



THE ASSOCIATION UPDATE

May 21, 2021

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors met yesterday and some concerns about association violations were discussed. In the last newsletter dated February 19, 2021, Garbage Day procedures were addressed, yet someone continues to put garbage out before 5:00 p.m. almost every Sunday--sometimes as early as Saturday morning. This enforcement will be turned over to the management company for monitoring and potential fines. Other complaints were received and will also be turned over to the management company for enforcement and potential fines: kids playing in the driveway circle--bouncing a ball up against the building, skateboarding, and scooter riding. The Rules and Regulations Booklet prohibits playing in the street, driveway, and parking lot. It also states that skateboards are prohibited from condominium property. I recommend taking skateboards and scooters to the street and proceeding from there at your own risk. I also recommend that kids play either in the grass behind the condos or in the park area. And ongoing complaints are received about people turning into the half-circle driveway too fast, as well as speeding on the street. The speed limit on Landings Way is 15 mph and it is recommended to keep it to 5 mph in the half-circle for the safety of those walking to their cars or the mailbox. So please be mindful. When residents complain about specific rules violations, the Board of Directors and management company have no choice but to respond to that specific complaint.

ANNUAL MEETING

Mark your calendar: the annual association owners' meeting is scheduled for:

WHEN: Thursday, August 19, 2021, at 7:00 p.m.

**WHERE: The Landings Clubhouse located at:
425 Avon Belden Rd., Avon Lake**

Lawrence Community Management will mail each owner paperwork in regards to this meeting.

REFRIGERATOR MAGNETS

You have received two refrigerator magnets with this newsletter--one for our association and one for our recreation department, which is The Landings Racquet & Swim Club. Please place them on your refrigerator as a convenient reminder, and please leave in the unit

if moving out. In case you didn't know, your property title serves as a membership certificate to have the privilege of using the recreational facilities and property belonging to The Landings Racquet & Swim Club as long as your association dues remain current. Along with that privilege you received a pool pass which entitles you and your guests to use the swimming pool during open season/hours.

SPECIAL ASSESSMENT

If making a single payment, be sure the management company receives your payment by August 1, 2021.

LANDINGS RACQUET & SWIM CLUB UPDATE

The clubhouse is available to rent. Its interior renovation project is complete--new bathrooms, kitchen, and front and back door floors. The swimming pool will open as scheduled, beginning Memorial Day weekend. The new pool passes issued last year will remain good indefinitely as long as an owner's association dues remain current. The swimming pool is scheduled to be resurfaced in September. A new playground will be built in the park on June 17th. It will be located between the swimming pool and tennis court. And lastly, the exterior of the clubhouse will be painted in May or June. For more information about The Landings Racquet & Swim Club, go to: www.LandingsRacquetAndSwimClub.org

WORK ORDER STATUS

Ice dams caused some initial garage roof leaks this past winter. But after a complete thaw, the leaks stopped, even after some heavy rain periods. In the fall, heat cords will be installed on top of every garage roof to prevent ice dams from forming in the future. All previous work orders have been completed or self-resolved when the weather warmed up, except for some minor holes and some painting. Units 88 and 96's garage ceilings will be patched up/painted. Additionally, two sets of stairs will be fully replaced and painted. (Units 86/87 and 94/95.)

WEBSITE

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 ~