



THE ASSOCIATION UPDATE

February 19, 2021

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

On February 18, 2021, the Board of Directors met for a quarterly meeting. I'd like to share some information with you about the association's upcoming challenges.

SPECIAL ASSESSMENT

Invoices have been mailed out by the management company for the special assessment pertaining to this year's upcoming partial repaving of our association parking area. Based on how you elected to pay your fair share of the special assessment, you either got an invoice to pay the entire bill by August 1, 2021, or you were invoiced (or auto-pay deducted) to pay in monthly increments in accordance with the timeline you chose. The management company did not get this initiated in time to begin in January so they are starting two months behind and payment plans will be extended out two months.

GARBAGE DAY PROCEDURES

I received some complaints about trash being set out before 5:00 p.m. on Sunday nights. Please don't put trash out early. The policy isn't just our policy, it is an Avon Lake City Code policy. Also, when placing trash bags and bins out, be sure to place them on the corner of the grass by Landings Way. Do not place trash bags or bins against either condo building. The trash company will charge us an additional fee if the driver has to walk to a different spot to manually pick up the trash. Finally, be sure to return your trash bin to your garage by midnight on Monday night. For more information about our trash day policy and pick-up, go to our website at: www.LandingsCondoAssociation6.org.

COYOTES IN THE LOCAL AREA

Coyotes have been spotted in Kopf Reservation. Be careful when walking dogs--there have been a few minor incidents reported.

SALT BUCKETS

I have filled each building's salt bucket. If you need more, please give me a call or text at (334)207-3215 and I'll bring some over. Also, remember to store the bucket in the garage at the end of winter--we reuse the buckets each year to save money from having to buy new ones.

RACQUET & SWIM CLUB UPDATE

The Landings Clubhouse remains closed due to Governor DeWine's November 16th Public Health Order prohibiting public and private gatherings of more than 10 people outside of a residence or living unit. In the meantime, the clubhouse continues to be renovated on the interior. Both bathrooms are being reconfigured and remodeled to be wheelchair accessible, the kitchen is being updated, and both the front and rear entrance way floors are being replaced. This renovation is scheduled to be complete by March 31, 2021. If the Governor's November 16th order is rescinded by March 31st, the clubhouse will reopen for rentals beginning April 1, 2021. You may schedule the clubhouse to rent on a date for April 1st and beyond; however, should the Governor's November 16th Public Health Order still be in effect on the date of your rental, your reservation will automatically be canceled without a late cancellation fee being assessed. If you're interested in renting the clubhouse, go to: www.LandingsRacquetAndSwimClub.org for the most up-to-date information on the clubhouse's status and availability.

MINOR COMPLAINTS

Complaints have come in about piles of dog poop in the middle-grass area inside the parking lot. Be sure to pick up after your pet if applicable. Please discard cigarette butts in proper containers if you're a smoker. And if necessary, take measures to prevent your dogs, if applicable, from continuously barking for long periods of time.

WORK ORDER STATUS

The back of the mail hut was painted due to it getting damaged. A hole behind unit 97 and a hole in the wall of unit 87 have still not been repaired. We were informed those repairs won't happen until spring.

WEBSITE

Remember, we have a website. Periodically check it out: 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 ~