

Lakeshore Village

2018 Annual Report



Photo by Guoying Bing

August 2017 - August 2018

*543 Laketower Drive
Lexington, KY 40502
(859) 317-8303
lakeshorevillage.org*

Message from the Chair

On behalf of the Lakeshore Village Board of Directors, I am pleased to present this 2018 Lakeshore Village Annual Report.

We are proud to share with you some of the highlights of the 2017-2018 fiscal year—beginning with the best of all: welcoming Ann Michel as our new LSV Property Manager last November. Ann hit the ground running and has never stopped, taking our operations to an entirely new level. With Ann’s help, we’ve increased revenue and financial stability, overhauled our Operational Policies and Procedures, and greatly improved record-keeping and communications with homeowners and residents. On the Grounds side, under the day-to-day direction of Ann and Maintenance Worker Rick Barker, we’ve broken in a hard-working and dedicated new lawn services and snow removal contractor, Ecolandcare. We’ve also installed pet waste stations and, by applying for a grant and obtaining donations, were able to install a pollinator garden between the pool and the lake. Our many infrastructure improvements include the completion of the first phase of the Clubhouse renovation, the beginning of a multi-year light fixture replacement and electrical repairs project, continuing attention to drainage projects including the replacement of railroad ties with stone retaining walls, and repair of the concrete apron around the pool. We were pleased to recently learn that we were awarded a feasibility study grant by the LFUCG which will allow us to hire a civil engineer to help us come up with a long-term plan to address drainage and water quality problems within the Village. On the “fun” side, we had some great social events: a pancake breakfast to welcome new residents, a Summer Kickoff party, and a top-notch “living room” concert.

We’re already gearing up for next year’s projects and look forward to being able to share some of them with you.

As always, we welcome ideas and assistance from all Villagers. Please volunteer for a committee or share your thoughts on how to make our Village the best it can be. Welcome new neighbors and encourage them to get involved! And, don’t forget to visit our website at lakeshorevillage.org.

Thanks to all who have made this a super year at the Village!

Wendy Becker

2017-2018 LSV Board of Directors and Staff

Property Manager

Ann Michel

Maintenance

Rick Barker

Board of Directors

Wendy Becker

Chair, term ending 8/18

Bridge Bickel

Treasurer, term ending 8/20

Karen DiGirolamo

Term ending 8/18

Gretchen Feld

Secretary, term ending 8/19

Patricia Hughes

Term ending 8/19

Tom Martin

Term ending 8/20

Joanna Rodes

Vice Chair, term ending 8/18

Nana Seitz

Filling term of Tonda Johnson ending 8/19

Larry Snipes

Term ending 8/20

Board Alternates

Alternate terms ending 8/18

Mark Arnold

Vicki Phillippi

Meredith Pritchett

Reflections

Administrative/Financial

- Hired Ann Michel as Property Manager
- Overhauled LSV Operational Policies & Procedures
- Increased revenue through
 - Substantial reduction of fee arrearages
 - Careful managing of accounts
 - Successful pursuit of infrastructure grants
- Updated and improved LSV website
- Began discussions with MetroNet, Inc. to bring fiber optic internet, TV and phone service
- Expanded website content to include meeting minutes, financial reports and 5-year capital plan

Infrastructure/Maintenance

- Completed drainage and railroad tie removal project in 90's section
- Addressed water pooling in common area between units 53 and 54
- Completed first phase of light fixture replacement and made extensive electrical repairs throughout the Village
- Completed Phase 1 of Clubhouse renovation
- Repaired carport posts
- Repaired potholes at 500 entrance
- Repaired leak and concrete apron of pool

Grounds/Lake

- Contracted with new lawn services and snow removal company, Ecolandcare

- Installed 3 pet waste disposal stations
- Created pollinator garden between pool and lake with funds from LFUCG
- Hosted presentation by John Ed Scalf on native plants
- Sponsored lake clean-up project
- Continued work with certified arborist for extensive tree work

Social

- Held the following social events:
 - Pancake Breakfast to welcome new residents
 - Annual Summer Kick-Off Party
 - Living Room Concert featuring Joe Goodkin

What's Ahead

- Continued attention to major infrastructure needs within budget
- Continued lighting and electrical wiring upgrade
- Clubhouse roof replacement and interior improvements
- Driveway/parking lot repaving
- Tree removal and replacement
- Carport repairs
- Pool apron refinishing
- Erosion and drainage challenges
- Grant writing for needed projects

Gratitude

From the Board of Directors

The LSV Board of Directors wishes to express abundant gratitude to...

- Ann Michel for her attention to detail, kindness to homeowners and willingness to take on new challenges
- Rick Barker for his dedication and enormous investment in LSV grounds and maintenance, as well as our community in general
- Dayle Vaughn and the Beautification Committee for their contributions of plants, flowers, labor and expertise
- Pool open/close volunteers Wendy Becker, Bridge Bickel, Karen DiGirolamo, Gretchen Feld, Joanna Rodes, Christin Sims, and Larry and Vivian Snipes
- The wonderful party planners who gave their time to the Social Committee for community social events.
- PAC Committee for property inspections
- Tom Martin for keeping the website updated
- Joel DiGirolamo for his care and attention to LSV trees
- And everyone in our community who has attended monthly board meetings, worked in the gardens, picked up trash on property and in the lake, donated money, helped out at the pool, painted light poles, reported a hazard, volunteered on special projects, watched out for our children and pets, supported board members and helped out neighbors.

THANK YOU