

With summer coming to a close, we will always remember 2010 as a “hot” one!
But, hopefully a very happy and safe one!

Your Social Committee has kept you much informed with the good things going on in LakeRidge. Thank you!

However, it is evident that there are some things that are of a more serious nature to give notice of, so **The Printed Minute** is being used this month to address these.

First, and yes it has been a hot, dry summer...but you have all noticed the browning area in our once luscious lawns. Several weeks ago the Grounds Committee notified the Board that we have Brown Patch Fungus. There being some contradictory information on the true status of our lawns, not to mention how to properly treat the fungus, your Board, with input from Ground Committee, elected to send samples of the browning turf to the lab for analysis. To date, that has been done and we are awaiting the results from the lab. Please know that we are assured that treating the lawn immediately was not critical. Both the Board and the Grounds Committee are “on top” of it and will take appropriate action, if required, as soon as we feel the time, and dollars, are correct.

Last year the Board put into place a new committee: The Preventive Maintenance Committee. The committee has been hard at work, reviewing the status of our continuing maintenance issue better known as wood/siding rot. Thousands of dollars have been spent on correcting this seemingly endless problem over the last 6+ years. You need to know that as long as rain and/or moisture gets into the fiberboard material from which our units were built, we will continue to have the problem...therefore, we are taking a long, hard look.

In the past, work orders were being handled positively and promptly, with reports each month to the Board. With the charge of the committee being to address maintenance issues, how they are handled; i.e. pricing, order, priority, etc. for the past few weeks all maintenance request were put “On Hold”.

On August 30 the Board will review the recommendations of the committee and you will begin to see work taking place once again, completing all work orders. If you feel that you have been ignored, feel free to resend any maintenance request that you might have sent since February. Emergencies have continued to be a priority.

Thank you for your cooperation and patience as we work through this very important issue. If you have questions, please feel free to ask...and, know that the management company has NOT been the reason work orders have not been completed. Associa HRW works for us, as instructed.

NEWS IN BRIEF:

HRW has recently had Laurie Nuckols, a veteran in association management who recently moved to our area from Virginia, join its staff. We are fortunate to have her be assigned to LakeRidge. Precious, although still in the employ of HRW is no longer our Community manager. Please direct all your requests, comments and maintenance issues to Laurie at: lnuckols@hrw.net

The next Board meeting is scheduled for Monday, August 30, 2010, 5:00 p.m. at the offices of HRW on W Chatham, Cary, NC