



THE ASSOCIATION UPDATE

August 7, 2019

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

Our annual owners meeting was held on August 6, 2019. Thank you to those who attended. One less attendee and we would have had to cancel the meeting. Next year, please try to attend as valuable information is shared and some key issues are discussed and voted on. Here are the results of the Board of Directors election:

BOARD OF DIRECTORS

President: Jeff Urbaniak #87
Vice President: Jim Veite #99
Secretary: Nita Bring-Masurek #85
Treasurer: Karl Noss #92
At Large: Charity Szili #88

Next board meeting:

Wednesday, September 25, 2019 (6:30 p.m.)
Lawrence Community Management Group
Conference Room

ASSOCIATION WEBSITE

In The Kaman Report, 2019 No.1, published by Kaman & Cusimano, LLC (our lawyers), it was advised that associations digitize their records in 2019 and post them on an association website. Of course we don't have a website...until now. First, many states (like Florida) have already mandated that home and condo owners' associations have a website. Ohio could be next in 2020. But a website makes good sense anyway: Easy access to association information, bylaws, declarations, fees, work orders, etc., and a secure hub for association records. So, as a web and graphic designer, I decided to help us out and get us on board. I conducted a complete design and development and will maintain it for a year for free (saving the association \$1,907). If we don't like it, I can cancel it for next year and beyond. Subsequent year maintenance/update costs, though, will be \$498 a year or \$49 a month. You can log in on your phone, tablet, or computer as the website was designed to be responsive to any device. If you're on the The Board of Directors, you will be notified separately of the Username and Password for access to secure pages/documents. There's much to see and read on it, so log on and take a look!

<https://www.LandingsCondoAssociation6.org>

WORK ORDER STATUS

According to our property manager Dave Pawlowski, previous work orders have been completed except for the ceiling in unit #88. He will be coordinating repairs after verification of no leaks has occurred. If you have any issues with prior work orders/projects, call Lawrence Community Management Group at (440) 937-2800 and leave a message for Dave Pawlowski. If you don't get a timely response, call me at (334) 207-3215.

LIGHT POLE

The self-help project for the light pole didn't pan out. Therefore, the board gave authorization for an electrician to fix it. It will be fixed soon.

TWO DEAD TREES

The board gave authorization for Dave to explore options for contractors to remove the two dead trees on the back of our property (at the start of winter).

YARD WORKS

Yard Works indicated to our Racquet & Swim Club that they were behind on this year's pruning due to the early season rain. They're supposed to prune any day now. We pay for two prunings a year on our common-area property--once during the middle of summer and once in the early fall.

FUTURE NEWSLETTERS

Future newsletters will be posted on our website. Log on after September 25, 2019, to read the next one or you can review this one or previous ones right now!

<https://www.LandingsCondoAssociation6.org/newsletters.html>

CLUBHOUSE

To rent the clubhouse, go to:

<https://www.LandingsRacquetAndSwimClub.org>

to find out more information and to reserve a date. You can also sign out the tennis court keys if you want to use the tennis court. And come take a few last swims before the end of summer!

WORK ORDERS

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

~ The End ~