

THE LOG



Lakewood Park Condominium Association



COMMUNITY UPDATE

ASSOCIATION OFFICE UPDATE



The Association Office will have limited hours next week while the Association Manager is on vacation:

MAY 23 – 27

Office Hours will be: 1:00 p.m. – 3:00 p.m.

In addition, the Office will be closed on Monday, May 30th in observance of Memorial Day.



PARDON THE DISRUPTION



A recent lightning strike caused a problem at the electrical panel effecting the front pools/spas, lighting at the front entrance as well as the gate system.

Both are now open.

THANKS FOR YOUR PATIENCE!

AGING ELECTRIC PANELS CAN CAUSE PROBLEMS



Aging buildings mean the need for updates. The Association changed out the **EXTERIOR ELECTRIC PANELS** to all the buildings. It is now time for unit owners to turn their attention to the **INTERIOR PANELS**. Flickering lights and bad breakers could be signs that your panel needs replacement. The panels are outdated FPE panels and due to their age, replacement parts are almost non-existent.



The Association has been coordinating with several vendors, we have started using CNI Electric and asked them to provide our owners a quote. They have quoted \$1,500 for a unit panel replacement as well as the external air conditioning breaker to include the permit fee. However, the cost can be reduced to **\$1,400** per unit for every six units scheduled with the vendor. For more information, please contact



407-440-3627 / www.cnielectric.com

Please note that you can contact any electrician, some of the quotes that we received were over \$1,800.00.

TRASH TALKING

We are experiencing some issues with residents not following the guidelines regarding the valet trash service. If a resident fails to follow the guidelines, it may result in your trash not being collected and a **VIOLATION NOTICE** will be sent. All residents are reminded of the following:

TRASH ANIMALS



ALL TRASH MUST BE PLACED IN 13 GALLON BAGS AND SEALED. NO LOOSE TRASH SHOULD BE PLACED IN COLLECTION BINS.

TRASH SHOULD NOT BE PLACED IN COLLECTION BINS OVERNIGHT. THIS ATTRACTS UNWANTED “CRITTERS AND BUGS.”

TRASH SHOULD NOT BE PLACED IN COLLECTION BINS ON NON-PICK UP DAYS. AGAIN, THIS ATTRACTS UNWANTED CRITTERS. COLLECTION DAYS ARE: Sundays, Mondays, Tuesdays, Thursdays, Fridays.

NO COLLECTIONS ON WEDNESDAYS or SATURDAYS and HOLIDAYS.

MAKE SURE THE COLLECTION BIN CLOSES SECURELY. MANY BINS ON PROPERTY ARE DAMAGED DUE TO CRITTERS. WE ARE WORKING WITH THE VENDOR TO HAVE THOSE BINS REPLACED.

NOTE: Collection service will be suspended on Monday, May 30th in observance of the Memorial Day holiday. Normal service will resume on Tuesday.



PLEASE USE CAUTION



Residents may notice **CAUTION SIGNS** placed near stairways around the community as well as sidewalk hazards highlighted with **BRIGHT YELLOW** paint. Please use caution around these areas as repairs and replacements are coming shortly.

POOL SEASON REMINDERS



The return of warmer weather means the pools and spas become more popular in our community. We would like to remind all residents of the Rules and Regulations for use:

POOL/SPA HOURS: 8:00 a.m. – 10:00 p.m.

Only 2 guests PER UNIT are allowed and must be accompanied by the resident. Food, alcoholic beverages, glass containers, and animals are strictly prohibited. All users should shower before entering the pools/spas, especially after applying sunscreen or lotion.

The gate should never be braced open and should be allowed to closed completely. Don't open the gate for others without an access card.

On behalf of the Board of Directors and Staff of Lakewood Park,

Angela, Kevin, Francis, Steven
Brian, Jill, Debbie, Andrew, Carmen

