



THE ASSOCIATION UPDATE

November 30, 2021

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors met yesterday for a quarterly board meeting. Budget items and work orders were at the heart of most discussions. With bare minimum funds in our accounts, work orders not deemed an emergency will be attended to only when enough funds have been accrued to cover costs. Please be patient over the next four months or so.

Additionally, some of you may have noticed that the “2021-12 Monthly Payments” figures contained in a recent letter sent out by Lawrence Community Management Group titled “2022 Approved Operating Budget” seemed confusing in regards to our monthly fees this year. The figures seemed off but actually weren’t--the special assessment for the repaving of the Landings Way parking lot was included in them. The figures for 2022 in the letter are correct. Condo owners in the smaller units will pay \$371.77 per month in fees in 2022 and condo owners in the larger units will pay \$493.37 per month. For more information about association fees, go to www.LandingsCondoAssociation6.org and click on the flashing “Fees” link on the homepage.

Furthermore, for your awareness, in the near future those of us who pay our monthly fees via direct deposit will be contacted by Lawrence Community Management Group for instructions on setting up direct deposits to their new bank when they switch. More to follow on this at a later date.

MOVING VANS/TRUCKS

When moving in or moving out, or having deliveries dropped off where a large vehicle will block a neighbor’s garage for more than a few minutes, be sure to notify the affected neighbor and give them a chance to move their vehicle out of their garage so they don’t get blocked in. Recently, a moving truck broke down and caused two residents to be blocked in their garages for half a day.

WATER HOSES

Be sure to disconnect all outdoor water hoses to prevent spigots from freezing during the winter. The association will not pay for repairs to damaged spigots caused by a resident’s negligence.

CLEAN UP AFTER PETS

It states the following in the association Rules & Regulations Booklet: “**Rule IX. e) Pet owners are responsible for IMMEDIATE AND COMPLETE CLEAN UP AFTER THEIR PET.**” Complaints have come in about several piles of dog poop behind one of the condo buildings. Please clean up.

PRESSURE WASHER

The association purchased a pressure washer for residents’ shared use. Contact me if you want to borrow it. The board chose this “do it yourself” method for pressure spraying sidewalks and concrete patios to alleviate the expensive cost associated with a contractor doing it. (Note: Do not use the pressure washer on any portion of any building.)

WEBSITE

For more information about the association, go to: www.LandingsCondoAssociation6.org

RACQUET & SWIM CLUB UPDATE

The Racquet & Swim Club completed a major renovation to both swimming pools. The adult and baby pools were resurfaced in October and November. For more information about our recreation center, go to: www.LandingsRacquetAndSwimClub.org

WORK ORDER STATUS

Air duct inspections and cleaning were conducted for units 93, 96, 97, and 100. Gutters were snaked for unit 100. Air duct repairs were made at unit 93. The garage ceiling at unit 96 was repaired. Unit 88’s ceiling still needs to be repaired. A broken down spout at unit 100 still needs to be fixed. Wood repairs at unit 97 are needed by the steps. Heat cords will be installed on top of garage roof shingles to prevent ice dams. Hopefully, we can pay for these projects without issuing any special assessments. Keep your fingers crossed.

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. An emergency number is provided in the management company’s phone message should that be necessary.

~ The End ~