



# THE ASSOCIATION UPDATE

July 22, 2022

by Jeff Urbaniak (Unit #87)  
President

## MESSAGE FROM THE PRESIDENT

Yesterday we held our annual owners' meeting. We had 55% representation and thus were authorized to conduct the meeting. Election of the Board of Directors occurred 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: Judy Osty  
At Large: Jane Koker

The meeting followed its normal course of business. The following were key points, some of which owners voted on:

## FULLY FUNDED VS. NOT FULLY FUNDED VOTE

**The owners present at the meeting unanimously voted for the association's reserve fund to be NOT FULLY FUNDED.** This means that association owners accept the responsibility for paying their fair share of special assessments when they become necessary. **If you missed the meeting, Lawrence Community Management Group will send you the form. When you receive it, fill it out and mail it back in.**

## SALTING OF THE HALF-CIRCLE DRIVEWAY

During the winter months, Yard Works offered us a discounted price of \$55 per salt application of our half-circle driveway if they do it while they are already out salting Landings Way and the mailboxes. With the expected number of salt applications being 30 (based on averages of past years), our presumed total cost for the season would be \$1,650. If we add that cost to our annual budget, the extra cost in our monthly fees would be \$7.65 per month for smaller units and \$10.16 per month for larger units. Previously during the year, the Board of Directors voted to not salt the half-circle; however, I offered the owners an opportunity to vote on the matter during this meeting. **The majority of owners present at the meeting voted to NOT SALT the half-circle driveway.**

## SALT BUCKETS

Despite owners voting to not have Yard Works salt the half-circle driveway, we still can independently apply salt to areas we walk on (stairs, sidewalks, concrete patios, paths to vehicles and trash drop-off areas). A salt bucket has been provided in recent years for each building. I fill them when necessary. Call me at (334) 207-3215 if you run out. If you prefer salt different from what the association provides, such as pet-friendly salt, you must purchase and store on your own.

## MASTER CONTRACT FOR LANDSCAPING/SNOW REMOVAL

Currently we participate in a master contract for these services that is managed by the Landings Racquet & Swim Club. In doing so, we pay a group rate which is about half of what we would normally pay if we chose to hire someone on our own. In lieu of complaints about Yard Works' services, I offered owners an opportunity to vote on a motion to break away from the master contract and hire someone independently. **The majority voted TO STAY ON the master contract.**

## PARTIAL FUNDING PLAN FOR NEW ROOFS

Owners present at the meeting were offered an opportunity to vote out the current 5-year partial funding plan for new roofs that was voted on and adopted last year. I presented them the following two voting choices: **1) Continue contributing their fair share to the special assessment for the roofs, which currently adds \$24,000 to the association's annual budget for 4 more years (meaning an extra \$111.34 per month in fees for smaller units and an extra \$147.76 per month in fees for larger units), or 2) Abolish the partial funding plan and lower fees back down to the range of past rates.** If choosing option #2, it was advised that the \$24,000 collected this year would be set aside and applied to the eventual purchase. And then at the time of purchase, owners will have only 30 days to pay either \$5,344.44 for smaller units or \$7,092.60 for larger units (presuming the total cost will be about \$120,000 minus the \$24,000 we already saved). **The majority of owners voted TO KEEP THE PARTIAL FUNDING PLAN going with the understanding that it will make monthly fees higher as described earlier in this paragraph.**

## LANDINGS RACQUET & SWIM CLUB UPDATE

Many upgrades have occurred over the past year. Both pools were 100% resurfaced. The clubhouse bathrooms, kitchen, and entrance ways were completely renovated. A new playground was built. New signs were installed on streets and throughout the recreational and park areas. The tennis court surface was repaired after a shift in the ground split it open in a few spots. The clubhouse exterior was painted. Additionally, the park's field drains will be repaired and cleared, and the trees around the swimming pool area fence will be cut down. For more information about The Landings Racquet & Swim Club, go to:

[www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

## TRASH PICK-UP DURING HOLIDAY WEEKS

Trash Day moves from Friday to **Saturday during holiday weeks.** See our website [www.LandingsCondoAssociation6.org](http://www.LandingsCondoAssociation6.org) for more detailed information associated with trash pick-up.

## PLACEMENT OF TRASH ON TRASH DAY

Trash must be placed at the intersection of Landings Way and the half-circle driveway, off the grass, and not near the building. **Also ensure garbage bags that contain food scraps are closed and tied tightly or double-bagged to prevent animals from ripping them open and making a mess.**

## COMMON PROPERTY LIGHT BULBS

I will replace burnt out common property light bulbs when I notice them. I maintain a small quantity of soft white light bulbs purchased by the association. If you notice a burnt out light bulb for more than a few days, call me at (334) 207-3215 and let me know its location.

## WORK ORDER STATUS

Unit 88's garage ceiling has been repaired. A wooden beam behind Units 93 & 94 was fixed. Exterior painting is scheduled for the top of Unit 98.

## 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.

~ The End ~