

LAKEPOINTE GARDENS at CHANDANA

COMMUNITY NEWS

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ITEMS:

- **ANNUAL GARAGE SALE**
- **SIDEWALK REPAIRS**
- **WEBSITE UPDATE**
- **WEST BERM**
- **SIGNS of the TIMES**
- **SERVICES PROVIDED**

An appropriate beginning for this newsletter is to recognize our residents and their efforts to contend with the pandemic. Neighbors helping neighbors is common and although our community is primarily comprised of senior citizens, we have a good number of nurses and teachers in residence. The Board of Directors and Managers “thank you for your effort.” Also, for the benefit of those who have lost work and subsequently, income, we will make every effort to hold the line on assessments for the upcoming year.

- **ANNUAL GARAGE/YARD SALE:**

The annual garage yard sale has been scheduled for Friday, August 7th and Saturday, August 8th. Participants are requested to review the “Rules and Regulations” for garage sale signs. If you have any questions regarding procedures, please contact LaVonne Silhavy @ 219.462.6805. LaVonne is the chairperson and has all the answers.

- **SIDEWALK REPAIRS:**

As mentioned in our March newsletter, the city (mayor included,) has received our 3rd attempt over the past 5 years, to repair our damaged sidewalks. The Streets and Sanitation Department have responded that our request was passed on to the water department, because the majority of the damaged sections contained water shut off valves. If you’re looking for progress, we’ve now gone from excuses to “passing the buck” and still no word from our new Mayor.

- **WEBSITE MANAGEMENT:**

I’m pleased to announce that Linda Carullo has volunteered to manage our website input. Linda and husband Dave are relatively new to Lakepointe Gardens and live on Lakepointe Drive. Linda will be publishing all quarterly newsletters, meeting minutes, and election results to keep our residents aware of what’s going on in our community. The Board of Directors and managers extend their “thanks” to Linda for joining our team.

- **WEST BERM REPAIRS:**

The west berm is the tree line at the west end of Aster Avenue and Lupine Circle that separates us from the busy activity of Strack and Van Tils and the car wash. We've had to remove approximately 15 trees and numerous bushes from this berm as they were overcrowded and leaning toward the street. We are seeking the advice of local arborists for direction on replacement to fill in gaps. The virus situation has slowed the process but it is still a major priority.

- **SIGNS of the TIMES:**

I'm sure you've seen them. It's the new method to honor those that have made an impression on your life. This one popped up on Mona Loomis's front lawn. We've also had a graduation congratulations sign appear on a Gardenia Drive front lawn. It's people caring with no other way to express.

- **SERVICE PROVIDED:**

For the benefit of our new residents and those that need to be refreshed on the amenities provided to the residents of Lakepointe Gardens, attached is a copy of the maintenance services summary.

In closing, we wish everyone a safe and healthy summer.

Bob Wirtz
Operations Manager

Keep up the good work, Mona!



Lakepointe Gardens POA Maintenance Services Summary

The following services are currently being furnished to Lakepointe Gardens residents as indicated, with the exception of condominium owners. Condominium owners receive only "common area" maintenance services, and none other, for the assessment they pay to our association.

1. Maintenance of all common area landscaping, entrance and street lighting, lake and irrigation system maintenance, payment of utilities and any miscellaneous common area expense.
2. Lawn maintenance service, including mowing/trimming of front and rear yards. Edging, pruning, turf/weed control, mulching and twice-yearly cleanup of front lawn areas.
3. Snow removal service for driveways, front sidewalks and common area walks, whenever snow amounts reach a depth of two inches or more (more detailed information regarding service schedules is available in the "snow removal guidelines" document which is posted on the "POA Forms" page on the website at: www.lpgpoa.org. Snow removal from community streets is the city's responsibility (except for the dead-end section of Columbine Circle in front of the 2900-2908 building. That section's snow is removed by the Association maintenance contractor).

4. The Association is also responsible for oversight on needed repair/replacement of roofs, siding or driveways of the three (3) Townhome buildings, not including any casualty damages. Townhome unit owners are responsible for the payment for such repairs and a portion of their monthly assessments is deposited into a fund which is being carried in interest-bearing accounts for that purpose. (Casualty damage losses are the responsibility of the owner's casualty insurance coverage.)

Townhome owners are also assessed for the care of the "Townhome Common Area" at the rear of each Townhome building, for which the Association provides maintenance services.

5. All curbside mailboxes are repaired or replaced as needed.
6. Exterior garage lights (the ones on either side of the overhead garage door) are a source of street lighting for the community in all areas where street lights are not present, therefore, are required to be on from dusk to dawn. The Association assumes the responsibility for repairing or replacing those lights, including the replacement of bulbs.
7. The Association will remove dead trees from residents' properties, when such removal is determined to be necessary, from a safety standpoint, and on a schedule determined by the manager(s) and/or the board of directors.
8. Weed control applications will be applied as needed to eradicate grass and weeds which spring up through driveway and front sidewalk cracks during the growing season.

Other than the maintenance involvement outlined above, the association has no responsibility for inspection, repair or replacement of any damage or loss to any resident's property. Such responsibility is that of the owner of the property.