



# LAKESHORE LIVING

## MANAGING AGENT

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

## LSV BOARD OF DIRECTORS

Cathrine Gillis	President
Roger Reichenbach	Vice-President
Judy Vigliotti	Secretary
Coleen Rodriguez	Treasurer
Priscilla Bond	Director
Susan Bradford	Director
Maroun El-Hosni	Director
Tracy Follis	Director

## E-Mail Address

[lsvofc@lsv.comcastbiz.net](mailto:lsvofc@lsv.comcastbiz.net)

## LSV Address

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

## LSV Staff

Stephan P. Cubba, Manager

## Administrative Assistant

Dianne Yank

## Maintenance Staff

Dewayne Haner

## Attendant

Jeannette Bettin

## LSV Staff Hours

Monday - Friday 9 a.m. – 4:30 p.m.

## Clubhouse After-Hours

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

\*\*\* LSV Website \*\*\*

[lsvcondos.com](http://lsvcondos.com)

Published by Lakeshore Village  
Condominium Association

## MANAGERS REPORT

Please welcome our new maintenance supervisor Dewayne Haner. He has over 30 years of experience in property maintenance and construction. Dewayne is getting up to speed quickly and learning more about Lakeshore Village each day.

We hope to have a new administrative assistant very soon. As you may be aware the job market is highly competitive, and it is challenging to find qualified employees.

Thank you for your patience with our landscaper, Green Meadows. As you know it has been a very rainy spring and their crews were set back in their schedules to complete spring cleanups and cuts. They are now on schedule and will be cutting the Village on Thursdays throughout the season. Bear in mind that it takes a full day to cut all the lawn areas. They typically start with cutting, weed whipping, and then finish the day blowing off the clippings from the porches walks and lawn areas.

We have extensive concrete work being done throughout the village and are aware that there is much more concrete work to be done. We have plans to complete as much cement work as possible with funding included in the 2023-2024 budget. We will also include funds in the 2024-2025 budget so we can continue with the much-needed cement repair and replacement.

## ANNUAL MEETING

Thank you to everyone who attended the Annual Homeowners Meeting.

Linda Strussione, our CPA, presented the September 2023 Financial Statement and Supplementary Information report. She stressed the need for a strong reserve account and discussed with homeowners the state of our finances. Financial statements are available to all homeowners. You may request one through the LSV office.

Our attorney, John Finkelman, talked about condominium related Bills in process within our State Legislation in Lansing. He also took questions from homeowners.

Three new Board members, Susan Bradford, Tracy Follis and Coleen Rodriguez were elected as well as incumbent, Roger Reichenbach. The complete list of board members is shown in the column on the left side of this page. You can communicate to any board member through the LSV E-Mail address.



## LANDSCAPING

Our landscaping service, Green Meadows will be on site every Thursday, weather permitting. All chairs, tables, grills and personal items must be removed from the grassy areas on grass cutting days.

Thank you to everyone who gardens and brings color to the front of their units. As you know, any outside area belongs to the association and is known as a "Common area". For this reason, we want to remind you that planting flowers in front of shrubs is permissible, but removing shrubs is not. We want to keep the front of the units as uniform as possible. If you are considering making any changes, such as replacing a shrub or planting a small ornamental tree, you will need to complete a modification form and give it to the office for review.

Our "Planting Regulations" document is available on our website: [lsvcondos.com](http://lsvcondos.com) or you can pick up a copy at the office. This will also give you a list of invasive species. Invasive plants are not allowed.

You can be more creative with your plants in the area behind your unit.

Please restrict the placement of any garden art or statuary in the front of your unit to only a few pieces. You may have to remove excessive amounts of statues and miscellaneous art.

Please do not place any breakable or delicate objects in your garden area. The association is not responsible for any damage to these items. The landscapers use weed whackers and blowers throughout the community. Please be careful to remove any breakable items out of their path.

Hopefully, if we have a nice growing season, we can bring back the "Most beautiful garden" contest.

## SHARE AND SHARE ALIKE

Living in a condominium means sharing spaces with our neighbors, which many new condominium owners are unfamiliar with. We are sharing with you some of these situations.

You will notice that every unit does not have its own outside water spigot. When LSV was built they placed the spigots, for the most part, at every other unit and some at unit ends. The placement does vary but unfortunately, we do have to share with our neighbors. If you want to have your own hoses, you can do as many homeowners have done. They have installed a 2- way garden hose splitter which allows for the use of two individual hoses. This way you share the spigot and can use your own hose.

You share plumbing between the kitchen and bathroom walls. In the kitchen, be very conscious of what you put down your garbage disposal. Coffee grounds, root vegetables or any stringy foods should never be put in your disposal. Grease should never be put down the drain as it will coat the pipes over a period and clog the plumbing. After running your disposal, let water run long enough to ensure the ground food runs into the sewer main.

In the bathroom, the biggest offender of plumbing problems is the use of disposable wipes. These are disposable wipes, not flushable wipes. The same with feminine products, they should not be flushed. Problems with bathroom plumbing affect not only your unit, but the whole building. When a backup happens the main cleanout drain must be accessed and snaked out.

In many units our walls share the stairways. Every time someone goes up or down their stairs the noise affects the neighboring unit. For this reason, it is a good idea to tread lightly on the stairs and install some sort of carpeting or stair strips to absorb sound.

## POOL UPDATE

The pool is set to open Saturday, May 25, 2024, at 12:00 noon.

Remember to bring your ID when you register for your pass. Anyone entering the pool area will need an authorized current year pool pass. To get one you will need to sign up in person at the club house office. If you're in arrears in your HOA dues you will not be issued a pool pass. You will be notified when your pass is ready.

## POOL PROTOCOL

Lakeshore village has lifeguards to ensure the safety of those at the pool. They are alert to any problems with swimmers and are charged with making sure that there are no problems with those using the pool area.

No alcoholic beverages, smoking or vaping are allowed in the pool area. These activities need to be done outside the pool area. No glass or breakable containers of any kind can be brought into the pool area.

No food is allowed in the pool area. Food must be consumed on the picnic patio found at the southwest corner of the pool.

No running or horseplay are allowed.

Children still in diapers must wear swim pants if they go into the water to prevent any leakage from getting into the water. If that happens the pool area will have to be shut down until the water is "shocked" with chemicals, a process that can take a few hours.

Lifeguards will be checking pool passes for entry and can demand identification. if there is any question about the validity of the pass any invalid pass will be forfeited

For everyone's safety age restrictions are in place. Anyone younger than 14 must be accompanied by a parent or adult guardian. And while guests are allowed, they are limited to four per household.

Again, lifeguards on duty have the authority to request a pool user or guest to leave the pool because they have not followed pool protocol.

Pool hours are from 12 noon to 8:00 pm. Pool Closings can be expected when there are severe weather conditions. It can also be closed if there is any sort of mechanical malfunction or we do not have lifeguards available to work. These are issues we cannot control.

Pool Rules are posted in the pool area and clubhouse. Please follow all the rules to keep our residents and guests safe.

If there are any changes in pool hours, we will have them posted on the pool and clubhouse doors.

Please co-operate with the lifeguard on duty.

## TENNIS OR PICKLEBALL ANYONE?

The temperate weather we have had this spring has brought out homeowners to the tennis courts early. Not only for playing tennis, but for those playing pickleball.

A special thanks goes out to homeowner, Gerry McCarthy! Gerry contributed his time well to setting up two pickleball courts. He configured it so you can either play tennis or pickleball at the original net. He set up a second, separate pickleball court with his personal net.

Gerry would like to set up competitive play between LSV residents. If anyone has any interest in becoming part of a pickleball league or group within Lakeshore Village you can Email Gerry at: [gerber5876@gmail.com](mailto:gerber5876@gmail.com)

## BOARD OF DIRECTORS MEETINGS (Consolidation of motions)

LSV Board of Directors Meetings are held the 4<sup>th</sup> Monday of the month at 7:00 pm, except when the Monday falls on a holiday. Co-owners are welcome and encouraged to attend meetings. Since these are business meetings, we have directors who volunteer to be at the clubhouse at 6:30 pm to speak personally with co-owners.

January 22, 2024: The meeting could not be held because quorum was not met.  
Members in attendance: Bond, Gillis and Vigliotti.

February 26, 2024: Members in attendance: Bond, Elhosni, Gillis, Reichenbach and Vigliotti. Motions:  
02-26-01-02 to approve the December 2023 and January 2024 minutes as presented. MCU  
02-26-03, 04, 05 to approve November- December 2023 & January 2024 financial statements as presented. MC

02-26-06 by Reichenbach supported by ElHosni to approve a 5- year lease in the amount of \$174.33 per month for a Toshiba Model 2525AC copy machine. MCU  
02-26-07 by Reichenbach supported by Gillis to approve bid of \$71,380 by Green Meadows for landscaping including the flower beds, for the 2024 season. MCU

March 25, 2024: Members in attendance: Bond, Gillis, Reichenbach and Vigliotti. Motions:  
03-25-01 by Vigliotti supported by Gillis to approve the February minutes as presented. MCU  
03-25-02 by Vigliotti supported by Bond to approve the February financial statements as presented. MC




Direct: (586) 696-4657  
soldbuykaitlyn@gmail.com  
kaitlynkelly.net  
408 S. Lafayette  
Royal Oak, MI 48067  
18412 Mack Avenue  
Grosse Pointe Farms, MI 48236



**KAITLYN KELLY**  
REALTOR®

THIS BOOK WAS PRINTED BY



ENDLESS POSSIBILITIES

- Brochures
- Stationery
- Raised Printing
- Multi Color Printing
- Color & B/W Copies
- Mailings
- Variable Data
- T Shirts
- Booklets
- Custom Signage
- Banners
- Graphic Design
- Promotional Items
- Die Cutting
- Newsletters
- Pickup & Delivery
- Car Magnets
- Yard Signs

586.445.3044 • DELPRINTING.COM  
19724 9 MILE RD., ST. CLAIR SHORES, MI 48080

**Awnings • Railings**



WWW.WAYNECRAFT.COM

**734-421-8800**

**Ellis Painting**

Interior Painting  
Drywall/Plaster Repair

**586-773-0713**  
**810-394-3057**