



THE ASSOCIATION UPDATE

February 13, 2020

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

This winter please be safe when walking outside and when driving. If, for any reason, we lose power for an extended period of time and you don't have a fireplace, feel free to call me at (334) 207-3215 and I'll get a fire going to keep us all warm. I have extra air mattresses and beds and can sleep up to 10 extra people. I also have a portable generator to charge cell phones.

WINTER SAFETY

Our driveways and walking paths freeze fast and get extremely slippery. Please be careful when walking to/from your cars and to/from the mailbox area.

OUTSIDE FAUCETS

Refrain from using outside faucets during the winter months and be sure you have disconnected any hoses that may have been attached to them. Failure to adhere to this directive will cause the faucet to freeze up and crack or leak. Frozen/broken faucets, if occurring from resident neglect, are the resident's responsibility to repair.

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 a continuing snow event reaches 2" or more during the day, all of the above stated work must be repeated again by 5:00 p.m. During ongoing snow events, 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, use the buckets of calcium chloride pellets we delivered last year. This is safer than salt for our concrete and wooden steps. Everyone should have enough to get through this winter. If you run out, give me a call and I'll see if we can redistribute any extra among us before buying more. 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.

WORK ORDER STATUS

If you called in a work order to the management company and no action has been taken, call me at (334) 207-3215 or send in an email on our website containing detailed information and I'll look into the matter. I've addressed the management company's slow response or no response to work orders, as well as them not following up on the quality of work from the applicable contractor upon completion of a project. The following items are still on the work order ledger: 1) Wood repair to the bottom step of unit #94. 2) Wood repair and support beam repair on the porch behind units #89, #90, #91, and #92. 3) Critters in the walls at unit #96. 4) Rear outlet repair at unit #96. 5) Rotted wood around windows at unit #96. 6) The repairs on the roof above units #87 and #88 are completed but the wood hasn't been painted yet.

TWO DEAD TREES

The management company will obtain a cost estimate to remove the two dead trees on the back of our property.

WEBSITE

Remember, we have a website if you want to log in for extra information:

<https://www.LandingsCondoAssociation6.org>

WORK ORDERS

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

~ The End ~