

-New venting windows are installed in the pool room and will help with the condensation and humidity.

Christianna COA-Holiday Greetings and All The Best In 2026 to all our Owners, Residents, Management and Vendors.

‘Tis the season for even more deliveries than normal. We have 2 huge dumpsters which are emptied on Monday and Thursday; yet they can still fill up. Nothing more aggravating than being left holding the bag. Dumpster etiquette calls for breaking down all your boxes and tossing your trash to back of the receptacle. Do not just open the door and drop in your bags and boxes. Give them an olympic toss.

Fireplace are strictly decorative. Chimneys are NOT maintained by CCOA. Never assume flues are clear or clean. Keep them tightly shut to prevent warm air from escaping. Has everyone covered their interior vents?

Included on our 2026 projects are fresh rocks throughout and touch up paint on all buildings. Let’s have New Year’s Resolutions to always clean up after your dogs. Many areas are full of droppings and when we know who is responsible, we are quick to issue a fine

Appleridge COA-We have completed quite a few grounds projects this year and will complete planting new bushes and installing rock this spring of 2026. Have a tree that needs to be removed this spring, that is growing close to a residence, so that is on the horizon. Building maintenance (painting, trim work, carport repair) are ongoing projects and we will stay on top of them this next year.

We are trying to save the old maple tree at the end of the parking lot, and have completed an iron infusion and balance treatment, so hopefully we can get another 3-5 years of life before it needs to come down.

Merry Christmas to all the Lakeside Residence!

Lakeview Terrace COA-Roofers have completed installing the new roof over at the Granada Building (3146 Lakeside Dr.) and after that huge water intrusion problem we had from the rain in October, we are starting to turn the corner with the repairs that are needing to get done. The Board and Management has been working on the 2026 Budget and with the expenses of insurance and utilities rising, and with the lack of maintenance done these last couple years, we had no choice but to raise the Association dues for 2026.

We will be getting bids for new carpet in the buildings and new painting and maintenance bids for all the trim that is in bad shape.

Dog poop is a major problem on the east side of the Briarwood Building and the grass area on the east side of the pool building. Some owner/tenant is not picking up after their dog and this needs to stop immediately. If Management finds out who is doing this, there will be a \$250 fine given to that owner. This is inconsiderate of others who are responsible pet owners, and people that walk around that area.

Merry Christmas to all and let’s have a Great New Year for 2026!



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