



PRESIDENT'S REPORT

October 1, 2024

Hello neighbors!

Can you believe it's already October? Fall is here, and we're excited to announce the First Annual LWP Fall Fest, which will take place at the clubhouse on Sunday, October 27th! Join us for family fun in the afternoon, followed by an adult-only party in the evening. The Events Commission is in the process of submitting details for board approval, and will provide an update once everything is finalized.

A big thank you to everyone who attended the LWP Movie in the Park event! It was a wonderful success, and the raffle for the two movie-themed baskets raised \$81 to support the Events Commission's budget. After learning the association needs to apply for a license in order to have future raffles and Bingo nights, the board consulted its attorneys and is awaiting instructions to ensure the association's compliance with the Illinois General Assembly's gaming statute.

The association's property manager was unable to meet her September 29th deadline to submit, review, and mail the proposed budget in time to meet the 30 day notice to homeowner requirement. This was necessary in order to hold the budget meeting on October 29th. Because of this the board formally requested on Sept 27th, that Associa schedule an informational workshop with the operations and property managers to ensure board members understand and have opportunities to ask questions pertaining to the proposed 2025 budget. Given the rising costs we're all facing, the board is dedicated to making informed financial decisions to prevent unnecessary increases in association dues. Although the board is disappointed in the delay, a workshop to review and revise the proposed budget, prior to submitting it to homeowners, has been scheduled for October 7th 2024. As a result, the 2025 budget meeting has been rescheduled for November 19th. This delay is necessary as the board's priority is to completely understand the finances and budget prior to making decisions that impact the health of the association.

The board asks that homeowners submit any questions or concerns at www.lakewoodprairiehoa.com/bodmeeting so they can be discussed during the open forum portion of the BOD Budget meeting, prior to the board's approval of the 2025 budget.

Michelle, our Associa property manager, will release a statement explaining the steps being taken to comprise a comprehensive budget along with an explanation of the challenges she's experienced and how she's navigating those challenges.

As the board focuses on maintaining the association's common areas, the clubhouse and entrance monuments have been power washed and damaged pool deck furnishings are being disposed of. The cleaning company is working to improve conditions at the clubhouse, and will be closely monitored to ensure the board's high expectations are met. We will be discussing the replacement of older/damaged furniture as well as options to freshen the clubhouse appearance with a much needed paint job.

In an effort to better accommodate our growing community of homeowners and their fur babies, the board is excited to announce the addition of three new Pet Butler waste stations along the walking path on Barberry Way. These stations, along with their installation, come at no additional cost to the association and are included with the renewal of a three-year contract. A map showing their locations will be provided soon.

Lastly, if you need to submit an architectural application for review, please note applications are now processed through Townsq. The board and Associa, the property management company, are working to streamline the online approval process. If you need assistance obtaining the information necessary to establish a TownSq account, please send an email to helpmechicagoland@associa.us for assistance.

Thank you for your engagement and continued support and patience. We look forward to seeing you at the LWP Fall Fest and celebrating the season together!

Christina Driscoll
LWP BOD President