

Lakes of Buckingham

Newsletter



March 2025

March is coming in like a Lion – Here's what's happening around LOB...



Communications from Newcomb –

All residents received a welcome letter in February from The Newcomb Group (TNG) with information about signing up for ACH payments (due back by 2/28/25), a request for directory information and information on how to access the new Lakes of Buckingham website through TNG's website. Any questions can be directed to 260.432.3942.

The next mailing you will be receiving **soon** is the 2nd quarter dues assessment notice and the Certificate of Insurance (COI) for the Common Liability and Casualty policy put in place effective June 1, 2024 – June 1, 2025. The board realized that this COI was omitted from the refund mailing done in August 2024.



Spring Grounds Clean-up – (Spring must be right around the corner!!)

You may have noticed that LandArt has already been out to collect/remove the snow stakes around the complex. They are planning (weather permitting) on preparing the front and metered-side bed prep on Monday, March 3 and Tuesday, March 4. This will include blowing leaves and debris out of and edging the beds in anticipation of top-dressing with mulch sometime later in the month.

A friendly reminder for those that put holiday decorations out in your front beds, now is the time to remove those and pack them away for another year. Please also remove any other holiday décor you may have placed outside your unit – wreaths, etc.

Garbage Pickup Day –

In December 2024, our garbage day moved to **Wednesday instead of Monday**. LOB is on week "A" for recycling pick-up. You should have received a postcard from GFL outlining these changes, but if you need more info, contact "311". LOB's policy manual, page 8 states, "All trash containers must be stored inside garages except during garbage pick-up periods. **Trash containers should be placed at the curb as late as possible on the evening prior to pick-up.** As a courtesy leave room for the trucks to empty the cans parking cars in the driveway. **Empty trash containers should be returned to garages as quickly as possible after pick-up.**"

Yard Light Maintenance –

We have recently noticed several yard lights either leaning significantly or without functioning lightbulbs. Homeowners are responsible for the maintenance of the yard light in front of each unit. Page 7 of the Policy Manual states, "Owners must maintain the lampposts and keep them in good working order with all bulbs working. Replacement light fixtures must be either black or antique bronze. If a physical problem prevents you from changing burnout light bulbs, please call our Managing Agent, to arrange for assistance. Walkway lighting is approved."

City Sewer/Water Lines Coverage –

A homeowner in the complex recently experienced a sewer line issue that prompted a call to TNG about who pays for this type of repair. The answer is, the Association's insurance coverage **does not** pay for any sewer or water line breaks/repairs either inside your unit or for the lines coming from the main to your unit. Any repairs/damage/ground repair costs are borne by the homeowner. If you would like to find out options for coverage of this type of unfortunate event, the board encourages you to contact your individual insurance agent to see if your homeowner's policy covers this. Each month City Utilities lists a utility service line protection plan option on the reverse side of the bill. Or, some home warranty insurance plans cover this expense. Also, since this type of event caused the front/side ground to be trenched, homeowners do need to contact TNG about trenching required due to the potential for irrigation line and turf damage repairs.



News from the Hospitality Committee –

Wednesday, March 3 – Bingo at the Clubhouse. Please bring a small inexpensive gift such as candy, Dollar Tree item etc. for prizes. Discussion immediately prior to playing on other activities to help us connect with old and new friends. Some ideas are Bridge, Gin Rummy, Poker, Mahjong. Come and help us discover new ways to connect. For questions, please contact Jennie Keltsch 260-438-4415.

Mark Your Calendars for More Upcoming Events –

March 20 – Regular Board Meeting – 5 pm at the Clubhouse

May 16 & 17 – Spring Garage Sale Days

LOB Website – www.newcombgroup.us/community/lakesofbuckingham.html