

THE ASSOCIATION UPDATE

February 14, 2019

The Landings Condo Association #6

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

I hope everyone is doing well. During the deep freeze, I walked around and made sure everyone's heat pumps were working. I didn't noticing any of them malfunctioning. If anyone ever has a breakdown during a deep freeze, or if we lose power for an extended period of time during cold weather, call me on my cell phone at (334) 207-3215 and you can stay at my place until the problem is fixed. I have a fireplace for heat and an outdoor, portable generator for charging cell phones. I have plenty of beds, cots, and air mattresses so I can accommodate many people.

WORK ORDER STATUS

Interior walls/ceilings for units 88, 92, and 99 will be fixed upon verification that the roof repairs have stopped the leaks. So far so good. Please be patient, though, as time is needed with this process to ensure the exterior repairs actually solved the leak issue.

SNOW REMOVAL & SALT APPLICATION

Per The Landings' snow removal contract with Yard Works, snow plowing/snow removal of streets, driveways, and sidewalks will be done by 6:00 a.m. when snow reaches an accumulated depth of 2" by 2:00 a.m., unless specific circumstances shall make services necessary sooner. (For instance, if a freezing rain is forecast, they will plow as soon as possible to prevent the layer of snow from turning into ice.) In the event of continuing snow which reaches 2" or more during the day, all of the above stated work must be repeated again by 5:00 p.m. In the event of an ongoing snow event, subsequent plowing will be done in a timely manner via communication between Yard Works and the Landings Racquet & Swim Club board and/or the condo management companies. Snow plowing includes snow shoveling along unit walkways, mailboxes, paths to front doors of units, and the sidewalks behind the condo units.

Salting is an additional fee beyond the contractual fee associated with snow plowing. The cost per application of salt in our drive circle is \$125. This cost does not include salting walkways or stairs and **it is only accomplished if we officially request it.** We don't request it much because not only do we have to pay \$125

per application, but large amounts of salt supposedly damage our concrete road surface.

To alleviate slippery walkways and stairs, we ordered buckets of salt to be delivered to each building. This will allow you to salt the path areas you walk in. If you park outside, I recommend you salt a small path to your vehicle, as the road in the circle accumulates ice quickly. If you need help applying salt, give me a call at (334) 207-3215, and if I'm home, I'll step over and help. Still, please be very careful when walking anywhere outside when the solid surfaces start freezing up.

The Racquet & Swim Club also pays \$125 per salt application, which includes the salting of entrances/exits to each property, stop sign areas, mailbox areas, and the club house parking lot, sidewalks, and ramp. Landings Way is NOT salted due to supposed concrete damage caused from large amounts of salt application.

PARKING

In order to begin towing without a legal hassle, I added the following phrase to Paragraph VII in our Rules and Regulations handbook: "*g) Only Landings Condominiums No. 6 residents and their guests may park in the parking circle on the Landings Condominiums No. 6 property. Violations of this policy will result in unauthorized vehicles being towed off the property.*" We would not have to pay to tow vehicles, as the tow truck company holds vehicles ransom for payments...etc.

WATER COST

The Avon Lake Regional Water board adopted new rates for water fees over the next 3 years. Water usage fees will increase 4% a year for 3 straight years and wastewater fees will raise 15% a year for 2 straight years (beginning in July of this year). These fee increases are associated with the \$120 million-dollar debt the city acquired building the new water plant to improve water service and to meet federal clean water standards. This will equate to about an extra \$50 per year per residence. Therefore, our association board will have to consider an approximate \$800 hike in our annual water budget.

WORK ORDERS

To request a work order, call Lawrence Management Company at (440)937-2800 and give a detailed request.

~ The End ~