

NOVEMBER CALENDAR Of EVENTS

November 10th **LEVHA Board Meeting**
6:30p Community Room

November 20th **Lakeview Terrace Meeting 530p**
in community room

November 27th **Thanksgiving Holiday**

December 13th **LEVHA ANNUAL MEETING**
10:00 AM Community Room

***No Appleridge or Christianna Board Meetings in November**

Community Updates

Grounds Committee Seeks Volunteers

Grounds committee is seeking input from owners on

2026 Lakeside Grounds work

And

Election/Christmas party committee is also needing help setting up the Community room for the Annual meeting and then the Christmas party at 2p after the meeting

Please email Nancy Hurst, Grounds and Social Chair, at ndh81506@yahoo.com with your name, or contact the office.

Please disconnect hoses from water spigots. If you go on a vacation, or have to leave your home multiple days in a row, Please set your temperature no lower than 60 degrees to prevent freezing pipes.

Freezing temperatures have arrived. We recommend booties for your four legged friends on long walks, as freezing temps are uncomfortable for their paws during long walks. Please also keep in mind that with the fall leaves covering our ground; it's easy for your pet's waste to go unnoticed. Please be sure to pick up your pet's waste as we provide bags and waste receptacles.

TERRACE UPDATES

If Mountain West Roofing hasn't finished Granada's roof yet, they will be shortly. They tore

off part of the roof just before we were predicted to have heavy rain, thinking they could control the water. They couldn't. Granada has had water intrusion in units 301, 201, 101, 302, and 202 resulting in major damage to those units and the hallways on all floors, stairwell, and landing. Two other units have received minor damage from water leaks. At least two of the units have tested positive for asbestos and will need mitigation. The insurance companies are currently fighting it out as to who pays for what.

The swamp coolers are off and heat is on in all buildings.

Granada's water bill has been higher than any other Terrace building, including the one with businesses in it. This has been going on for years and we have no idea why. If you know of any water leakage or running toilets in Granada, please let Management know.

Your Board of Directors should have 3-6 members. To serve, you must be an owner and current on all fees to serve. Right now, we only have two members. If anyone is interested, please let Management know in the office. We meet on the third Thursday of the month.

Next meeting: Thursday, November 20, at 5:30 in the Community Room

CCOA UPDATES

What a completely beautiful autumn in our little province. We had to lose a beloved tree on Lakeside Drive, but we enhanced our southern perimeter with chic terracing. Lakeside walkers hush over our new landscaped rock wall.

Before the hot summer is a distant memory- COOLERS-. Our coolers are entering their 6th season. Diversity Mechanical installed them and turns them on and off every season. In 2026, they will charge the same \$110 for both start up and winterization...the same they have been charging these past years! THANK YOU!

Every cooler needs a new filter pad. We highly recommend replacing your filter and Diversity will invoice every owner by email in December for 2026 Startup/Winterization and cooler pad (if you let them know you need one). Cost for pads would be around \$175-\$200 depending on how many are ordered. Call them at (970) 201-5702 or contact the LEVHA office.

And

We must raise the CCOA dues to \$315 in 2026. Insurance premiums have increased 25%. The last increase was 2022.