

MAINTENANCE BOARD SPECIAL ASSESSMENT

In June 2021, the Lakes Estates Maintenance Board passed a special assessment to pay for unexpected repairs to the Club House, maintenance staff vehicle, and a recreation area spa heater. Each association was assessed \$233 per household. The LE3 Board paid the total LE3 amount from our Retained Earnings Account to enable repairs to begin expeditiously. At the July LE3 Board meeting, the Board voted to pass the Maintenance Board Assessment onto members to replenish funds. Management will be sending each property owner an invoice for that amount, and you may have already received it. Replenished account funds will be used for upcoming LE3 maintenance costs which we anticipate will be coming up.

At a special emergency July Maintenance Board meeting, it was discussed that the repairs on the Club House will require additional drainage and dehumidification work to address water problems revealed beneath the building. This will include gutters and downspouts; improved ventilation, dehumidifiers, and sump pumps beneath the clubhouse; the grading of soil away from the building; and drainage improvements to the handicapped ramp and entrance steps. The Board voted an additional \$15,000 to address these needs. The funds will be drawn from an account, containing \$25,000, paid to the Maintenance Board by Comcast, as compensation for Comcast securing certain rights to the community they did not have previously.

INFORMATION PACKAGE

A couple weeks ago, each LE3 member should have received a mailed packet of information. It included: An introductory welcome letter containing key information about LE3 and communication avenues; a copy of the Architectural Review Committee's (ARC) request form to get approval for exterior property changes; and copies of the legal documents filed with the state establishing the amendment to our documents passed by more than two-thirds of the membership in February 2020. The amendment states that a property cannot be rented until one year after purchase, and any rental, thereafter, must contain a minimum one-year lease.

FOUNDING DOCUMENTS

The LE3 attorney has created a first draft of important changes needed to be made to our 30-year-old governing document in order to update our governance to include federal, state and county laws, ordinances and regulations which have come into being since LE3 was created. Some recommendations may also include changes that need to be made to be more in accord with modern community expectations that might require adjustments in the documents. The LE3 Board will begin looking more closely at the recommendations. As this review develops over the months, we will hold events to solicit LE3 community input and to share information.

COMMUNICATION

We are pleased to announce that six more of our neighbors joined our email list, which means we can now communicate with almost 95% of our members by email. If you know of anyone who is not on the email list, please let us know and we will ask their permission to include them.

If you have any questions or concerns, please forward them to Nicole@sunstatemanagement.com and you will get a reply from either Nicole or from me.

Thank you to the LE3 Board members who give their time and effort to our community and thank all of you for the efforts you make to enhance our wonderful neighborhood.

Jeff Newman, LE3 Board President