

Greetings, Fellow Homeowners,

As so many of you have not been able to visit us this summer I wanted to inform you of all that is going on recently at Lake Forest.

Under the wise counsel and hard work of David Ehrenberger, Board member and Chair of the newly formed Maintenance Committee, the Board has been working very hard to get this committee underway. Now that the renovation is under final review (ie the “punch list”), the Board is committed to seeing Lake Forest continue to look beautiful and remain structurally sound. We have set a standard of “excellence” as our mission, and to that end we are working to immediately start taking care of all of the structures that make up our complex. We have some challenges....bat and swallow infestation in some buildings, timber stairs that over the years have rotted and decomposed, maintaining and repairing restraining walls that hold back nature against its encroachment upon our land, etc. Our challenge is to rectify these and other issues while staying within our budget. Our goal is to neither raise the dues nor rely upon any assessments. We are working very closely with Patti Fink, Board member and Treasurer, and the Finance Committee to make sure we reach our goal.

We have instituted an Owner Repair and Replace Maintenance Form to be filled out by any homeowner who sees something that is in need of attention, whether it be with a building, driveway, or grounds. See the form attached to this email. The Form can also be found on our website at www.srghoa.com. Please make use of this form and help us to maintain our standard of excellence within our property. To this end, it would be VERY helpful if you (and **especially** your renters) would be mindful of using proper receptacles for the disposal of cigarette butts, chewing gum, cans, bottle caps, and other trash. Please make this a part of the information provided to your renters. We have designated dog areas where you can bring your dogs to relieve themselves. There are dog baggies at each area so there is no excuse for Keith (our site manager) to have to be picking up dog poop, which he often finds around the property.

It is a wise idea, now that the construction of our complex is drawing to a close, to consider changing the codes to your unit entrance and to your garage. However, if you do so, remember **IN CASE OF AN EMERGENCY THE HOA MUST HAVE THE LATEST CODE TO YOUR UNIT AND GARAGE AND A SET OF KEYS TO YOUR UNIT.**

Also, please know that Keith often gets calls from unit owners to do things for them. Understand that Keith's scope of employment involves responding to maintenance and emergencies of the common and limited common element areas (ie building exteriors, grounds, spa area, trash building, etc). HOA "emergencies" are defined as potential or real property damage or potential or real injury to a person or persons. If you have maintenance issues or improvements that needs to be addressed within your unit you should contact your maintenance company (if you employ one), the police (if necessary), or hire someone to take care of your issue. Keith can be hired at a very reasonable hourly rate, but he will have to address it after his work hours. Having said all of this, Keith told me he truly enjoys helping you out when you see him and need help with something.

Happily, we will soon be getting new signs to erect around the property. Maybe you have seen the "No Parking" signs we recently put up? All of the signs will now match the colors of the complex and be much more aesthetically pleasing! We will also be putting up small solar lights above our building's vestibule numbers and letter. The lights do an excellent job of illuminating at night our building's numbers and letter.

We feel so badly about having to keep the grills and spa area closed, but we are very conscious of trying our best to keep everyone safe and healthy. Be assured as soon as we can we will reopen the hot tubs and the grills.

On behalf of all the Board members, we hope you all are well and keeping healthy,

Kathy Chinoy,
President of Lake Forest HOA
kgc288@gmail.com