

## LAKEPOINTE GARDENS COMMUNITY NEWS

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- **LPG-POA 12<sup>TH</sup> ANNUAL MEETING REVIEW**

#### 12TH ANNUAL MEETING:

The Lakepointe Gardens Property Owners Association held their 12<sup>th</sup> annual meeting October 15, 2016, at the Welter Room of the Forest Park Golf Course. Among the highlights of the meeting were the presentation and adoption of the 2017 operating budget. The breakdown of individual owner's monthly assessment shares beginning January 1, 2017 is as follows:

CONDO OWNERS	\$27.00
TOWN HOME OWNERS	\$64.00 (+Capital Fund Contribution)
SINGLE FAM. /DUPLEX OWNERS	\$93.00

The budget was approved by a majority show of hands. Thirty-nine (39) members were present that included 27 votes and 5 proxies for 32 votes.

Our new financial management team, RMC, was represented by Managing Director, Janice Lozano. Janice informed all attendees that she would welcome phone calls or e-mails concerning finances. She can be reached at (219) 286-6071 or e-mailed at [jlozano@rmcmanged.com](mailto:jlozano@rmcmanged.com).

The election of candidates to the Board of Directors followed. Since there were no nominations from the floor, the candidates featured in your "Notice of Members Meeting" mailing, were elected by acclamation to serve a full 2 year term.

The Board of Directors met immediately following the annual meeting for the purpose of electing officers for the upcoming year. Tom Woods retained the presidency, Greg Kaniuk remains vice president, LaVonne Silhavy remains sec. /treas., and the directors are Mike O'Meara and John Knauff. The association owns no buildings, thus the principal office of the corporation is the address of its current President, Tom Woods, 2805 Lakepointe Drive, Valparaiso, IN 46383.

**Reminders:**

The Property Values Committee will be enforcing the Rules and Regulations, in particular, as they apply to street parking and trash receptacles. Let's keep those garage doors closed, especially at night.

We are a Neighborhood Watch Community; report any strange and unusual activity to the police department at (219) 462-0717 (non-emergency). With winter approaching, I am attaching a copy of the snow removal procedures.

We are wishing that the holidays be safe and enjoyable for you and your families.



Bob Wirtz, Operations Managers



## SNOW REMOVAL PROCEDURES

A. Snow removal shall be provided for all residential driveways and sidewalks, common area sidewalks, and four (4) off-street paved parking pads alongside the streets of Geranium Circle and Columbine Circle. No service is provided for the sidewalks or parking areas of The Oaks Condominium properties located at 3000 & 3001 Columbine Circle.

B. Removal service is triggered by a snowfall depth of two (2) inches or more, as determined by the Maintenance Director.

The following are the acceptable standards for the snow removal process:

- (1) The full width of the residential sidewalk shall be cleaned only.
- (2) Driveways will be cleaned full-width, garage door to street. In the event a vehicle is parked on a single driveway, cleaning will be only from the street to the closest part of the vehicle. For a double driveway on which one side is occupied by a vehicle the open side and the area from the street to the closest part of the vehicle will be cleaned. The same policy applies to all common area paved parking areas, as listed in Paragraph A above.
- (3) Equipment with snow blades used for driveway cleaning must provide sufficient downward pressure on the blade to assure adequate removal to the pavement surface in order to avoid leaving more than a thin covering of snow-generally ½" or less-caused by a rising snow blade. "Snow blowers and shovels are also acceptable for driveway use".
- (4) Although the contractor is not responsible for removing snow from the portion of a driveway occupied by a vehicle at the time off the initial removal operation, if the vehicle has been removed from the driveway at the time of any subsequent removal procedure, the vacated area will be cleaned.
- (5) In the event the contractor considers it unsafe to attempt to clean the vacant side of a driveway on which a vehicle is parked, due to the width of the snow blade, the work will be performed by snow blower &/or shovel.
- (6) Common area sidewalk cleaning will be considered acceptable with a single pass snow blower width of 20 inches or greater.
- (7) If, in the judgment of the Maintenance Director, additional cleaning of driveway approaches is necessary; the contractor will be required to return at the direction of the Maintenance Director to complete the operation.
- (8) Application of any ice melter chemicals will be at the direction of the Maintenance Director.

- C. On week days – Monday through Friday – snow removal will commence in time to allow completion by 6 am &/or 5 pm. If snow continues to fall through and after the initial removal operation and again reaches a two (2) inch depth another removal operation will take place to meet the scheduled deadline.
  
- D. When snow removal operations are necessary on Saturdays, Sundays or community-observed holidays, removal will not begin until the snow has ceased falling, but in time to assure complete removal by 6 am of the next regularly scheduled work day, with the following exceptions:
  - 1. If a heavy snow continues for which community leaders &/or law enforcement personnel orders &/or recommends not using community roads and street or;
  - 2. If city snow removal equipment has not yet cleaned streets within the development, rendering travel within the community dangerous or impossible.

In either event, snow removal operations will commence when, in the best judgment of the Maintenance Director, the results will be beneficial to the majority of the residents and contractor entry into the development is reasonably possible.