

# Lakeside Villa HOA

## Monthly Newsletter July 2025

### Update on Repairs

1. Completed this month: 147 porch, stairs and landing to 247. Cleanup by the end of pool 1 and in front of building E including bushes trimmed. Signs placed for dog waste pickup and location of LSV office. All 4 pool gates replaced with new gates. Loose spindles reinforced around the property.
2. Repairs to be done soon: Replace back porch 248 stairs, 143 back porch, finish pool one repairs, dig out and replace pipe near pool one, four pallets of sod and more rock to finish lake intake repair, all sidewalk and pool areas will be pressure washed, tree removal by buildings B and E, several trees trimmed. 2 low sidewalks will be raised near pool one and by the end of Building A near the laundry room.

### News from the Board

1. New manager George Baker started June 23, 2025. He has a helper named Kenny who started July 14, 2025.
2. Vice President office is vacant. If you are interested in the position, please contact anyone on the Board.
3. If you have a repair request or a complaint, please do one of the following: (a) call or text the manager's phone at 228-255-2019, (b) email the LSV email at [Lakesidevillaassoc1@gmail.com](mailto:Lakesidevillaassoc1@gmail.com), (c) make the request on the LSV website at [Lakesidevillams.org](http://Lakesidevillams.org)
4. If you need assistance/instructions for paying dues. See instructions on board by office and/or contact Ella Myers Treasurer at [Lakesidetreasurer@yahoo.com](mailto:Lakesidetreasurer@yahoo.com)
5. Our lawyer, Mr. Guice, will be assisting CSM with placing Liens on past due accounts for LSV this month. Anyone owing \$1000 or more to LSV has received 3 collection notices. If you feel your account information is incorrect, please contact Ella Myers at [Lakesidetreasurer@yahoo.com](mailto:Lakesidetreasurer@yahoo.com) or CSM. Proof of payment can be: returned check(s), bill pay statement(s), bank statement(s) or money order receipt(s).
6. New Rules and Regulations are out. Copies are in the plastic boxes. Please read and resolve any violation you may have.
7. Violation notices will be going out for buildings F and G this month. Please read the Rules and Regulations and, if needed, contact the manager for questions. The process for violation is: (a) a notice is emailed and sent via USPS. Violators have 30 days to solve the violation. If the violation is not solved in 30 days, a fine of \$100 is imposed. If, after another 30 days, the violation is not resolved, a fine of \$200 will be imposed. If, after another 30 days, the violation is not resolved, the Board will vote to

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have the violation resolved and the cost of the resolution will be added to the owner's account.

8. Contact information for the Board members can be found on the website.
9. Member meeting July 26, 2025, at 10 at the Club. Zoom attendance will also be available. Please send an email to [Lakesidevillapresident@gmail.com](mailto:Lakesidevillapresident@gmail.com) for an invitation.
  - a. All items for the meeting will be available on the LSV website under the documents section 5 days before the meeting. The website address is <https://www.lakesidevillams.org>
  - b. At the meeting we will have new amendments to the Declaration of Condominiums to vote on.
  - c. We will also be deciding on gutters or divertors that will require an assessment or a loan.
  - d. Votes will only be counted if a member is in good standing. Definition of a member in good standing is Dues are paid with no more than \$100 past due.