



# THE ASSOCIATION UPDATE

February 17, 2022

by Jeff Urbaniak (Unit #87)  
President

## MESSAGE FROM THE PRESIDENT

The Board of Directors met yesterday to review routine association business. Other than challenges associated with the cold weather and our small bank account balance, things are going fairly well. As the year proceeds, we will build up necessary funds for anticipated capital repairs. We're keeping our fingers crossed that no roofs leak as the snow and ice melt. I have shoveled the roofs just above the garage gutters to prevent ice dams from forming. Hopefully this prevents the garage ceiling leaks we experienced last year at the end of winter.

## SAFETY

Be careful when walking in the parking lot and street when checking your mailbox. Ice build-up occurs fast. The parking lots, streets, and half-circle drives are not salted. Apparently salt shortens the lifespan of our concrete. However, Yard Works, the company that performs our snow removal service, is supposed to shovel and salt the sidewalk by the mail hut. If you notice that this has not occurred, let me know.

## GARAGE DOOR SERVICE

The independent contractor who constructed our new garage doors for all of us a few years ago was Tom Ortiz, owner of Tommy's Garage Door Service. His contact information in on the homepage of our website should you need him to come fix any parts.

## WEBSITE

For more information about our association, go to:  
[www.LandingsCondoAssociation6.org](http://www.LandingsCondoAssociation6.org)

## DOG POOP

I found five piles of dog poop in the grass area inside our parking lot. Dog walkers **MUST** pick up after their dogs. If you have someone watching your dog, be sure they know the rules. Owners will be held accountable for the actions of their guests. I will reiterate this rule from our association **rules & regulations booklet** (it was in the last newsletter as well): **"Rule IX. e) Pet owners are responsible for IMMEDIATE AND COMPLETE CLEAN UP AFTER THEIR PET."** Violations of this rule will not be tolerated.

## RACQUET & SWIM CLUB UPDATE

The Landings Racquet & Swim Club, our recreation department, completed many major renovations in 2021. Both swimming pools were resurfaced. A new playground was built. The clubhouse was painted on the outside and renovated on the inside: a new kitchen and two new bathrooms that are now ADA (American Disabilities Act) accessible. In 2022, they are expected to replace most of the umbrellas around the pool. For more info about our recreation department, go to:  
[www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org)

## WORK ORDER STATUS

Unit 88's garage ceiling still needs to be repaired. And the initial plan to install heat cords on top of garage roof shingles to prevent ice dams was scratched. We did not have enough funds for installation. I volunteered to shovel snow off the roofs, about 3 feet above the garage gutters, to prevent ice dams and save the association money.

## ASSOCIATION FEES

It is recommended to pay your association fees in a timely manner. The procedures regarding delinquencies are already established by legal authorities and are enforceable by the management company. The Board of Directors does not overrule such action for the benefit of any resident due to its legal obligation to collect fees for proper operation and maintenance of the association. It becomes extremely difficult to approve work orders without viable financial balances to cover costs. When a resident is delinquent paying fees, a legal collection letter is automatically sent out at 60 days overdue, followed up by liens at 90 days overdue, followed up by foreclosure at 150 days overdue. I know times are tough for some residents. If you are in a financial pinch, there are various avenues available to get financial assistance if needed. Talk to your bank or financial advisor as they can offer advice and/or may have an affordable option that could work for you.

## 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 ~