryer vent fires are one of the leading causes of home fires due to clogged dryer vents. Many people are unaware of the importance to clean individual dryer vents every year and clean out the lint trap after every use.

The Association is responsible for the cost of the common element shaft cleaning and will incur the cost of the 18" x 18" access panels for all units on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors.

While HDVC is on-site cleaning the common element shafts, they are offering a special price to clean individual unit owner's dryer vents, from the

dryer to the main shaft, for \$45. This is the unit owner's responsibility but HDVC is offering special pricing for those unit owners interested while they are on-site only. Unit owners must contact HDVC at 954-881-9931 to schedule an appointment and make payment directly to HDVC.

The Association does not assume any responsibility for cleaning or payment of individual dryer vent cleaning.

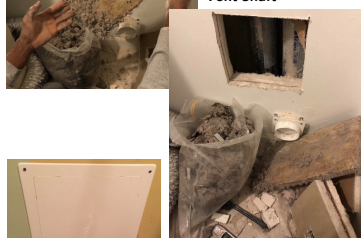
*Thank you for your patience and cooperation during this important safety maintenance process.*



Results of a Dryer Fire



Actual Debris From Lakeside Common Elements Dryer Vent Shaft



Actual Dryer Vent Shaft Access Panel Installed in Lakeside Unit



## VISIT OUR WEBSITE [LakesideAtDelray.com](http://LakesideAtDelray.com)

All owners were sent the password for the Owner section. Contact the office if you need it.

## LAKE SIDE ASSOCIATION

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