



LAKESHORE LIVING

MANAGING AGENT

Michigan Condominium Management
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St. Clair Shores, MI 48080-2023
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www.mi-condo.com

LSV BOARD OF DIRECTORS

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Board E-Mail Address

Send comments, concerns to the LSV
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lsvofo@lsv.comcastbiz.net

LSV Address

23260 Edsel Ford Court
St. Clair Shores, MI 48080
Phone: 586-775-7011

LSV Staff

Stephan P. Cubba
Community Manager
Administrative Assistant
Lisa Keding

Maintenance Staff

Nace Hicks	Supervisor
Adam Jankowiak	Staff

Attendant

Jeanette Bettin

LSV Staff Hours

Monday – Friday 9 a.m. - 5 p.m.

CLUBHOUSE AFTER-HOURS

Monday & Friday 5pm – 9pm
Saturday 12pm – 6pm

*** LSV Website ***

lsvcondos.com

BUSINESS E-MAIL ADDRESS

lsvofo@lsv.comcastbiz.net

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Condominium Association

NEW EMPLOYEE UPDATE

We welcome Nace Hicks, your new Maintenance Supervisor who has been with us for the past few months. Nace brings to our community his vast experience in Condominium management and maintenance responsibility.

Nace has been dedicated to ensuring that the pool runs efficiently. As discussed in previous newsletters, we have the new equipment and components which need to be monitored more closely to ensure everything is performing at 100%.

Nace has been working diligently to catch up with completing the work orders that had not been taken care of on a timely basis.

While he would like to help everyone with their repair requests, we are taking these through the office only. With 551 units to service we need to get back to scheduling work to be done. If every homeowner requests the staff fix something immediately then all the work orders processed through the office would never be completed. However, any emergency repairs will take precedent.

THANKS TO EVERYONE

Our community is looking great! Whether you planted flowers, kept the area in front of your unit neat and free from weeds or added some garden art you contributed to the overall appearance of our Lakeshore Village community.

Our landscaping company, Green Meadows, has our grounds looking well-tended and appealing. Although some homeowners have complaints, they are very few and minor to the overall appearance of the landscaping. Thanks also to the homeowners who have taken time to express their positive comments.

Remember, on grass cutting days which is normally on Thursday, all items must be removed from the grassy areas and sidewalks.

CALLING ALL VOLUNTEERS

We would like to hear from homeowners willing to organize activities within the community. With winter approaching it is a good time to hold get-togethers in the clubhouse. Let us hear from you.

MANAGER'S CORNER

These last three years have been challenging with the large expenses incurred maintaining the structures and property within Lakeshore Village. We were challenged with Covid starting three years ago because of the directive from the State of Michigan that shut down all interaction between our citizens. After that point we tried to get back on track, but by having long-term employees and our manager leaving at the same time we were set back again. Last year, with new staff and training issues, we moved along slower than anticipated, but are now back on track and making great strides in catching up with daily problems as they arise.

Management encounters the same problems with the cost of living going up and inflation in our country as each of you do in your individual lives. It is very difficult anymore to bring in contractors at a lower rate. We are paying more for large contracts such as snow removal and grass cutting primarily because of contractors experiencing increased costs of supplies, materials, and the necessity to pay higher wages.

The greatest of our expenditures over the past two years has been the pool which we were legally bound to repair and bring up to code. The price tag on this was enormous. The pool has been there for over 70 years and, although it was maintained by replacing parts and serviced yearly, following State regulations, the working parts finally wore out. We had to install a new filtration system, all new electrical, install a steel beam to add support and repaint the entire pool mechanical room with rust inhibiting paint.

The cost of the pool repair, upgrade with equipment and electrical elements, and structural repair to the pool house ran over \$60,000. There is still more electrical work to be done. The connection from the pool house which goes under the pool to the club house is original, which means it is also over 70 years old and has been recommended to be replaced.

We have encountered more severe infrastructure problems this past year than we ever had in the past. These are issues that require a building to be stabilized with helical piers. We have had to install piers to stabilize 3 buildings in the past two years and are working with the Association engineers to continue to monitor buildings. Depending on how many sides of a building are affected the cost can be anywhere from \$35,000 to \$55,000 per building.

We are also addressing the cost of repairing basement leaks and water encroachment which can cost thousands of dollars for each repair.

We have been working on a plan to repair the 1,000 porches and steps we have in our community.

We have been repairing porches and steps, along with tuck pointing, but it is a never-ending process. Many of the steps being replaced are destroyed in the winter with the salt and melting products being put down. (These products are not used by our snow removal company). This is a large aging community and there are many repairs needed. We are concentrating on completing work orders in the order they are received in the office. No taking cuts, except in an emergency.

Thank you for your support and patience during these past few years. Know that we are working hard to maintain the high values that have made Lakeshore Village the community it is today.

RENTAL REMINDER

You must own your unit for 2 years before you can rent it. If you do rent it before you are eligible you will be asked to remove your tenant. If you do not comply, legal action will be taken.

You must submit the proper paperwork to the office for approval. You can view our lease/rental procedures at lsvcondos.com or contact the office for details.

Your rental must be registered and approved by the City of St. Clair Shores, which is a part of our procedure.

Anyone who is not on your deed is considered a tenant. This includes family members.

DOG OWNERS

Thank you to the dog owners who read our last flyer and are compliant in keeping their dogs on a leash and picking up dog waste.

We also need to ask that you keep your dog on a leash that does not allow them to wander into gardens and our bushes and shrubs. Landscaped areas are off limits. Shrub replacement is a cost to the Association.

*****One car per unit in the parking lots*****

Summer is winding down! Come use the pool

Take the Homeowner Quiz.

How well do you know your Condominium rules and regulations. How knowledgeable are you?

<u>HOMEOWNER STATEMENT</u>	<u>TRUE OR FALSE</u>	<u>CORRECT ANSWER</u>
My porches and steps are mine	FALSE	The porches and steps are considered common elements and belong to the Association.
This is my parking spot.	FALSE	There is no assigned parking.
These are my bushes and my trees.	FALSE	Landscaping is owned by the Association except when a modification is registered and approved.
The association is responsible to weed my flower gardens.	FALSE	Once an area is modified it is no longer the responsibility of the Association to maintain it.
I can plant any tree anywhere I want to.	FALSE	Because of all the damage to our foundations and grounds the Association is concentrating on the removal of illegally planted trees.
I can paint my door any color I want.	FALSE	You must submit a modification request and must use an approved color as provided by the Association.
I can rent my unit any time I want.	FALSE	You must own your unit for 2 years before being eligible to rent your unit. All rentals must be approved. Contact the the office for details.
I can let my dog run loose and don't need to clean up the waste.	FALSE	Dogs and cats must always be on a leash. You must pick up all animal waste and dispose of it properly. It cannot be stored outside your unit.
I can receive fines for not adhering to our by-laws and procedures.	TRUE	All co-owners are required to abide by the by-laws and and procedures. Not doing so could result in fines and subsequent legal action.

These are a few of the issues that are always under question. We want everyone to understand their Association' By-laws and procedures. Remember, you are the Association, and the actions of homeowners affect the entire Community.

*****We ask that you are careful regarding what you put down your drains and toilets.*****

In the kitchen please be careful not to put grease down your drains. Grease will clog your drains eventually and create expenses that could be avoided. Discard all grease in your garbage.

Do not flush personal wipes down the toilet. They clog the main drains which ends up costing the Association by having to hire plumbers to perform clean them out.

Lakeshore Village board of Directors meetings are held on the 4th Monday of the month at 7:00 pm, except in November when the date is changed because of the Thanksgiving holiday. There is no meeting held in December.

Co-owners are welcome and encouraged to attend meetings. Because these meetings are held to handle only the business of the association, we have directors who volunteer to meet with co-owners before the meeting starts. Someone will be available at 6:30 PM to discuss any concerns or ideas you may have. As a reminder there is a suggestion box in the lobby of the clubhouse.

Board of Directors Meetings (Consolidation of Motions)

February 2023:

1. To approve proposal from Green Meadows in the amount of \$60,980 for 1 yr. landscaping contract. MCU
2. To approve proposal from Premier Pest Control's detailed in letter dated 12/16/22. MCU
3. To approve proposal from Upright Fence in the amount of \$3,350 for repair and replacement. MCU
4. To approve proposal from Aqua Source in the amount of \$1845 for opening and \$1,495 for closing the pool MCU
5. To approve quote from Power Vac in the amount of \$6,500 for pumphouse maintenance. MCU
6. Email Vote: To approve proposal from Trowbridge Inc in the amount of \$35,400 for underpinning and waterproof to be performed at 22964 Lee Ct. MCU
7. Email vote: To approve Frost & Kretsch hydro jet/excavation of the sanitary sewer at 22953 Gary Lane to remove blockage at an estimated cost of \$3,800 to \$4,500. MCU

March 2023:

1. Motion to eliminate fertilizing this year. MCU
2. To approve a bid from Grosse Pte Builders in the amount of \$4650 to repair collapsed floor joist at 23100 Edsel Ford. MCU
3. To approve Quadien postage meter in the amount of \$16.75 per month for 12 months. MCU

April 2023:

1. To approve contract with Reserve Advisors in the amount of \$7,900 for a Reserve Study Plan. MCU

May 2023:

1. To approve a bid from Crystal Clean to clean and remove debris from gutters in the amount of \$4800. MCU
2. To approve Restoration 1 bid in the amount of \$3525 to steam clean 19 front entrances, 19 back entrances in fourplexes, clubhouse and offices. MCU
3. To approve a bid from Forever Green in the amount of \$2522 to install flowers in 26 hanging baskets and 14 focal beds. MCU

June 2023: No motions presented.

Your LSV Realtor
JEFF SMITH
586-899-9899

Signature Sotheby's
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Realtor with proven results,
I'm also your neighbor!
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for all of your real estate needs!

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