

# THE LOG

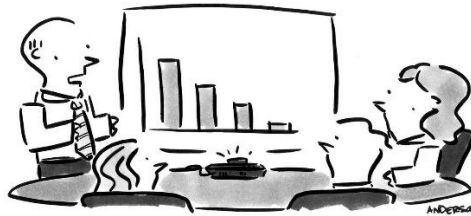


Lakewood Park Condominium Association



## COMMUNITY UPDATE

### 2024 PROPOSED BUDGET MEETING



The 2024 Proposed Budget Meeting has been set for Monday, October 30, 2023, at 6:00 p.m. at the Clubhouse. All owners are welcome to attend:

**In Person:** Due to occupancy fire codes, seating in the clubhouse will be limited. Please bring the Proposed Budget that was sent to you in the mailing.

**Remotely:** The TEAMS meeting call-in information is on the Notice that was mailed to All Owners.

# SECOND NOTICE!

## FIRE DEPARTMENT SAFETY REQUIREMENTS



**ATTENTION: ALL OWNERS and RESIDENTS:** The Fire Marshal recently conducted a follow up inspection of the community to check for compliance. Several issues are still requiring immediate attention:

- Video doorbell cameras **CANNOT** be mounted near the edge of a doorframe as they can compromise the weather stripping and sealing. Cameras cannot be attached to the building but can be mounted on the middle of the front door or on the storage door.
  - Weather stripping **MUST** be kept in good condition. Please check the condition of yours and replace if necessary.
  - Front door address numbers **MUST** be visible and cannot be obstructed by any decorations such as wreaths.
- All balconies/patios/breezeways/doorways **MUST** provide a clear and unobstructed path to the front door of a Unit and the fire extinguisher cabinets. Make sure items such as furniture, plants or any other objects do not block these areas.
- Every Unit must provide documentation to the Association Office that the dryer vent has been cleaned (i.e.: a copy of the invoice from a dryer vent cleaning company). You can contact any company you choose. The company below will give a 25% discount to any Unit Owner that schedule's before **October 27, 2023**.
- All Units are required to have window screens and must be in good condition.

### **DRYER VENT WIZARD**

**(321) 578-8111**

**Please comply with these guidelines to avoid a violation, resulting in fines to the Association and Owners. If you have any questions, please contact the Association Office.**

## **VALET TRASH and PEST ISSUES**



**HELP!** We are experiencing issues with the valet trash bins due to residents not properly placing their trash and securing the bins. This is causing issues with rodents and insects around many of the buildings. All residents are reminded:

All garbage must be bagged as sealed before placing it in the valet bin. **NO LOOSE GARBAGE**

Collection days are Sundays, Mondays, Tuesdays, Thursdays, and Fridays. There will be no collection on the following holidays: Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve, New Year's Day.

Place trash in bin between 5:00 a.m.- 7:00 a.m. on collection days.  
**NEVER PLACE TRASH OUT THE NIGHT BEFORE.**

Make sure to close the lid and secure it with the latch. If the bin does not close, you should take it directly to the compactor.

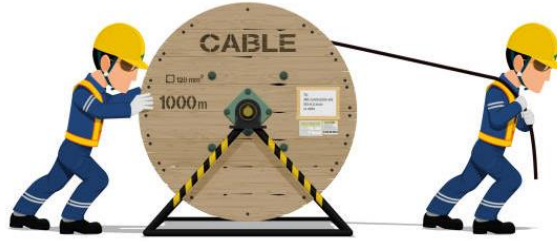
Residents are responsible for keeping their bins clean.

## **NEW DOOR NUMBERS**



As a result of the recent Fire Safety Inspection, new larger door numbers will be installed throughout the community. **PLEASE REMEMBER:** A further requirement states nothing can obstruct the number plate such as wreaths or decorations.

## **WOW! UPDATE**



Due to delays caused by the weather and utility locates not completed by the city, the installation of the fiber optic lines is scheduled to begin within the next two weeks. The first phase of the project will be to run the ground cables to all our buildings. The second phase will then install cables to the individual units.

**STAY TUNED FOR THE PROJECTED SERVICE START DATE!**

## **CHANGE TO POLICY**



Unfortunately, due to a recent policy change, the Association Office cannot accept CASH for any transactions such as A/C filters or registration fees. We can only accept checks or money orders made out to LAKEWOOD PARK.

**THANK YOU**

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