



# THE ASSOCIATION UPDATE

November 6, 2020

by Jeff Urbaniak (Unit #87)  
President

## MESSAGE FROM THE PRESIDENT

On November 5, 2020, a Board of Directors meeting was conducted. During the meeting we drafted the 2021 budget and discussed some necessary maintenance costs.

**Monthly fees beginning in January of 2021** for units 85, 86, 88, 89, 92, 93, 96, 97, 99, 100 will be **\$261.52** (a \$4.11 increase) and for units 87, 90, 91, 94, 95, 98, it will be **\$347.07** (a \$5.47 increase).

**Additionally**, due to majority of association unit owners voting to not be fully funded in the reserve account (keeping monthly fees at a lower rate), a **special assessment** will be required to fund the repaving of the portion of the parking lot adjacent to Landings Way (project will occur in the fall of 2021). The current estimate for that project is **\$14,150**. To pay for this project, unit owners will be assessed (billed) for their fair-share of the cost. According to the association's fair-share cost formulas, owners for units 85, 86, 88, 89, 92, 93, 96, 97, 99, and 100 are required to pay 5.567125% of the cost and owners for units 87, 90, 91, 94, 95, and 98 are required to pay 7.388125% of the cost. Knowing it could be a challenge for some owners to pay the full amount in one payment, the Board of Directors will be offering three possible payment options:

**Option 1) Pay the total fair-share cost** in full by August 1, 2021: **\$787.75** for condo units 85, 86, 88, 89, 92, 93, 96, 97, 99, and 100; or **\$1,045.42** for condo units 87, 90, 91, 94, 95, and 98.

**Option 2) Pay 12 monthly installments of \$65.65** (in addition to the monthly fees for 2021) for condo units 85, 86, 88, 89, 92, 93, 96, 97, 99, and 100; or **\$87.12** (in addition to the monthly fees for 2021) for condo units 87, 90, 91, 94, 95, and 98.

**Option 3) Pay 24 monthly installments of \$32.82** (in addition to the monthly fees for 2021 and 2022) for condo units 85, 86, 88, 89, 92, 93, 96, 97, 99, and 100; or **\$43.56** (in addition to the monthly fees for 2021 and 2022) for condo units 87, 90, 91, 94, 95, and 98.

**Note:** The management company will mail you the association's budget correspondence shortly. In that

package, you will be afforded the opportunity to select the payment plan that works best for you, as well as make your vote toward the association fully funding or not fully funding the reserve account. Again, the majority of unit owners typically vote for not fully funding to keep monthly fees at a lower rate.

## REMINDER: ANNUAL MEETING

Thursday, November 12, 2020  
7:00 p.m.

**The Landings Clubhouse**  
425 Avon Belden Rd.  
Avon Lake, OH 440112

## REMINDER: TWO BOARD MEMBER VACANCIES

Two members of the Board of Directors resigned in lieu of selling their units. This currently leaves the Board with only three members. Five are required. If you are interested in filling a vacancy, be sure to state your interest during the annual meeting. Being a Board member is not a daunting task. The Board meets only four times per year and simply votes on issues and routine work orders affecting the association. Consider volunteering. A short-staffed Board risks delays in decision-making and processing of routine work orders.

## RACQUET & SWIM CLUB UPDATE

Parts of Landings Way and the Racquet & Swim Club's parking lot will be repaved in the upcoming weeks. Please honor all barriers while concrete dries and solidifies.

## WORK ORDER STATUS

A hole behind unit 97 and a hole in the wall of unit 87 have still not been repaired. A reminder was given. A rotted wooden beam at unit 96 will be replaced. A roof leak at unit 94 was repaired. The gutters will be cleaned after the leaves have fallen off the trees.

## WEBSITE

Remember, we have a website. Periodically check it out: [www.LandingsCondoAssociation6.org](http://www.LandingsCondoAssociation6.org)

## WORK ORDERS

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

~ The End ~