



LAKESHORE LIVING

MANAGING AGENT

Michigan Condominium Management
22725 Greater Mack Ave.
St. Clair Shores, MI 48080-2023
Phone: 586-775-5757 (24 hours)
Fax: 586-775-6511
www.mi-condo.com

LSV BOARD OF DIRECTORS

Judy Vigliotti	President
Catherine Gillis	Vice-President
Priscilla Bond	Secretary
Lawrence Sobson	Treasurer
Maroun El-Hosni	Director
Brian Fossee	Director
Roger Reichenbach	Director

Board E-Mail Address

Send comments, concerns to the LSV
Board of Directors to:
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
Dianne Yank

Maintenance Staff

Nace Hicks Supervisor

Attendant

Jeanette Bettin

LSV Staff Hours

Monday – Friday 9am–4:30pm

CLUBHOUSE AFTER-HOURS

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

*** LSV Website ***
lsvcondos.com

BUSINESS E-MAIL ADDRESS
lsvofo@lsv.comcastbiz.net

Published by Lakeshore Village
Condominium Association

MARK YOUR CALENDAR

ANNUAL CHRISTMAS PARTY:

The Annual Christmas party will be held Friday, December 8th in the Clubhouse. Doors will open at 6 p.m.
Food and beverages will be brought in for the occasion.

As in the past, any co-owners who have special dishes they would like to share are encouraged to do so. These homeowner contributions are always a hit.

SOCIAL CLUB:

A group of homeowners gather every Tuesday at 10:00 am at the Clubhouse. Everyone is welcome to join. Bring your knitting, crocheting, craft supplies or just yourself. This is a good time to get together and make new friends. Looking forward to seeing you.

GETTING READY FOR WINTER

The landscapers have finished their season. The final Fall clean up has been scheduled. Lakeshore Village has an enormous number of green areas and Green Meadows did an excellent job of keeping the complex looking neat and inviting all summer.

Every year there were a few glitches, but Green Meadows addressed any concerns from the homeowners, and we thank them for that.

The gutters have been cleaned.

***As a reminder to all homeowners who have any sort of garden art or statuary in their beds, the landscapers and gutter cleaners are not responsible for any damage to personal items in the common areas.

With winter approaching we ask that you remove all items from your porches before the first snow fall. This will enable workers who shovel snow off our porches to do their job efficiently. Again, homeowners are responsible for any damage to items left out in the common area.

A BIG SHOUT OUT OF THANKS....to all homeowners who put in so much effort in making Lakeshore Village a warm and welcoming community with all their beautiful flowers and landscaping.

The November board meeting will be held on December 4th at 7pm.

DON'T TRASH YOUR NEIGHBORHOOD!

Putting trash out earlier than the time appointed in the St Clair Shores ordinance is creating a disturbing problem for our beautiful village.

As early as Friday night you will find areas throughout the Village with garbage lying at the curbs. This is particularly prevalent along Marter Road. By the time garbage is picked up on Monday morning the bags have been opened by squirrels and rodents and garbage is strewn about the lawns.

The ordinance states that trash should be put out after 6p.m. Sunday and before 7 a.m. Monday. While no one has ever objected if someone put their trash out a couple of hours early, some homeowners have taken advantage of their community by their actions. This also opens the possibility of receiving fines from the City of St. Clair Shores.

If you are going away and cannot meet the normal pickup schedule, there is a dumpster behind the clubhouse garage for your use.

Rather than have small grocery bags laying around we ask that you use large garbage bags. Squirrels and rodents will destroy a regular sized grocery bag in seconds.

All garbage bags should be placed at the curb, not near the sidewalks. Recycle material should be separated from garbage pickup items.

Mattresses must be wrapped in plastic for pickup. If they are not in plastic GFL will not pick them up.

If you have any questions related to garbage and recycle items, refer to the St. Clair Shores website

(continued from column 1)

for waste and recycle information. The web address is: www.scsmi.net/263

Your co-operation is appreciated, particularly by your neighbors.

MANAGER'S CORNER

In this past year we have had requests from homeowners asking that they receive notices and information by Email. Unfortunately, throughout the years we have had problems with homeowners giving us their Email addresses. Now that more residents have supplied us with their addresses, we are at the point that we feel this program could run effectively, even though we still do not have 100% participation. We have been working to set up these procedures and hope to send out Email information to all co-owners before too long.

With the holiday season upon us we want to remind you not to put any extension cords through your windows as this could cause an electrical fire. There are adapters available to put in your porch lights. There is also an abundance of solar lights and battery lights that look good and work efficiently.

A big project coming up is upgrading the electrical elements in the fourplexes which was mandated by our insurance carrier. Work will begin within the next month.

We are watching and monitoring buildings throughout the complex for movement. This helps us to decide if any of the structures will need stabilization. We have already invested in two large building stabilizations this past year.

BOARD OF DIRECTORS MEETINGS (Consolidation of Motions)

Lakeshore Village Board of Directors meetings are held on the 4th Monday of the month at 7pm, 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)

July 2023:

1. Motion by Sobson, second by Bond to approve credit to homeowners, who are up to date with their HOA dues, credit for their late fees from June 2023 through September 2023. MCU
2. Motion by Vigliotti, second by Sobson, to accept the bid from Trowbridge in the amount of \$5550. Work to be done as indicated in their bid dated July 3, 2023. MCU

August 2023:

1. Motion by Vigliotti, second by Sobson to approve community yard sale September 30 & October 1, 2023. MCU
2. Motion by Gillis, second by Reichenbach to have a community party on October 7th from 12pm-4pm. MCU
3. Motion by Vigliotti, second by Sobson, to accept the 2023=2024 budget as proposed by MCM and the LSV Board of Directors, which reflects a 5% increase in HOA dues. MCU

September 2023:

1. Motion by Sobson, seconded by Reichenbach to approval tree trimming and removal proposal by Camelot Tree & Shrub Company in the amount of \$24,120. MCU
2. Motion by Reichenbach, seconded by Gillis to approve replacement of electrical feed to pool house in the amount of \$8,873.00. MCU
3. Motion by Sobson, seconded by Reichenbach to adopt the new proposed Violation Fine structure with the amendment to fourth violation and all subsequent violations, along with the fourth, to be increased to a \$250.00 fine. MCU

BOOKS, BOOKS, BOOKS

Please use our lending library. The bookshelf is in the lobby of the clubhouse. We have a variety of books on hand. We are always looking for donations. We only ask that you donate books that are in good condition and are not old publications. Any book brought in that is not used will be donated to a charitable organization.

ONGOING VIOLATION ISSUES

For over 50 years Lakeshore Village has endured the same problems year after year with homeowners ignoring by-law rules and association procedures regarding parking, illegal rentals and dog owner responsibilities.

Management and your Board of Directors have always worked to address these issues, but as you all know by now, solving many of these problems is complicated and time-consuming.

Parking: MCM is working again on a program to start towing cars again because of the many problems homeowners encounter in the evening hours when they come home from work and there is no place for them to park. We have lots with no parking problems and other lots with problems because there are not enough parking spots for the number of units bordering that lot and other lots where a homeowner will have one or more cars in their lots. We will concentrate on violations during the evening hours, not during the daytime when there is ample parking.

Rentals: We have an extensive rental procedure in place and, as a reminder, you must own your unit two years before renting. Again, this is another time-consuming ongoing project. The by-laws allow 30% of our total units to be rented. Rentals are presently at 13% of our total number of units. There are ways homeowners of illegal rentals can by-pass our procedures and this is where we ask for your help. If you have any doubts about the ownership status of any unit, please Email the office with address details and the name of the person in the unit, if you have it. It will be investigated and followed up on. We greatly appreciated your help in this matter.

Dogs: Violators probably make up only 1% to 2% of dog owners in our community. The complaints received are of owners who do not clean up after their dog and of dogs not on leashes and running loose. Many dog owners complain about the dangers to their pet by a dog "off leash". If you have photos of these violations, you can Email them to the office and fill out a violation form. Remember, dog violations do not carry a warning and the first notice carries an immediate \$50.00 fine.

IMPROV SESSIONS

A homeowner, Catherine Gillis, would like to start an Improv class for both adults and youngsters. Improv is both rewarding and entertaining. Join in for a fun evening. This is a good time to bond with your family and fellow homeowners. If you are interested, there is a sign-up sheet on the community bulletin board in the clubhouse lobby. You will be contacted with further details.

Your LSV Realtor
JEFF SMITH
586-899-9899
Signature Sotheby's
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& DESIGN

ENDLESS POSSIBILITIES

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- Stationery
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Hello Neighbor!

I'm not just a
Realtor with proven results,
I'm also your neighbor!

Call me
for all of your real estate needs!

Kaitlyn Kelly
Re/Max Eclipse
586-696-4657
soldbuykaltlyn@gmail.com



Serenity Dog Training

- Obedience Training
- Behavior Modification
- Puppy Training

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