

# September Newsletter

## Reminders from the Board of Directors...

In keeping with our commitment to the Lakeside Association Mission Statement, we are reminding all Owners, Tenants and Visitors that “Condo Living” is more of a Community versus a “Stand-Alone” residence. Parts of the community are “jointly owned” and other parts are “private property”. The jointly owned area is where we need to follow some Community Rules for the good of all.

The most common concerns include:

▶ All cardboard boxes must be broken down and disposed of in the  bins. Failure to break them down only limits the amount the bins will hold. If the bins are full, please put flattened boxes in the dumpster.

▶ The Association is enforcing the One-Way traffic in the parking lots. There have been a few reported near miss incidents of vehicles and pedestrians. Drivers are asked to follow the one-way signage and travel with a 10 mph speed limit. Accidents can be life-changing tragedies. There are many walkers and runners in the evening hours; and traffic turns can be surprising, when a pedestrian suddenly appears!

▶ Many owners are refurbishing their units. We experience contractors who disrespect the property by leaving debris on the catwalks or depositing construction waste in our recycle area. Owners are requested to inform their contractors that they are responsible to maintain the cleanliness of the catwalks and remove all construction debris. Otherwise, owners will be responsible for contractor failures. Out of respect for all residents, contractors may work Monday – Friday, 8am - 5pm and Saturday’s, 10am - 5pm. **NO WORK ON SUNDAY!** Owners must request Association approval prior to any work being done inside a unit.

▶ To avoid A/C leaks to units below, owners should annually maintain & inspect their air conditioning handler. In addition, owners need to clean their dryer vent connection annually to avoid a fire.

▶ Leaking Water Heaters have resulted in significant damages & costs to unit owners and units below them. This includes falling plaster, flooded floors, damaged carpeting, and ruined cabinetry. Please inspect your water heater frequently for signs of rust or extra water in the pan. If you encounter any of these indicators, your water heater may be in need of replacement. Always **shut-off** the water and power to the water heater when you go away for a few days. This will prevent the smell of sulfur in your water when you return home.

## Charcoal Grills

Each building has a charcoal grill for our residents to use as a "first come, first served" convenience.

Residents are responsible for cleaning the grill and removing cooled coals after use.

The grills are not to be utilized as a fire pit!



It's still HURRICANE SEASON so don't forget to remove or secure your Patio Furniture and Decorations if you are going away!

Heavy winds can blow objects around and cause damage to your screens and sliding doors!



## Important Notice

## Pool Hours

Hours:  
Sunrise to Sunset

The Pool and Pool Deck closes at Sunset when it gets **DARK** outside. The word "dusk" means at Sunset!

**This is mandated by the State of Florida.**

Security Camera's are on "24/7" and the **POLICE** will be called on **VIOLATORS!!**

## Lobby Cart Use

Please remember to return the Utility Cart to the Lobby **IMMEDIATELY** after use!

The Utility Cart is for use **IN** the **Buildings Only!**

**DO NOT** take the Cart into the parking lot or use to transport adults and children.



## Gym Use

Please remember to wipe down all gym equipment that is used with the provided spray cleaner and paper towels.

In addition, for everyone's safety, **CHILDREN** under the age of 16 are **NOT** allowed to use or operate the machines!



Happy



Rosh Hashanah

INSURANCE



Please remember to provide the Office your updated **Insurance Declarations Page** when you receive your renewal policy!