

The Ripples

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Lake View Estates Venture Homeowners Association

Office Address: 3150 Lakeside Dr. #101,

Grand Junction, CO 81506-2836

Telephone: (970) 243-8910

After Hours Emergency line: (970) 778-2504

Email addresses:

manager@lakeside-gj.com

admin@Lakeside-gj.com

corisbookkeeping@outlook.com

Website: Lakeside-gj.com

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APPLERIDGE: We will be having a quarterly meeting in October. ACOA has completed building maintenance on the west side of the 700 building and this fall, we will do the last of the trimming/cleanup of the bushes around the neighborhood and between the buildings. We have some small areas to finish up around the carports and buildings (prime/paint and repair trim) and that should be done by mid-September into October. If you have received a letter from Management, please remember to get your fences painted and keep them maintained. If they don't get done, we will have our maintenance person paint them but then charge the owner for this. Not what we want to do.

TERRACE: No one knows why, but Granada's water bills have been twice as high as the other three buildings'. Please, if you have running water anywhere, if your toilet sticks open, if you know any reason why we are using so much water, please let the office know as soon as possible.

Mountain West Roofing will be starting the Granada's roof in late September. Swamp coolers will need to be shut off periodically during the process. When your board approved the replacement, we were going to need to assess money from each housing unit family to cover half the cost. The other half will be paid from the monies we've set aside from the increase in our HOA fees. BUT... When the roofers were examining Granada's roof, they found hail damage, so there will be no assessment. Our insurance will cover part of the cost.

Don't forget: beginning September 1, propane tanks on balconies will be limited to 2.5 lbs. or smaller for safety reasons.

The bushes around our buildings will be getting trimmed soon, if it hasn't been done already.

Your Board of Directors should have 3-6 members. To serve, you must be an owner and current on all fees to serve. Currently, 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: September 18th at 5:30p in the Community Room.

CHRISTIANNA: Don't you just love our new outdoor lights! No more ratty old globes that the bugs loved and now with new fixtures this makes our buildings look younger. We must give credit to the Owner who pointed out how beneficial these lights would be. The Board is always open to suggestions and there is always a position available on the Board to our fellow owners who want to be involved.

Owners: If you rent your unit to long term renters, we ask that you always **CHECK REFERENCES...** Renters need to know that there is an Association on site which is required to enforce Rules & Regulations. As a landlord, you owe it to your fellow owners.

Coolers will be turned off and winterized by Diversity Mechanical in September. You must close and cover all interior vents, otherwise warm interior air will rise, mix with cold exterior air, condense and ruin your swamp cooler. This can be costly if not properly taken care of. Some owners purchased winterization panels when they bought their coolers. To purchase one, text or call Diversity at (970) 201-5702 by September 8. Or send \$90.18 to PO Box 4502, Grand Jct., CO 81502 with your unit # on check and they will make sure your cooler is properly winterized and covered.

Next Board meeting is the last Monday of October (29th) at 530p in the Community room. 2026 Budget discussion will be had. Please plan on attending.

LEVHA: It is getting close to that time of year again. We will be looking for board members for LEVHA. If you are interested, please call the office and let us know so we can get a bio from you and have it posted in the next Ripples newsletter. As a LEVHA Board Member, you would help make plans and decisions for the common areas which include the Lake, pool, courtyard, grounds and Community/Art rooms, along with preparing a

2026 budget with financial and fiduciary decisions for the Lakeside Community.

We'll be doing some cleanup around the lake and wild area this fall, and if possible, purchase new gravel for the trail which is getting pretty thin. The trees in the wild area need trimming and we need to prune down the growth of bushes/shrubs in this area also. We noticed quite a bit of willows growing around the lake along with a few elm trees, that are hard to get rid of. These obnoxious trees will be taken out as best as possible, along with keeping grass and other habitat for the many ducks that stayed here this summer.

This summer, the Board has approved the following assets/projects:

- Playground Equipment with swings (4-6 weeks out)
- West side Entrance Sign (Stone & Engraved; 4 weeks out)
- Venting Windows for Pool room (4-6 weeks out)
- Maintaining/pruning the trees around the community (starting September 2nd)
- Clean up of Lake and wild area (starting October)



September 1st **Labor Day Holiday**
 Office closed

September 8th **LEVHA Board Meeting**
 6:30 PM

September 18th **Terrace Board Meeting**
 5:30 PM Community Room



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Lakeside Community Notes

While doing walks around the lake, walkers and Management has noticed quite a bit of fishing line just thrown on the ground. **Fisherman**, please pick up after yourself! The fishing line is unsightly and can get caught up in the walkers' or pets or ducks legs, and if you leave hooks laying around, this is a safety issue. We don't want to stop the fishing (heard there are some 4-5 lb. largemouth bass here), here at Lake Lenore, but we want to keep the lake and surrounding areas clean.



FIND US ON FACEBOOK

We have had our Lakeside Facebook page over a year now and we are getting more members every day. This give you more information regarding social events, news and information in our Community. Facebook page address is [Lakeside, Grand Junction, CO](#)