



# THE ASSOCIATION UPDATE

August 20, 2021

by Jeff Urbaniak (Unit #87)  
President

## **MESSAGE FROM THE PRESIDENT**

Hope all is well with everyone after last week's torrential rainstorm. The flash flooding that occurred caused water to get into the floor air ducts on four of our first-floor units. Hopefully there is no lasting impact. The management company will be conducting an evaluation for damages. Also, the association's annual meeting was held yesterday. Some key decisions were made with only 55% representation. Election of the Board of Directors was held and the following were the results with key executive positions being assigned:

## **BOARD OF DIRECTORS**

President & Treasurer: Jeff Urbaniak

Vice President: Carol Ripley

Secretary: Val Bruck

At Large: Jim Veite

At Large: Judy Osty

## **PARTIAL ROOF FUNDING TO AFFECT FEES**

It is expected that the roof and gutters on all four buildings will need to be replaced. We're hoping it won't happen for 5 years but it is possible it could happen sooner. With the total cost expected to be approximately \$120,000 (\$30,000 per building), the preferred choice for the method of collection is a partial 5-year funding plan that will be embedded into the monthly fees rather than residents being assessed with a large bill with very little time to pay it (those large bills would be \$6,680.55 for the smaller units and \$8,865.75 for the larger units). So, starting in 2022 and through 2026, the association will beef up its reserve fund allocation in its operating budget by an extra \$24,000 a year to cover the expected \$120,000 cost in 5 years. This extra \$24,000 allocation means that owners of the smaller units will be contributing an extra \$111.34 a month on top of their regular fees payment (fees are yet to be determined) and owners of the larger units will be contributing an extra \$147.76 a month on top of their regular fees. In October, the Board of Directors will meet and establish the budget and fees for 2022.

## **PARKING LOT RE-PAVING IN SEPTEMBER**

Our parking lot along Landings Way will be re-paved sometime in September. Once it's marked off, please do not park there or have your guests park there.

## **LANDINGS RACQUET & SWIM CLUB UPDATE**

Due to a shortage of lifeguards, the pool may be open on some days without a lifeguard on duty. Please be careful when swimming during those instances. Also, a new playground was built, the exterior of the clubhouse was painted, and in September, both swimming pools are scheduled to be resurfaced and some portions of concrete on Landings Way and in the clubhouse parking lot will be replaced. For more information about The Landings Racquet & Swim Club, go to: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org)

## **TOWING**

We have been placing "VIOLATION" notices on cars that are illegally parking in our parking lot. *An illegally parked vehicle is one that is parked in our parking lot and does not belong to an association resident or guest.* When a vehicle is illegally parked after receiving two VIOLATION notices, it gets towed. Plain and simple.

## **WORK ORDER STATUS**

Two sets of stairs for units 86/87 and 94/95 were replaced. Additional wood repair is still needed near the steps of 94/95. The steps also still need to be painted. Heat cords will be installed over the top of every garage sometime during the fall to prevent ice dams from forming during the winter. The management company will get an estimate for the snaking of gutter downspouts. Units 88 and 96's garage ceilings still need to be patched up/painted. The board agreed for the association to purchase a portable power washer that will be stored by a designated resident for shared use of all residents wishing to power wash their sidewalks or patio concrete areas.

## **WEBSITE**

[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. Work order requests will be placed on a ledger and presented to the Board of Directors at their next scheduled meeting (meets once a quarter). Call backs won't normally occur unless it is an emergency. An emergency number is provided in the management company's phone message should that be necessary.

~ The End ~