

# THE LOG



Lakewood Park Condominium Association

## November



### COMMUNITY UPDATE

“I am grateful for what I am and have. My thanksgiving is perpetual.”

- Henry David Thoreau

### 2022 ASSESSMENT CHANGES

The **2022 Budget** has been approved by the Board of Directors. New coupon books will be sent out shortly by Sentry Management. **PLEASE NOTE: On January 01, 2022,** new assessment rates will take effect. To avoid late fees and interest charges, please make sure you are paying the correct amount:

#### HERE IS A LIST OF CURRENT AND NEW ASSESSMENT RATES

	2021	2022 Effective Jan 1, 2022
649 SQ FT	\$299.72	\$320.39
704 SQ FT	\$325.11	\$347.54
712 SQ FT	\$328.81	\$351.49
866 SQ FT	\$399.93	\$427.51
893 SQ FT	\$412.40	\$440.84
926 SQ FT	\$427.64	\$457.13

## **RULES AND REGULATIONS REVISED**



A **4<sup>th</sup> Amendment to the Rules and Regulations** has been adopted effective immediately. To make sure you are in compliance, all owners and residents should review the changes which are available on our website. If you have any questions, please contact the Association Office.

## **HOLIDAY DECORATING GUIDELINES**



As the holiday season approaches, we would like to remind all residents that only **DAMAGE FREE HANGING PRODUCTS** (such as 3-M products) can be used to hang decorations to the exterior of the buildings. To prevent damaging the siding **NEVER** use nails or hooks. Also, to prevent interference with the landscape crews, please do not place anything in the common areas.

## **HOLIDAY OFFICE HOURS**



The Association Office will be closed on the following days:

Thursday, November 25

Friday, November 26

Monday, November 29 – Friday, December 3: Manager on vacation

Please call and leave message to make an appointment with staff.

### **ADDITIONALLY: OFFICE HOURS CHANGING**

Starting on **Monday, December 6**, the Association Office hours will be changing to the following:

OFFICE OPEN:

Mondays, Tuesdays, Thursdays, Fridays

9:00 a.m. – 4:00 p.m.

CLOSED FOR LUNCH 12:00 p.m. – 1:00 p.m.

**NEW:** Association Office **Closed** on Wednesdays

As always - - - if you need immediate assistance, please contact Sentry Management at **(407) 788-6700** and follow the prompts. To ensure we are available for you in the Association Office, it is best to make an appointment.

## **TALKING TRASH**



We are experiencing two issues regarding trash collection and disposal. The Association Office has received numerous calls with residents experiencing issues with the trash valet service. We have reported those concerns to the vendor, and they are trying to take corrective action. If you experience any issues, please continue to report them to the Association Office.

**SECONDLY:** We must remind all residents that only **HOUSEHOLD WASTE** is allowed in the trash compactor.

**NO CONSTRUCTION OR REMODELING DEBRIS OR BULKY ITEMS SUCH AS FURNITURE ARE ALLOWED IN OR AROUND THE COMPACTOR.**



## **Front Pool Area Spa Update**

We wanted to thank everyone for their patience while we ordered a new heater for the front spa.

It was replaced today 11/18 and will be open this afternoon.



## **MAILBOX ISSUES**

We were recently informed that one of the mailbox cabinets at the front of the community has a broken door and the mail carriers may not deliver mail to box numbers 103-136. If you are not receiving mail, please go to the post office to get your mail at 321 Montgomery Road.



After inspecting all mailboxes, we noticed that they are all starting to have the same problem. All new mailboxes have been ordered with new cylinders and new keys. We will keep you updated on the installation and how to exchange your old key for your new mailbox key.

## **WELCOME TO OUR NEWEST STAFF MEMBER!**



We are pleased to welcome Steven as our newest member of the LWP Maintenance Team.

Along with Kevin and Francis, we have an effective team who work hard to maintain and improve our community. We would like to remind all owners and residents that if you have any maintenance concerns or issues, please make sure to contact the Association Office and not make requests directly to the maintenance staff.

This helps us to track, prioritize and follow up on all maintenance concerns or issues. THANK YOU!



**On behalf of the Board of Directors and Staff of Lakewood Park, we wish you and all a very Happy Holiday Season!**

Angela, Kevin, Francis, Steven

Brian, Jill, Debbie, Ruth, Carmen