



THE ASSOCIATION UPDATE

October 12, 2023

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors met for the annual budget meeting yesterday. Intense reviews and planning occurred and I'm happy to announce that your association fees for 2024 will not go up--they will remain the same as this year.

Lawrence Community Management Group will mail you a copy of the 2024 Operating Budget sometime in December when they provide you written notice of the **2024 Annual Meeting scheduled for Thursday, February 1, 2024, at 7:00 p.m. at The Landings Clubhouse at 425 Avon Belden Road in Avon Lake.**

The main reason the Board of Directors was able to keep fees the same was due to proper planning and forward thinking from 2 years ago. The contingency reserve funding plan we established for the 2022 budget year and beyond is helping us properly save and pay for exterior building repairs as they are needed now and as they are projected for the future.

Since the majority of owners have previously voted to be a "not fully funded" association, it means they legally accept the responsibility of paying for special assessments as they come due when there aren't enough association reserve funds available to cover exterior capital repair costs, as was the case in 2021 when owners were billed either \$787.75 or \$1,045.42 (depending on their fair-share %) to pay for the partial repaving of the parking lot.

After that occurrence, the owners asked the Board of Directors during the 2021 annual meeting to establish a contingency reserve funding plan and to incorporate it into the association's annual budget for 2022 and beyond (for at least 5 years). That contingency reserve funding plan was agreed upon to be \$24,000 per year and to be added to the current \$6,000 per year already earmarked in the budget for reserves. The goal of an established contingency reserve fund is to hopefully pay for exterior building repairs without necessitating a special assessment. Until the funds build up, though, it can't be guaranteed that a total roof replacement sooner than later won't require some amount of a special assessment.

As we move through the remainder of 2023 and into and through 2024, the Board of Directors will direct the expenditure of available contingency reserve funds, when necessary, to repair damages to exterior building components as they occur. Next year, it is looking like one porch may need to be replaced if it can't be safely fixed, the air ducts under one of the buildings have to be repaired, and patches of wood siding on one or more buildings will need to be replaced and painted. And within a few years, we're looking at another full steps replacement and repairs to patches of damaged concrete. And, as previously mentioned, within a handful of years, a total roof and gutter replacement for all four buildings will become unavoidable, and at some point, the buildings will have to be repainted.

So, as you can see, all of these repairs/replacements will be extremely expensive over the next 5 years or so. However, we are hoping that the annual contributions to the contingency reserve fund will keep our heads above water without having to issue special assessments or drastically increase annual association fees.

Furthermore, be sure to review the association's Rules and Regulations Booklet available on our website homepage at www.LandingsCondoAssociation6.org. When you receive your annual meeting notification in the mail, it will contain a suggestion/complaint form that you may fill out and mail back with your proxy letter. All recommendations for rules and regulations additions, changes, or deletions will be reviewed, discussed, and voted on if proper motions occur during the annual meeting.

Lastly, despite the Landings Racquet & Swim Club having spent \$139,775.83 so far this year on capital improvement projects at the clubhouse, recreation areas, and Landings Way streets, they did not raise our association's annual recreational fees to them for 2024. And all of those capital repair projects were accomplished without any special recreational assessments to our association this year or last year. We should be thankful to their Board of Trustees for good management and excellent fiscal planning.

If you have any questions about the association's 2024 budget, call Lawrence Community Management Group at (440) 937-2800 and ask for Dave Pawlowski.

~ The End ~