



THE ASSOCIATION UPDATE

November 11, 2022

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors met on October 26th to establish the annual budget for 2023, and again yesterday for a board meeting to handle routine association business. Here are some important pass-ons from those meetings:

ANNUAL MEETING

In the past handful of years, the annual meeting of the members of the association has been held during the summer. However, according to the association's bylaws, the meeting is supposed to be held in February. Therefore, in 2023, the annual meeting of the members of the association will hold:

When? Thursday, February 2, 2023, at 7:00 p.m.

Where? The Landings Clubhouse (425 Avon Belden Road)

Mark your calendars. It is important for resident owners to attend, as some important items will be voted on, and forms will need to be filled out by each owner or designated representative in order to determine if we remain a "not fully funded" association in 2024 or if we become a "fully funded" one. Go to www.LandingsCondoAssociation6.org and click on the "Fees" link to read procedures about fees.

2023 FEES

Fees will go up a little bit in 2023 beginning with January's payment. For units 85, 86, 88, 89, 92, 93, 96, 97, 99, 100 monthly fees will be **\$375.87** (a \$4.10 increase) and for units 87, 90, 91, 94, 95, 98, monthly fees will be **\$498.82** (a \$5.45 increase). The management company will produce the payment stub books or adjust automatic payments accordingly.

Additionally, the association is obligated to fund \$81,020 in 2023 to cover expected costs associated with:

- 1) Common area electricity.
- 2) Water usage for all 16 units.
- 3) Trash removal.
- 4) Exterior repairs and maintenance.
- 5) Grounds maintenance.
- 6) Snow removal and salt.
- 7) Professional expenses and fees.
- 8) Office expenses.
- 9) Required association insurance.
- 10) Racquet & Swim Club dues and lease.
- 11) Reserve fund allocation.
- 12) Year two of the five-year partial funding plan for roof replacement in 2027 (\$24,000 for five straight years).

SALT BUCKETS

Place building salt buckets out soon. If you need salt, call me at (334) 207-3215 and I will stop by and top off the bucket.

OUTDOOR FAUCETS

Disconnect hoses from outdoor faucets to prevent freezing.

SPEED BUMPS

Only 2 out of 32 owners from associations 5 & 6 signed the petition--needed 17 for approval; therefore, no speed bumps.

RULES AND REGULATIONS BOOKLET

Review the most current copy of the association's rules and regulations booklet at www.LandingsCondoAssociation6.org. Click on the "Rules and Regulations" link to read or download and print. The website WILL ALWAYS contain the most current copy of the Rules and Regulations. The "Welcome" page (page 2) will display the adopted date if you're not sure if you have the most up-to-date version in your possession. Note: the Rules and Regulations booklet details specific guidance that is derived from the association's Declarations and Covenants and Restrictions document. It is important to read both documents for complete coverage of rules, regulations, and restrictions pertaining to the association. All governing documents can be found on our website homepage.

WATER SHUT-OFF

Each building has one bottom-floor unit (Units 85, 89, 96, and 100) that contains the entire building's main water line curb shutoff valve and water meter. If water ever needs to be shut off for an entire building (all four units), someone will need to gain access to the utility room of the unit that has the curb shutoff and meter and shut the water off. *A strong pair of pliers will be needed.* Should water ever need to be shut off to any of the other three units within the building, it can be done so independently in those units without shutting off water to the entire building. Each unit has a turn-off valve in the utility room, under the sink, that can turn off all water to the entire unit. There are also turn-off valves at each water source (toilet and sinks). Furthermore, there is an extra turn-off valve under the kitchen sink on bottom-floor units that will shut off water to the spigots in the garage and outdoors. Pictures of the water shut-off valve and meter can be found at: www.LandingsCondoAssociation6.org/watershutoff.html

LAWN CARE AND SNOW REMOVAL

The Landings Racquet & Swim Club is currently evaluating bids for the master lawn care/snow removal contract which we are a part of. I will provide updates on this matter during the annual meeting in February.

WORK ORDER STATUS

Exterior painting for the top of Unit 98 was completed. Dormer seams were resealed above Unit 88. Traps were placed near Unit 88 to trap mice and chipmunks. Damaged drywall at Unit 99 was repaired as a result of a previous roof leak. Drywall work at Unit 87 is on hold to determine that the building/roof leak has been fully fixed.

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. Call backs won't normally occur unless it is an emergency.

~ The End ~