

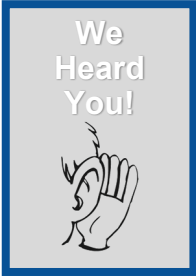
LWCA NEWS

A monthly newsletter brought to you by Lakeridge West Community Association

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2.1.2023

LWCA Survey Results Announced



Close to 40% of homeowners responded to our recent survey on facility usage, scheduling, capital improvements, debt collection, and other preferences. The survey was designed to include the voice of our membership in the Board's decision-making.

Faced with financial constraints and the need to cutback services, the majority preferred the pool be open from 2 to 7 pm on weekdays (summer 2022 opening was 12 noon); an earlier opening on weekends, and late night on Fridays. If we need to close one day a week, that day should be Monday, residents said.

Of the major capital improvements (parking lot repair, tennis court replacement, tennis court removal, baseball field repairs), the majority thought the parking lot is the priority. Other routine repairs such as fixing the retaining wall will come from the operations budget.

A small minority of homeowners fail to pay the annual dues assessment. Absent extenuating circumstances, liens are usually placed on these homes. The overwhelming majority of responders support this action, although they were closely split if the lien should follow one delinquent payment or two.

Full results of the survey can be found in the annual meeting powerpoint posted on our Facebook page, www.facebook.com/groups/lakeridgewest.

Board Elects New Trustees



Following the departure of three Board members, the members at the annual meeting elected Steve Bonavita, Sal Parascandola, Caralyn Stevenson, and Gina Talamo as trustees of the Association. Both Steve and Gina are former presidents of LWCA. Caralyn is a recent homeowner and Sal has been a reliable volunteer on many annual projects.

Ending their terms are former President Jonathan Karten, Treasurer Randi Rutan and Jerome Sheehan. Thanks to each of you for your dedicated service to our community.

Community Adopts 2023 Budget



Based on the current dues assessment, LWCA adopted a 2023 spending plan that balances income and expenses. Negotiations are in progress with pool management companies but it is likely that there will be cutbacks in pool operation hours. Pool management is our biggest expense and the minimum wage increased again in January. Other expenses, such as insurance, utilities, pool supplies, and maintenance repairs continue to rise, just like your household expenses. LWCA continues to look at other income sources such as guest memberships and fundraising, but we are limited in this area because of our not-for-profit status.

Follow-up Vote on Dues Increase on February 28



Once again, due to a lack of a quorum at the annual meeting, results of the proposed increase in our Annual Assessment are invalid.

To this end, the Board has scheduled a follow-up vote to consider its scaled-back increase to \$650 annually. This vote is scheduled on Tuesday, February 28, from 7 to 8 pm at the home of President Karen Paton, 2 MacBeth Drive. Households may vote by mail, in-person on that date, or email your ballot to pool@lakeridgewest.org. Ballots were mailed to all households this week.

If you voted on earlier proposals, you must re-submit another ballot in this special election. Please care enough about our community to cast your vote.

Lakeridge West Community Association

Karen Paton, President
Teresa Rafferty, Vice President
Tim Honig, Recording Secretary & Trustee/Grounds and Facilities
Vacancy, Treasurer
Steve Bonavita, Trustee-at-Large/Township Liaison
Terry Monaghan, Trustee/Grounds and Facilities
Brenda Rollings, Trustee/Activities
Sal Parascandola, Trustee-at-Large
Caralyn Stevenson, Trustee-at-Large
Gina Talamo, Trustee-at-Large

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