

Lakes Property Management, LLC is a full-service residential property management company dedicated to the management of condominium/townhome/ homeowner associations. Our dedicated support staff will tailor a cost-effective, management program to meet the unique and individual needs of your association. We offer our expertise in financial management, preventative maintenance, cost reduction/containment and a wide range of association services. Working together, as a Team, we can improve the value and quality of life at your association, while minimizing operating expense and the administrative burden to your Board of Directors.

## TESTIMONIALS

*"As president of Bay Colony Condominiums, LPM makes me look good to all my fellow owners. The property is always sparkling clean, and all maintenance is always done properly, on time. They have even handled major renovation upgrades perfectly. Our management and operating costs have been reduced significantly since switching to LPM four years ago. We couldn't be happier."*

Richard M. Chez, President  
Bay Colony Condominiums, LLC

*"Lakes Property Management has managed the Abbey Villa Condo Association (Fontana, WI) since 2007. They have done an exemplary job for us. They are very diligent in finding cost reductions for us on standard services without sacrificing the quality of workmanship. In fact, every vendor that has changed since Lakes Property Mgmt took over, has provided us a better quality of work in addition to the association enjoying the cost reductions."*

Jim Privoznik, President  
Abbey Villa Condo Association

## OUR MISSION

Our mission is to provide unequalled customer service, value and professional expertise in managing associations throughout Wisconsin and Illinois while catering to the unique and individual needs of each association.

**We are eager to work with you no matter how small or large your association may be.**

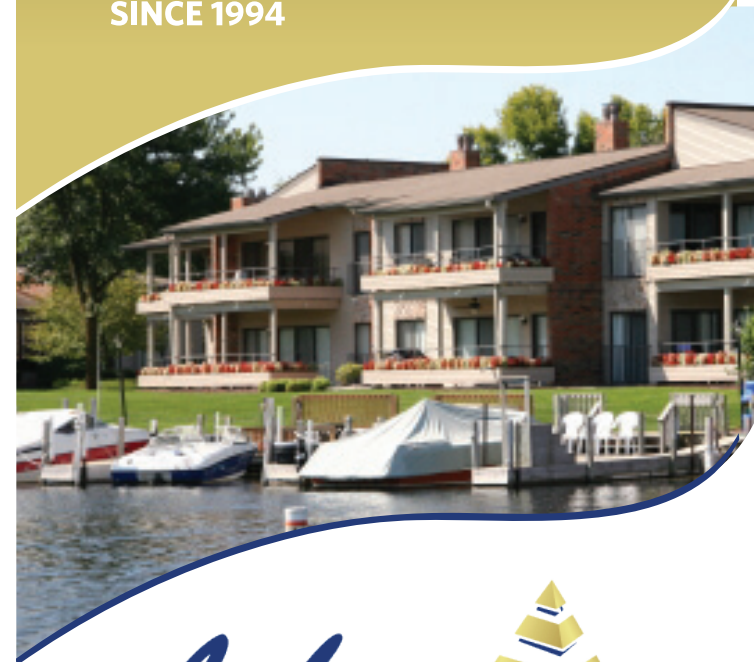
Please contact our Lake Geneva office at (262) 249-1922 or visit our website at [www.LakesPropertyMgt.com](http://www.LakesPropertyMgt.com)



*Celebrating*  
19 Years of Excellence

1994- 2013

Customized Property  
Management Solutions  
for Condominium, Townhome,  
and Homeowner Associations  
**SINCE 1994**



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## COMMUNICATION

- Continuous contact with Board of Directors
- Liaison between owners, board members, vendors and staff.
- Timely and courteous assistance
- Licensed WI Real Estate Broker on staff
- Prepare correspondence
- Provide information to facilitate decision making
- Maintain and Distribute Association Files and documents
- Arrange and attend meetings
- Annual Vendor Review and Evaluation
- Advise on Condominium/Association laws and policies

## FINANCIAL SUPPORT

- Accurate financial data and reports
- Generate owner invoicing
- Budget planning, preparation and attainment
- Receipt and disbursement of funds
- Prepares monthly income & expense statements, balance sheet and delinquency report
- Maintains and reconciles association bank accounts

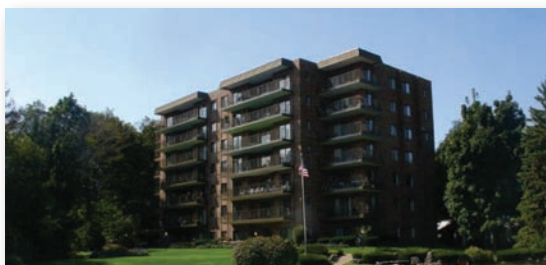


## MAINTENANCE & SUPPORT

- Perform regular preventative maintenance inspections
- Schedules maintenance with Board direction
- 24/7 Emergency Service
- Manage all annual and major contracts, repairs and improvements
- Degreed Engineer on staff
- Obtain quotations and contracts
- Work order driven preventative, requested, and custodial maintenance

## RULES AND ENFORCEMENT

- Assist in the development of association rules
- Send notices of rules violations



## ADDITIONAL SERVICES

In addition to our core services, Lakes Property Management provides the following services at nominal costs.

- Website Development and Support - Online access to association information
- Reserve Study Development
- Property sales documentation to homeowners
- Tax Preparation and filing
- On-site office support
- Association Newsletters
- Maintenance Service
- Cleaning Service

## TIME TO RELAX

"Your primary or second home is your refuge where you go to relax. Having a professional property manager allows you to extend your leisure time instead of handling the daily tasks of home maintenance and association matters.

Financial institutions and real estate professionals recommend securing an independent professional management firm to provide reliable, cost



saving, experienced professionals to oversee your association and property.

With over 17 years of service, we have developed a strong reputation as a reliable, dependable and quality provider of all your association and property home services. Lakes Property Management, LLC can customize its services to meet your property's specific needs."

Best Regards,  
Ryan Southwick  
President

