

The Ripples

The Ripples

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

LEVHA bookkeeping: corisbookkeeping@outlook.com

Website: lakeside-gj.com

AUGUST 2025

Lakeside Community

LEVHA: All the ash trees around LEVHA and the other associations will be treated by Sav-A-Tree for borers and bark beetles. They will be injecting these trees the first week of August, then start trimming up some of the dead and hazardous branches in the parking lots and between the buildings. This will go on into August

The pool and lake area have had its share of vandalism for the last couple of months. Report any suspicious activity or issues at the pool, lake, or parking lots to the office immediately. The pool hours are now 6a to 10p (closed 10a-2p Mondays for cleaning).

We've also our share of lewd and outrageous behavior around Lakeside. Police have been called numerous times and we actually made the local news with someone being tazed and arrested near the end of Lakeside Ct. Landlords need to do a thorough background and credit check on any new tenants, and be choosy. Tenant registration is a must and if we don't receive one, there could be a \$250 fine for not having up-to-date tenant registration on file. Property Managers need to follow this rule also.

ACH payment is set up on website for LEVHA...

APPLERIDGE: We had our Board meeting on the 22nd of July (2nd Quarter review) and went over the landscaping work completed this quarter and what still needs to be completed on the grounds and building maintenance. We'll be finishing up painting and maintenance this month and into September, so we can keep up on our regular

maintenance program we have set up. We'll be painting the storage door and trim, west side of 700 building, and touch up on the 200 & 300 buildings.

We will also have Sav-A-Tree over to inject all the ash trees for borers and bark beetles. The city of Grand Jct. covers \$500 of this cost, and we hope that the treatment will last a couple of years.

There are a couple of owners fences that need maintenance and be painted. We have sent out letters to the owners already, so if you received a letter, please get this work done within 30 days. Let's keep Appleridge COA looking good!

TERRACE: We are getting to many owners/tenants dropping off large items (beds, desks, bed frames, mirrors, etc.) leaving them around the trash cans. Please don't leave these items at the trash bins....this is illegal and you will be fined if we catch you. We have to pay someone to pick up this trash and take it to the dump. We are going to put cameras to watch these areas and will start monitoring who is dropping off these large items. Please be respectful and don't do this!

Bagged trash needs to be taken to the dumpsters immediately and not left on the stoop or on the back patio. We are working with the roofers and insurance to get a new roof on Grenada. Work is to start in September.

Beginning September 1, propane tanks on balconies will be limited to 2.5 lbs. or smaller for safety reasons. Your Board of Directors should have 3-6 members. One must be an owner and current on all fees to serve. Currently, we only have two members. If anyone is interested, please let Brent know in the office. We meet on the third Thursday of the month.

Next meeting: August 21 at 5:30

Christianna: Your Condo Association is established to "enhance the quality of life we enjoy and to preserve and improve personal and common property values." Our community is becoming very valuable. The price of a 2 Bedroom 2 bath unit in A or B Building is inching up to \$250,000, or a quarter of a million dollars. A remodeled 1 Bedroom unit if Glenbrook or Willowwood can command \$1,400 a month in rent.

Short term rentals (STR) can provide a tidy revenue and Christianna COA still has a couple of STR spots available.

We live in an oasis and in a great location, and have great and dedicated management. We utilize professional vendors who know and understand our 48 year old buildings, and have landscaping under control. Christianna COA is fiscally sound and have a experienced and competent Board.

Thank you to all the owners and residents who follow the Rules & Regulations and thank you to all the dog owners who clean up after their pets. It’s a privilege to live in Lakeside. Next quarterly Board meeting is October 27 at 530p in the Community room.

Lakeside Happenings & Notes

Palisade Peaches are still for sale at the office, which helps the H.A.W.K. (local non-profit charity to teach youth about aviation). These are 18# boxes of tree ripe peaches at a cost of \$25 per box. If you haven’t placed your order for peaches as of yet, HAWK volunteers will be here on August 9th, between 9a to 1p to fill orders and offer boxes to the non-ordering customers. Come in and support this program.

Our ducks have gone through their molting by now. The male ducks’ looks have changed from decorative feathers meant to attract the females, to dull colors meant to protect them from predators. Males look a lot like females now. The way to tell them apart is as follows: Male Mallards have yellow beaks while females have orange and brown beaks. Male Wood Ducks have red eyes and a white U-shape on their necks while females have a white circle around their eyes.

Important Dates

Monday August 11, 2025-LEVHA Board Meeting, 630p Community Room

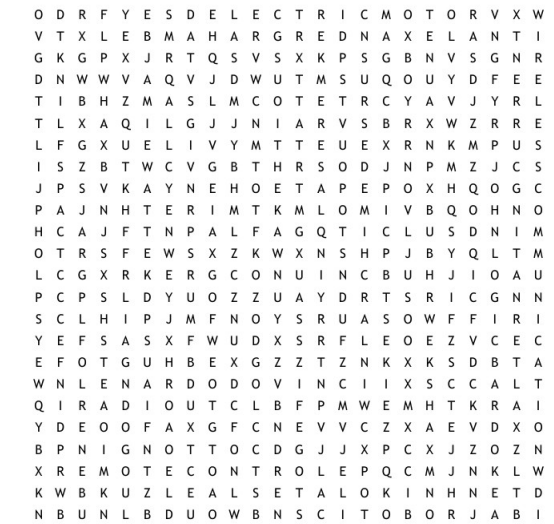
We will have all LEVHA Board meeting on the 2nd Monday of each month at 630p.

Thursday Augst 21, 2025-Lakeview Terrace Board Meeting, 530p Community Room



Name: _____ Date: _____

Crossword puzzle



- | | | |
|------------------------|----------------------|---------------------|
| Wireless communication | Alexander graham bel | Alternating current |
| Benjamin franklin | Lenardo do vinci | John logic bard |
| Tim berners lee | Electric motor | Remote control |
| Thomas Edison | Nikola tesla | Jamie watt |
| Steve jobs | Archimedes | Cotton gin |
| Robotics | X-rays | Laser |
| Radio | Light | |