

Ripples

Lake View Estates Venture Homeowners Association

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ASSOCIATION NEWS

LEVHA

SMOKE ALARMS SAVE LIVES!

The local Red Cross is offering free smoke alarms and installations. Did you know that more lives are lost in home fires than all major disasters? Another big benefit is that the smoke alarms provided by the Red Cross have a 10 year battery! No more getting up in the middle of the night to change the battery. If interested, call: 970-361-3956 to make an appointment to have your free smoke alarm installed.

We are excited to announce that beginning in February people will gather to play duplicate bridge in the Common Room on Fridays at 12:30. It is called duplicate because the same bridge deal is played at each table and scoring is based on relative performance. In this way, every hand, whether strong or weak, is played in competition with others playing identical cards. Duplicate bridge is a great way to exercise your mind and develop social connections. Please contact Norma West if you would like to know more. She can be reached at 970-589-9236.

As a reminder, there is still RV space available in our lot! The lot fee is \$125/year! Stop by the office and talk with management for further details.

Dog waste has been an increasing issue here at Lakeside. Please make sure to pick up after your four-legged children to prevent grumpy neighbors and Management! If the HOA receives evidence (we have cameras throughout the Association) that you and your fur baby are an offender, you will be fined. Please follow the rules and regulations regarding pets and pick up after them and keep your pet on a leash, as is the law.

The LEVHA Board has approved putting up a fence around the dog park, which should be started by mid-March 2026. This will be a great area to be able to let your pooch run off leash, but you still have a responsibility to control them and not bother other user's of the park area. We will also be dredging the small silt pond this spring. Getting bids now, but expect activity mid-March

FEBRUARY CALENDAR OF EVENTS

- February 9th **LEVHA Board Meeting
5:30pm Community Room**
- February 17th **Appleridge Annual Board
Meeting 5:00pm Community
Room**
- February 19th **Terrace Board Meeting
5:30pm Community Room**

LAKEVIEW TERRACE

Last month in the Ripples, we mentioned the high cost of insuring our buildings. Travelers Insurance gave us four options for covering them. Your Board has decided to go with an increased value and a higher deductible, thus lowering our premium to \$87,817.

A gutter has been added to the west end of the Sundowner carport to help prevent damage to the wood frames and large pools of water collecting by the sidewalk. Other gutter areas where water issues are causing problems to the fascia are on the east side carport of Sundowner and on the east side of Granada.

We will be getting bids on new carpeting for the buildings, and for touch up painting and repairs. If you want to know more, you are welcome at all Board meetings.

Next meeting: February 19, 5:30 PM, in the Community Room