

THE ASSOCIATION UPDATE

November 7, 2018

The Landings Condo Association #6

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The association board met last week and did a thorough review of our association budget. The good news is we were able to project our 2019 operating expenses to be the same as 2018's. A few expenses went up (water usage) while others came down (trash pick-up), keeping an even balance in our budget. Our association operating annual expenses are projected to be \$55,484 for 2019.

WORK ORDER STATUS

Roofs were repaired on two of our buildings to hopefully stop leaks in units #99 and #92. We will need more roof repairs for a leak in #88. These repairs have/will deplete much of our reserve capital. The upper deck of #98 was also repaired--it's just awaiting painting. Painters also touched up worn areas around the property. Steps and upper-front landings will be painted in the spring.

LANDSCAPING

Contractors trimmed trees, bushes, and pulled out dead vegetation. For budgeting purposes, the removal of dead trees on the rear perimeter will have wait until 2019.

PARKING

A sign was mounted in our parking area to notify association #5 residents and their guests that our parking spaces are exclusively for us and our guests.

PILES OF DOG POOP!

Recently, big piles of dog poop have appeared on our property. If you notice someone not picking up after their dog, please inform/remind them of our association policy and ask them to abide by it. If they don't adhere or you prefer not to confront them, then get in touch with me as soon as possible (unit #87).

WATER USAGE

Our collective water bill has gone up over the past few years from approximately \$3,300 a year to \$5,000. Please consider cutting back on water usage. Otherwise, our individual association fees will go up some in 2020 for sure. It's okay to water plants and shrubs but please refrain from continuous watering. (*Note: Remember to disconnect outdoor water hoses to prevent freezing and*

cracking of spigots.) Also, if you have a leaky or running toilet, please get it fixed. The average running toilet can waste about 6,000 gallons of water per month! To find out if you have a running toilet, place a few drops of food coloring in the toilet's back tank. If colored water eventually appears in the bowl without flushing the toilet, there's a leak between the tank and toilet. If you don't have food coloring, you can also turn off the water to the toilet at the shutoff valve. If your tank empties after several hours or overnight, you have a leak. Normally the flapper in the tank has to be replaced when you have a leaky or running toilet. A new flapper costs approximately \$7 at Lowe's. Or you can get a whole new flushing system (which includes the flapper) for about \$18. If you're not sure about your toilet, get in touch with me (unit #87) and I can come take a look at it and possibly help you fix it without calling a plumber.

RACQUET & SWIM CLUB UPDATE

The Racquet & Swim Club exists for our benefit and use. If you would like to rent The Landings Clubhouse for an event, email Bobbie Reinhardt at rreinhar15@live.com and check for availability. Our residential fee for a day-long rental is currently only \$50 for weekdays and \$75 for weekends or holidays. Our association contributes \$1,086.92 a month toward offsetting The Racquet & Swim Club's annual operating expense of \$135,523. This huge expense is incurred for The Landings road and sewer maintenance/repairs, club house management/supplies, common area grass cutting/landscaping/snow removal, and pool operations/maintenance/repairs, among other things.

TRASH PICK-UP

Remember, we only have one pick-up now for both garbage and recyclables. It is no longer necessary to bag recyclables separately as Republics Waste Services mixes it together upon initial pick-up anyway. They apparently clean and separate recyclables at a later stage in their process.

WORK ORDERS

To request a work order, call Lawrence Management Company at (440)937-2800 and give a detailed request. Emergencies are responded to immediately and routine requests are presented to the association board members for approval and action.

~ The End ~