

Lakes of Buckingham



Newsletter

December 2025

Quick Winter Weather Reminders...



Snow Events -

The Grounds Committee and LOB Board monitor all weather events and are in frequent communication with LandArt prior to, during and immediately after any snow or ice event. LOB's contract for snow removal calls for removal to begin at 2". Shovels and snowblowers are normally used on driveways, sidewalks (both main and up to front stoops/porches) and mailbox pads and snow plows on streets and parking pads. Salt is spread on any needed areas. We encourage all residents to refrain from parking on streets and driveways during a snow event to allow for better removal and avoid any damage.

Holiday Decorations –

Winter holiday decorations are permitted in the front mulched planting areas and on porches and rear decks and must be removed once the season is over. Refer to page 7 under Items Not Permitted..., item 3 for details. Please keep in mind that any cords should not be run over sidewalks or driveways, as snow removers cannot be responsible for running over them and they could pose a trip hazard for visitors. While we like to see lights out, we also don't encourage any roof displays!!

Tennis Net & Clubhouse/Restroom Use –

The net has been removed and stored for the winter, the court gate and the exterior entrances to both restroom doors have been locked. That means the only restroom available for use is the Men's restroom and the only way to access it is through the main clubhouse door. Please DO NOT unlock the exterior door to exit the restroom.

Fall Leaf Pick-up –

Unfortunately, Mother Nature took a quick turn of events on the calendar. LandArt was scheduled to complete the final leaf pick-up the week of December 1. This would have also included placing snow stakes throughout LOB. WELL...it was a nice plan! At this point, any leaf pick-up will have to be rescheduled, weather permitting.

Update from the October Annual Meeting –

2026 Dues Assessments –

At the October Annual Meeting, as part of the 2026 budget approval process, our quarterly dues assessment was raised to \$700 per quarter (an increase of \$25 per quarter). This increase was approved with a vote of 53 units voting in favor/15 opposed. TNG will be sending Q1 statements out in early December that will include instructions on payment processing. If you are not using ACH and would like to do so, please contact TNG to sign up.

Board of Director Changes

Janet Papiernik resigned her director position in September, leaving one year remaining on her three-year term. There were three directors, Mike Majewski, Tom Steinhauser and Debbie Woodroof running for re-election and Tim Becker running for election on the annual meeting ballot. The results of the voting were that Mike, Tom and Tim were elected to three-year terms and Debbie was re-elected to fill the vacant one-year term. The Board would like to thank Janet for her service to LOB!!

Also, at the November Board meeting, the following officers were elected to serve from November 2025 – October 2026:

President – Mike Majewski

Vice President – Jim McCann

Treasurer – Tom Steinhauser

Secretary – Debbie Woodroof

Please note – There will be **no** December Board meeting. The next regular meeting will be Thursday, January 15, 2026.

Update on TNG Property Manager –

Dan Galbreath is no longer with TNG. Effective immediately, any questions/concerns should be directed to Kyle Newcomb. He can be reached by email – kyle@newcombgroup.us or by calling 260.432.3942 ext. 4.

LOB Lunchtime Listen – New in 2026!!

During the Annual Meeting on Oct 16, Mike Majewski talked about having regular informal gatherings of any LOB resident wanting to participate in discussions about any community related item(s).

With that in mind, we would like to invite you to a regular monthly gathering at the clubhouse, the second Saturday of each month. This will allow us to hear any concerns, thoughts, ideas you may have prior to our monthly Board Meeting held on the third Thursday each month.

Gathering will start at 12:00 noon. Someone from your Board will be present for at least one hour. Depending upon the number of residents who choose to participate, the gathering will last as long as necessary or whatever might be mutually agreed to.

There will be no specific agenda. This is intended to be informal and to provide a regular forum to LISTEN to your concerns and any ideas you may have to help make LOB a truly exceptional community. We are looking forward to meeting with you. We see this as an opportunity to get to know our neighbors better and make us aware of your concerns, thoughts and ideas.

The first LOB Lunchtime Listen will be held Saturday, Jan 10, 2026, 12:00 noon at the clubhouse.

HOPE TO SEE YOU THEN!

Merry Christmas, Happy Hannukah, Feliz Navidad, Joyeux Noel, Blessed Kwanza and Happy New Year to all!!