

# THE ASSOCIATION UPDATE

May 8, 2019

## The Landings Condo Association #6

by Jeff Urbaniak (Unit #87)  
President

### MESSAGE FROM THE PRESIDENT

I hope all is well for everyone. It's nice to see the green grass again. Hopefully, the ground dries out and the rain stops so we can get much-needed roof repairs done.

### WORK ORDER STATUS

A ceiling leak in #88 has not been resolved. Additional repairs to the roof and chimney are required and scheduled. A ceiling leak in #99 has been resolved but another one appeared after the recent rain storms. Another roof assessment will be made for that building to determine the source of the new leak. The garage ceiling in #92 will be painted as the roof repairs on that building held up this winter. Painting is still required for the bare wood on #98's porch work completed last fall.

### SPEEDING

Please do not speed into our parking circle. Flying in at a high rate of speed and whipping into a parking spot puts people, pets, and children in jeopardy of being hit.

### PARKING

The white pickup truck that was illegally parked in our parking circle for several months was towed away. May it rest in peace elsewhere.

### WATER

Please exercise good judgment when using water. We all collectively pay for water usage so it is important to manage your use of it responsibly. Manually water outdoor plants with a shut-off system. And, as mentioned in the previous newsletter dated November 7, 2018, check your toilets to ensure they are not running. If you're not sure how to do that, refer to the guidance in that newsletter or give me a call on my cell at (334) 207-3215 and I can assist you.

### SALT BUCKETS

Any salt buckets left over from the winter can be saved and used for the beginning of next winter. Ensure the top of the buckets are sealed to keep the calcium pellets fresh. More will be delivered next winter as we need it.

### LIGHT POLE

If you noticed, the light has been out on one of our poles

in the middle of our parking area. It turns out that Yard Works accidentally ran a lawn mower into the wire box at the base of a pole. They are reimbursing us for repairs. As soon as the ground dries out, repairs will be completed.

### TREE STUMP ROOTS

The winter wind storm blew over one of our dead trees. The tree was removed. They left the uprooted stump which we'll have removed shortly. Our board will have to decide on a time frame for removing the other two dead trees.

### PAINTING

Some units' stairs will be painted during the summer. This will be done in accordance with our budget and will be coordinated carefully. We'll do what we can afford. Steps not painted this year will be painted next year.

### ANNUAL MEETING

Our annual meeting for condo owners will be Tuesday, August 6, 2019, at 6:30 p.m. at the Lawrence Management Company conference room. More details of this will be mailed to you in the near future. But for now, mark your calendars. Two board positions are up for election this year.

### SWIMMING POOL STICKERS

I will receive the 2019 swimming pools stickers within a few weeks. Once I have them, I will drop them off inside each resident's door. Simply remove the 2018 sticker from your pool card and replace it with the 2019 sticker. The pool will be open Memorial Day weekend. It'll close again after that weekend but open for the summer beginning Saturday, June 4.

### SEWER GRATES

A sewer grate caved in on Landings Way by Condo Association #1 last year. Let's avoid the same fate on our side. Safely avoid rolling vehicle tires directly over them if you can. We, through our association fees to the Racquet & Swim Club, contribute in paying for any damage to sewer grates.

### WORK ORDERS

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

~ The End ~